

**Montgomery County Planning Board Public Hearing
March 26, 2009**

**Gaithersburg West Master Plan Staff Draft
Testimony on Behalf of County Executive Isiah Leggett**

Good evening Chairman Hanson and members of the Montgomery County Planning Board. My name is Diane Schwartz Jones. I am an Assistant Chief Administrative Officer in the Office of the County Executive and I am pleased to present testimony on behalf of the County Executive on the staff draft of the Gaithersburg West Master Plan.

It is a challenging task for the planners and the decision makers to think about what the County should look like in 20 – 30 years. And it is beyond tempting – if not impossible – when reviewing a draft plan not to take the long range vision and apply it to the existing environment, as if thirty years of development would occur in the next few years.

It is important to remember that the vision is the outside envelope within which many important policies are addressed. We do not expect full build-out in the near term. As an area develops, it is the framework within which development is expected to proceed -- over decades -- to achieve the important policies reflected in the plan. Land use is the tool to implement the vision for the future.

To understand where we go in the future, it is important to understand where we were in the past. The Shady Grove Life Sciences Center – originally a 295 acre tract -- is a keystone of the County's economic development program. It was established more than 25 years ago when the significant policy decision was made to use this large parcel of publicly owned land to enhance our competitive economic position by targeting the biotechnology industry and higher education. The Life Sciences Center was the first business park in the U.S. to be zoned exclusively for the biotechnology and life sciences industries.

Parcels were used for the University of Maryland, one of the top public research universities in the country, and for Johns Hopkins University, a world renowned research university. Leading bioscience companies were drawn to this location including BioReliance, the Craig Venter Institute, Otsuka Pharmaceuticals, The Institute for Genomic Research, and others. Human Genome Sciences located across the street, and MedImmune is a short distance away. These facilities at and around the Shady Grove Life Sciences Center contribute enormously to the well-being of the county, the country and the world from providing education to develop our workforce, to genetic mapping, protecting us from the flu and other viruses, and finding cures for devastating illnesses. The presence of these prestigious institutions in Montgomery County is not an accident. There are synergies from locating in a research park and we have provided the setting.

If we want to keep these assets and help them to succeed, attracting them is not the end of the story. The suburban research park of the 1980s is not the model that will be competitive or sustainable in the future. We compete with other states, other countries and even within our own state to attract and retain research companies. North Carolina, Massachusetts and California are leading bioscience enclaves dedicating enormous resources to attract this strategic economic sector. As we plan for the Gaithersburg West area, which is the home of the Shady Grove Life Sciences Center, we must provide the tools for these and other companies to grow and thrive.

County Executive Leggett supports the vision that the Planning Board staff has set out in the draft Gaithersburg West Master Plan. This vision incorporates policies that are critical to our future as a county – to the County that will belong to our children. The vision reflects a melding of important policies -- economic development with science oriented jobs; mass transit with an alignment for the Corridor Cities Transitway that is keyed to increased ridership; adequate housing opportunities oriented to mass transit; walkable live, work and play research communities; and an objective of reducing reliance upon automobiles. Clearly, these are the principles upon which development will need to focus as we move into 2020 and 2030.

We are reviewing the staff draft of the plan and related draft documents and while we do not have comments at this point on the specifics of the plan including the density proposed, we heartily support the life sciences vision of the draft plan and commend your staff on recognizing the value of our achievements to date and the need to provide the means to grow in the future.

We are collaborating with your staff on multiple issues. We have a multi-agency group that is looking comprehensively at transportation elements for a better coordinated plan and to ensure that what is planned can be implemented, including the critically important Corridor Cities Transitway.

We look forward to working with you to help achieve a successful plan for the future that will protect our investment in the place where science is happening today and we embrace the critical policies your staff has recognized.

Greg Ossant

City of Gaithersburg testimony for Gaithersburg West Master Plan

Thank you Chairman Hanson and members of the Planning Board:

You have received two letters from the City. The first of which is a letter from City Manager Jones regarding a request to rename the Gaithersburg West Master Plan.

By incorporating the word “Gaithersburg” into a Montgomery County plan, both City and non-City residents infer that the recommendations reflect the needs and objectives of the Gaithersburg Mayor and City Council, City Planning Commission and citizens of Gaithersburg.

None of the areas discussed in the Gaithersburg West Master Plan are within City limits and the City is requesting that the name be changed. As an alternative we’ve suggested using “Mid-County South Master Plan” and provided background that supports this characterization.

The second letter you received was from the City Planning Commission and it includes a number of comments and suggestions.

Generally, the elements of the Plan are in keeping with the City’s own *Smart Growth Policies*. As such, the City is encouraged to see recommendations for utilizing multi-story schools with shared recreational fields and championing of accessibility to mass transit and Transit Oriented Development.

However, we would like to reiterate a few points:

Specific height limits and dimensions of the buffers for the portion of Belward campus directly adjacent to the City’s Mission Hills neighborhood should be provided within the Belward subsection. Once the recommended 300 foot setback from Muddy Branch Road and 60 foot setback from Darnestown Road are established, the historic setting is expanded to 12-acres, consideration for the stream valley buffer areas and the uncertainty of the exact location of the CCT station, we are concerned that the Plan inadvertently pushes significant densities towards the Mission Hills neighborhood and simply providing language that states “buffers should be provided,” may not be sufficient.

Additionally, the City has consistently opposed Longdraft Road as a four lane arterial road. The City of Gaithersburg supports Longdraft Road remaining in its current configuration with spot improvements.

Further, the retention of the CCT stop near the existing Danac/Stiles site, generally located at the intersection of Diamondback and Discoverly Drives, should be considered given the existing and proposed densities for the Danac/Stiles site, other nearby office uses and the existing residential densities within the Discoverly neighborhood.

Finally, the future transit centers and stations should be designed and located to promote accessibility to more than just Life Sciences Center users. Specifically, the Gaithersburg Planning Commission would object to any "gating or restrictive access" of any future campus areas which would prevent easy access to mass transit for surrounding residential and commercial users.

Thank you for the opportunity to testify. I'd be happy to answer any questions.

Testimony of Montserrat Capdevila

In support of the Gaithersburg West Master Plan

March 26, 2009

Good evening. My name is Montserrat Capdevila. I am a graduate student in Johns Hopkins University's biotechnology program and president of the Hopkins Biotech Network. I am here tonight to speak in favor of the Gaithersburg West Master Plan.

As a biotechnology graduate student living in Rockville, I was extremely excited to hear about the plans to expand the Shady Grove Life Sciences Center, plans that will have a big impact on my generation.

Those of us just completing our education and embarking on our careers do not understand the opposition to this plan.

When we hear people complain about the new Gaithersburg West Master Plan because it puts thousands of new jobs in the bioscience, healthcare and technology industries in their backyard, we wonder what they are talking about. Why wouldn't residents welcome the creation of good jobs that promise a bright future for professionals working in three of the strongest sectors during this economic downturn? Why not provide homes and shops nearby that younger adults can afford in a vibrant environment where we'll want to live? Why not create a community that will attract international companies to our County?

In May, the Hopkins Biotechnology Network is hosting a BioEspaña conference in Rockville. We have attracted the attention of some of Spain's largest — and most profitable — biotechnology companies who feel they might have a future in Maryland... they feel that way because of the vision proposed in the Gaithersburg West Master Plan, a vision I shared with many of these companies' executives over the last two weeks when I returned home to Spain for a working vacation. If we do not follow through with what is envisioned in this master plan, we will lose out on attracting these companies. We will lose the energy of their highly educated employees and the opportunity to be a part of the amazing discoveries they are on the brink of making.

It makes no sense for Montgomery County to invest \$1 billion per year in our school system — and millions more for higher education — then fail to deliver when it comes to creating jobs for all of us well-educated, hard-working graduates.

To me — and to others in the international community and the graduate student community — an expanded, vibrant Shady Grove Life Sciences Center sounds like an exciting idea full of promise.

Bruce Robertson
Testimony to Montgomery County Planning Board
Gaithersburg West Master Plan

March 26, 2009

Good evening - my name is Bruce Robertson and I am a Managing Director of H.I.G. Capital and I am a neighbor who lives in the Willows of Potomac. I am here tonight in support of the Gaithersburg West Master Plan.

I am very active in the community as a member of the Board of Directors of Shady Grove Hospital and a member of the working committee for the Governor's Life Science Advisory Board for capital formation, among many other activities.

I was educated initially as a scientist with a PhD in Biomedical Engineering. I have 10 years of operating experience, all in the Maryland life science industry and now 10 years of venture capital experience on top of that. I am currently a partner in a \$7.5 billion venture capital firm called H.I.G. Capital. I run the Rockville office for H.I.G. and invest only in start up life science companies.

I think I can bring a unique perspective to the Planning Board as a scientist, business person, financier of start up life science companies, and neighbor with a wife and 2 children. If I thought there were risks or negative implications for the neighborhood or my family, I assure you, I'd be here to fight this development.

Here are some quick facts and figures on the life science industry in Maryland. There are 360 life science companies in Maryland, 55% of them in Montgomery County. The average salary in Maryland life science companies is ~\$80,000 with a median number of employees at 14. So, these companies are pretty small; we're not talking about big businesses taking over! The MD life science workforce is very highly educated: 89% have a college education and 52% have advanced degrees. If the master plan goes forward, these folks will be all of our neighbors.

Why does this make so much sense? Responsible development makes sense and the life science industry makes for a very good neighbor. Healthcare is one of the fastest growing industries, even in a bad economy like this one. That's good for the Maryland and Montgomery County economies. As I mentioned, it is a very highly educated workforce. It has environmentally safe facilities (mostly small scale R&D labs). It is highly synergistic with existing facilities – Shady Grove Hospital, Johns Hopkins, and the University of Maryland.

Physical proximity is very important to the growth of an entrepreneurial industry. I've spent a lot of time in Silicon Valley, the national leader in life science. One of the reasons it works is that everyone eats breakfast at the same place! Many of us have spent years trying to build that same sense of community the Maryland life science industry and this plan accomplishes that.

Life science has clearly become one of THE critical industries for our state, as evidenced by the Governor's commitment to spending \$1.3 B on it. Thus, the economic health of the state is now tied to the continued successful development of this industry. Failure to nurture it appropriately will cause jobs and companies to move to other states, thereby eroding our tax base, which would hurt us at a local level too.

In summary, I understand that development in one's neighborhood can be scary. However, this is an industry that is a very good neighbor at the industry level and brings highly educated people into our neighborhoods. The economic health of Maryland depends on the success of the life science industry and the Governor has made it a cornerstone of his administration's economic development strategy. A center like the one contemplated by the Gaithersburg West Master Plan is critical to the success of that long term strategy.

**Testimony before the Montgomery County Planning Board
Maryland-National Capital Planning Commission
On the
Gaithersburg West Master Plan**

March 26, 2009

Prepared by Marsha Kaiser

My name is Marsha Kaiser and I am speaking as a 15 year resident of Montgomery County. While some of you may know me from my years at MDOT, I am currently managing a group called PB PlaceMaking. The most notable project we have done in this region is the recent Tysons Corner Urban Design Plan that seeks to create vibrant transit oriented development centers from this ill planned edge city. My career has focused for over 20 years on the integration of transportation and land use – and it is with this experience and my concerns as a citizen of this great County that I am here tonight in support of the Gaithersburg West Master Plan. I seldom testify as a citizen, but felt obliged to when I viewed the plan.

Long before I became a resident of Maryland, I knew the I-270 corridor as the Technology Corridor, from my travels through Montgomery County to Washington, DC. Since 1964, this corridor has been growing and shaping itself to meet its planned vision. It is truly an economic engine of our county. One needs only to read the recent articles on its impact during these volatile economic times. Without the planning foresight over 45 years ago, and the energies expended to bring prime technology jobs here, our wonderful county would be in a more deeply world of financial hurt. This corridor has helped to keep jobs, and revenues in the County, and has sheltered us ever so gently from the global economic turmoil.

The Gaithersburg West Master Plan update continues to build upon the Shady Grove Life Sciences Center conceived in 1970. Expanding the density of this Center to provide for thousand of new jobs, more housing and mixes of uses, is the smart way to build upon the Technology Corridor. What better way to build upon the reputation of the Technology Corridor? What better way to protect the County's investment since the inception of the Technology Corridor? I can't think of a better place in Montgomery County for an additional 60,000 high paying jobs that will help solidify the County's national reputation for biotechnology. Nor can I express enough my excitement in the ability of the planned additional education facilities and job centers to provide for the future of our children.

While we can all agree the I-270 corridor has its share of congestion problems, this plan goes way beyond looking at roads to solve the traffic concerns. It has a great focus on pedestrians, bicyclists and transit users – seeking to ensure the services of the CCT, and it is not inconceivable that Ride-on could provide excellent connections to Metro. The proposed grid of pattern of new streets adds duplicity to the existing road system,

improving local circulation and decreasing congestion. The plan lays the foundation for a vibrant transit-oriented community right where the jobs are, while it also attempts to achieve a balance between housing and the additional jobs.

Having spent last 8 years working on transit oriented development nationally and internationally, I am pleased to see that the Gaithersburg West Plan addresses key TOD planning principals including providing for:

- A greater density than the overall community average
- A quality pedestrian and bicycle environment
- A great mix of land uses that compliment one and other, and
- A defined center in heart of the Life Services Center

I suggest the planners look at the character created around the three CCT stations envisioned in the plan and consider how focused development of each can create unique community character at each station that allows each station area to stand well alone, but enhances the overall character of the area through the collaborate planning of each station. Think of how successful Arlington was in planning for the Metro stations 40+ years ago. We have an opportunity to do the same here – and build upon the County's national reputation for good transit oriented development.

Density is a major key for good transit oriented development...research has shown that for each 10% increase in density there is a 5% corresponding increase in transit ridership. The plan must allow for flexibility in density and heights to allow for the concentration of jobs and housing near the transit stations. It is through the planned density that the County and the State have the best chance of qualifying for federal funding for the Corridor Cities Transitway. Competition for these funds is fierce and this plan is the County's last chance to improve the chances for this funding.

While it is true a more dense area will contribute more traffic, it is clear that transit and pedestrian/bike facilities envisioned in this plan can carry a large share of the load of additional travel. The surrounding neighborhoods can be buffered from the greater density of the area, while still being provided great access to the area through sidewalks, parks, and bike paths. The mixes of uses can provide for real neighborhood retail needs which can be accessed by foot and bike also, further decreasing the demand for auto dominated travel.

In closing, I want to thank you for the opportunity to share my thoughts. I strongly believe that the planned development, the density, the mixed uses, and the multi-modal transportation facilities of the plan will provide for growth in our county that is sustainable, and will continue to enhance our reputation as the best planned county in the nation. I support the plan and urge the planning board to be prompt in its approval.



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William G. "Bill" Robertson
President and CEO

March 26, 2009

Hon. Royce Hanson and Planning Board Members
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Gaithersburg West Master Plan
Testimony of Adventist HealthCare

Dear Dr. Hanson and Planning Board Members:

Adventist HealthCare is pleased to submit this testimony in support of the Public Hearing Draft of the Gaithersburg West Master Plan. AHC owns approximately 48 acres in the core of the Shady Grove Life Sciences Center. Our property is home to Shady Grove Adventist Hospital, Adventist Rehabilitation Hospital of Maryland, Potomac Ridge Behavioral Health, and Shady Grove Nursing & Rehabilitation Center, along with supporting diagnostic facilities. We are an original occupant of the Shady Grove Life Sciences Center with the opening of Shady Grove Adventist Hospital in 1979. Today, these facilities deliver a wide array of health care services to our community, providing care to more than 200,000 patients each year and employing nearly 4,500 members of our community.

We commend the Staff for the Plan's vision to create a Life Sciences Center that combines opportunities for the most advanced scientific research capabilities with the highest quality medical care offered by a regional medical center. As our community changes and grows, AHC is committed to the continued creation of a vibrant regional medical center that meets the health care needs of the community for the next 30 years and beyond. Through our collaborations with many neighbors on the Shady Grove Life Sciences Center Campus—Johns Hopkins University, Universities at Shady Grove, Venter Institute, Human Genome Sciences, National Institutes of Health and others—we believe that collectively the latest breakthroughs in health care, bioscience, and applied scientific research can be achieved for the benefit of our community, our region, and our nation.

Adventist HealthCare's mission is to improve the health of the people and communities we serve. Starting as a single hospital facility sitting alone in a field in what was then sparsely populated upper Montgomery County, the Shady Grove Life Sciences Center health care campus and the services provided there have kept pace with the growing needs of the community, consistently ensuring that the upper Montgomery County region is well served with easy access to high quality health care services. As we look to the future, we recognize that our community's population and demographics will change. As a result, the health care services component of the Shady Grove Life Sciences Center must also continue to grow and change through the addition of new facility capacity and the expansion of health care services.

We demonstrate God's care by improving the health of people and communities through a ministry of physical, mental and spiritual healing.

Washington Adventist Hospital • Hackettstown Regional Medical Center • Adventist Home Care Services • Shady Grove Adventist Hospital
Adventist Senior Living Services • Potomac Ridge Behavioral Health • Adventist Rehabilitation Hospital of Maryland
The Reginald S. Lourie Center for Infants and Young Children • Adventist Physician Services • Lifework Strategies

In meeting the health care needs of an evolving and vibrant community in Gaithersburg and surrounding areas over the next 30 years, we will expand services that are already offered on our campus and, as technologies change, we will bring new services to the campus. Adventist HealthCare will continue to build around its Centers of Excellence—rehabilitation services, behavioral health services, emergency services, pediatric services, neonatal intensive care and obstetrics services, oncology services, cardiac services, and vascular services. We also will build new facilities to replace aging structures on our campus. Attached to this letter are two draft concept campus master plan images prepared by our planning and architectural firm, Leo A. Daly, which demonstrate how our campus may be developed over time into the future.

To enable us to fulfill our mission and serve the needs of our community effectively, the Gaithersburg West Master Plan must be forward thinking. The Public Hearing Draft has many elements which we commend, including:

- Extending the Corridor Cities Transitway through the Shady Grove Life Sciences Center. We agree with the Plan recommendation to realign “the CCT to bring transit into the heart of the LSC where it can serve a greater number of businesses, institutions, and other users than the current route.” AHC is willing to make available a key portion of its property to enable a transit stop to be located at the core of the Life Sciences Center. This will enable thousands of employees, patients, and visitors of AHC, as well as Johns Hopkins University and other key employers, to use transit when it becomes available.
- Creating a more accessible and pedestrian friendly Life Sciences Center through the development of the “LSC Loop”, the creation of a network of neighborhood streets, and the development of parks/open spaces.
- Promoting sustainable building design and energy consumption techniques for future development projects.
- Recommending the introduction of mixed uses and greater density to the Life Sciences Center. AHC does not plan to provide residential uses on its campus, but does intend to develop, over time, ancillary retail and related facilities to promote greater employee and visitor convenience and reduce dependence on automobiles for daily needs. The recommended density of 1.5 FAR is reasonable and appropriate for the long term development needs of the growing regional medical center.
- Recommending creating a “Town Center” policy area to measure local area traffic congestion in the vicinity of the Life Sciences Center.

- Recommending an urban, landscaped character for the main streets within the Life Sciences Center.
- Recommending the establishment of a parking lot district in the Life Sciences Center, including some possible locations of public parking garages.
- Recommending staging principles which give priority to life sciences and health care uses.

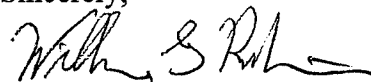
There are only two recommendations in the Public Hearing Draft where we have concerns. They are as follows:

1. **New Neighborhood Streets:** The Public Hearing Draft recommends the development of four streets through AHC's property, B-1, B-8, B-12, and B-13. Road B-1 is the extension of Blackwell Road, and we believe this is an appropriate recommendation. However, we have concerns about proposed roads B-13 and B-8 because of the conflicts they pose with proposed future development of our campus. As you can see by reference to our draft concept master plans, these two roads (as currently aligned) will not function effectively. We would like to work with Staff to try to accomplish their connectivity objectives without unduly compromising our ability to further develop the campus.
2. **CCT Station Building Heights:** The Public Hearing Draft recommends that all buildings near future CCT stops be a minimum of 60 feet. The language should be revised to state this as an aspirational objective, but leave latitude for applicants and the Planning Board to adjust building heights to suit the form of the proposed buildings at the time of concept and site plans; this is particularly true for our campus and the likely adjacency of at least some health care related buildings.

For Adventist HealthCare, assuring access to health care has been and is about having the right provider in the right place at the right time in a manner that is responsive to the community—patients, families and physicians. We believe that the Public Hearing Draft of the Gaithersburg West Master Plan contains strong, positive recommendations for the Shady Grove Life Sciences Center and we endorse them. They will enable us to grow and expand to meet the community's needs over the next 30 years. We look forward to continuing this planning dialogue with you and the community in the months ahead.

Thank you very much.

Sincerely,



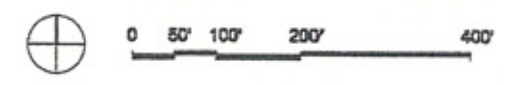
William G. Robertson
President & CEO

SHADY GROVE ADVENTIST MEDICAL CENTER CONCEPTUAL MASTER PLAN



USES:

- Hospital
- Rehabilitation Hospital
- Behavioral Health
- Continuing Care
- Daycare, Wellness, Retail
- MOBs & Allied Sciences



SHADY GROVE ADVENTIST MEDICAL CENTER CONCEPTUAL MASTER PLAN - AERIAL VIEW FROM SOUTH





The UNIVERSITIES *at Shady Grove*

**Testimony to the Montgomery County Planning Board on the
Shady Grove Life Sciences Center and
Gaithersburg West Master Plan
March 26, 2009**

From

**Dr. Stewart Edelstein
Associate Vice Chancellor for Academic Affairs, University System of Maryland
and
Executive Director, The Universities at Shady Grove**

Good evening. I am Dr. Stewart Edelstein Associate Vice Chancellor for Academic Affairs for the University System of Maryland and Executive Director of the Universities at Shady Grove. On behalf of the University System of Maryland (USM) and the Universities at Shady Grove (USG) I would like to thank Chairman Hanson and the Planning Board commissioners for the opportunity to participate in this very important discussion about the future of the Shady Grove Life Sciences Center (SGLSC) and the Gaithersburg West Master Plan (GWMP).

I would also like to take this opportunity to thank the Montgomery County Planning Board and its staff for all your work in preparing the draft GWMP and for your long-standing and continuing support for the Universities at Shady Grove and the expanded presence of the University System of Maryland in the county.

Before I begin my testimony I would like to submit to the board a letter from the Chancellor of the University System of Maryland, William E. Kirwan, pledging USM support to work with public officials and community leaders, our partners in education, and our partners in the

biotechnology and the life sciences industries to help the SGLSC reach its full economic and community development potential.

I also want to express my full support for the proposed plans for the growth and development of the SGLSC and in these few minutes speak to you about the contribution that the University System of Maryland is and will make to this important initiative for the county and state.

USM has established a strong presence in Montgomery County from the first building housing the Center for Advanced Research in Biotechnology (CARB) which opened in 1987, to our third and most recent instructional building, the award winning, Gold LEED certified Camille Kendall Academic Center, which opened in 2007. USM has demonstrated its unique ability to bring the resources of its member institutions together in a successful instructional and research presence in Montgomery County. This presence is consistent with and reinforces USM's key areas of emphasis at the Universities at Shady Grove. These are: supporting the education and research needs of the biotechnology and information technology industries, supporting workforce development in high demand areas such as healthcare, science, education, and business and supporting sustainability practices to enhance and preserve our communities and the environment.

The Universities at Shady Grove (USG) is a regional higher education center created under the auspices of the University System of Maryland. Since its inception in 2000, the USG has been transformed from a location for part-time evening instruction into a vibrant center offering classes during daytime, evenings, and weekends in both full-time and part-time formats. USG currently serves more than 3,000 graduate & undergraduate students, with more than 1,000 undergraduates enrolled in daytime programs. Nine University System of Maryland (USM) degree-granting institutions collaborate to offer their top undergraduate and graduate degree programs, as well as certificate and continuing education programs, at one convenient location in Montgomery County. (See attached Powerful Partnerships chart for the programs currently offered at USG.)

The USG community includes strategic partnerships with local businesses, state and county government, public schools, community colleges and the community at large. The USG Board of Advisors (BOA) is composed of 30 leaders from all of these communities and was created to

support the development of the Universities at Shady Grove and insure that the higher education needs of the greater region are being addressed. Working together, the academic leaders of the partner universities and the BOA have already produced a higher education campus that is a model throughout the state and increasingly throughout the country. (See attached list of USG Board of Advisor members.)

USG is expected to grow to more than 5,000 students by 2015. We have already developed a significant health sciences presence with the establishment of the University of Maryland's PharmD program offered by the University of Maryland School of Pharmacy, doubling the size of the University of Maryland's Nursing programs, and adding Salisbury University's Respiratory Therapy program. In Fall 2009, the University of Maryland College Park School of Public Health will bring its first undergraduate degree in Public Health Sciences, a degree that will be offered at Shady Grove, not anywhere else in the state or even on the College Park campus. The School's Masters in Public Health will also be offered at Shady Grove in the near future along with an initiative to support clinical trials from the School of Public Health in the county.

In cooperation with Montgomery County and the University System we have proposed locating the Maryland Clean Energy Center at USG. The Center's purpose is to promote clean energy economic development and jobs in the state; encourage deployment of clean energy technologies across Maryland; assist newly developed technologies with pilot projects; collect, analyze and disseminate industry data; and provide outreach and technical support to further the clean energy industry in Maryland. The Center's program priorities range from technology commercialization and business incubation to workforce development and training, with expected outcomes of increased health in our economy and environment. We have received positive response to this proposal and anticipate an announcement will be made shortly. This is an indication of the kinds of activities that can be supported at USG because of how we are organized and the commitment from USM for teaching and research activities in Montgomery County.

The growth of the Shady Grove Life Sciences Center and Montgomery County's strategic interests in building its biotechnology and biosciences sector will require a much greater sustained commitment and partnership between education, the bioscience industry and the federal research establishment, all significant assets in themselves but they must be more

programmatically linked. Our higher education assets must be expanded. There needs to be more cooperation between the University System of Maryland and Johns Hopkins University in fostering bioengineering and biomedical collaborations and there must be greater vertical coordination between education, industry and federal research laboratories and agencies.

We are beginning plans for an additional building on the campus. This facility, supported by closer programmatic relationships at USG with the UMBI Center on the campus and between UMBI, College Park and the University of Maryland Health Science campus in Baltimore will allow us to increase our presence in the region and will strengthen educational and research relationships to support growth in health and biosciences, with a strategic emphasis on building stronger capabilities to support translational research initiatives.

The new facility will have as its anchor the University of Maryland School of Dentistry, including a state-of-the-art dental clinic and a medical/health technology program. The additional space would allow for establishment of programs in bioengineering and biomedical engineering along with corporate outreach tying the UM Medical and Pharmacy Schools with regional hospitals and biopharmaceutical companies for clinical trials collaborations. Working more closely with UMBI and our partner universities, our USM campus in the Shady Grove Life Sciences Center would provide opportunities for expanded graduate degree and post-doctoral training and more robust strategic partnerships with industry in the region.

In short, our long term vision for the SGLSC is to expand the USM presence and to be a destination location in the health and biosciences, adding more capabilities and academic presence for collaboration with scientists in the private and public sectors and adding significantly more capacity to the region's and state's commitment to increased development and commercialization of healthcare products, state-of-the-art health services and research prominence. We plan to be one of the principal drivers for the growth of this bioscience industry in the region.

Obviously this will not happen overnight. The development of the current SGLSC took more than 30 years to accomplish. Our efforts today look to the next 30 years. The University System working in partnership and collaboration with its campuses and with the region's leadership is committed to making its contribution to the plans for the next 30 years.

There is a need to address a strong concern we have with the proposed route of the Corridor Cities Transitway (CCT) within the SGLSC. Public transportation is imperative for our growth as we become a destination location for what will likely become a student and faculty community of 6,000 to 8,000 people with a growing research and service presence. I would strongly encourage the board to work closely with staff to provide greater access to USG and UMBI by putting a CCT stop on the campus. Not to do so would be a strategic mistake.

In closing, USG/USM is committed to the overall goals of the SGLSC master plan and see ourselves as an integral partner to the success of that plan. We are proud of our accomplishments at USG and UMBI and the value it has added to the region. We are looking forward to an even deeper engagement with plans to build and strengthen our presence consistent with the spirit of the GWMP.



FOULGER-PRATT

WE BUILD TO LAST

March 26, 2009

Mr. Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Gaithersburg West Master Plan

Dear Chairman Hanson:

My name is Dick Knapp, Senior Vice President for Foulger-Pratt Companies, and I am here tonight in support of the Shady Grove Science Center within the proposed Gaithersburg West Master Plan.

Both the Shady Grove Science Center and the overall Gaithersburg West plan represent a smart and well timed updating of 20th Century ideas into the 21st Century. The approval of these plans will attract and retain exceptional scientists, students, doctors, entrepreneurs, and companies to the region. It will also allow them to work and live in an attractive environment that will foster the exchange of ideas.

Shady Grove Life Sciences Center was visionary when it was created in 1983. It was the first business park in the U.S. zoned exclusively for biotechnology and the life science industries. Instrumental in sequencing the human genome and advancing personalized medicine, it's the nation's 3rd largest biotech cluster with tens of thousands of professionals employed at R&D campuses, healthcare facilities, laboratories, and business incubators.

But to remain competitive, the Shady Grove Science Center needs to evolve and adapt to sea-changes in the health care and medical industries. The 21st Century vision is to create places and spaces for collaboration between medicine, education, and government. The Shady Grove Science Center, led by such groups as NIH, Johns Hopkins University, Universities at Shady Grove, Adventist HealthCare, and local biotech companies, is devoted to encouraging this teamwork and harnessing the diverse talents of these groups.

Their plan seeks to transform a silo driven approach to health and science, and instead foster idea sharing and efficient movement of people and resource across interdisciplinary fields.

The same emphasis on idea exchange and cross-fertilization in health care and science lies at the heart of the planning and land use principles embodied in the Gaithersburg West Master



Plan. This plan also strives to break down silos, in this case the old fashioned Euclidian zoning model, which cordoned off offices, housing, and shopping from one another as though these land uses had infectious diseases.

The Gaithersburg West plan seeks to revamp this Euclidian model at the life sciences center by integrating a mix of land uses, promoting innovative and environmentally sensitive design, achieving denser congregations of work, live, dining and shopping opportunities, and including public transportation and other alternatives to the car such as walking trails and bike paths.

By supporting the collaborative goals of the Shady Grove Science Center with contemporary mixed-use planning and land use principles, the county will not only promote high-paying jobs in healthcare, science, and education, but also create a great live and work environment. This progressive approach to both science and planning will propel our local economic engine and contribute to U.S. global competitiveness.

Sincerely,

Dick Knapp
Senior Vice President

Gaithersburg West Public Hearing

Thursday, March 26, 2009

I am Julie Gross Adelson, Vice President and General Counsel for the J. Craig Venter Institute, and I am pleased to testify tonight in support of the Gaithersburg West Master Plan (GWMP). The J. Craig Venter Institute is a not-for-profit research institute dedicated to the advancement of the science of genomics, the understanding of its implications for society, and the communication of those results to the scientific community, the public and policy makers. Founded by the leading genomic scientist J. Craig Venter, the Institute is home to approximately 380 scientists and staff, including 3 members of the National Academy of Sciences and one Nobel Laureate.

The Venter Institute occupies a 17 acre campus in Rockville on Medical Center Drive, and has been at the forefront of genomics research since 1992, producing results with wide-ranging applications in medicine, agriculture, energy, the environment, and biodefense. Two years ago, the Venter Institute opened a second laboratory in La Jolla, California to advance its scientific pursuits on the Pacific Coast.

The Venter Institute has been an active member of the Shady Grove Life Sciences Center for more than 15 years. In our view, this project represents a once-in-a-lifetime opportunity to fulfill the vision of the I-270 corridor as a world class center for health, science, and education.

- The Shady Grove Life Sciences Center should be and has the potential to be the kind of place where the world's top scientists from NIH, FDA, the bioscience industry, healthcare and education can come together to improve the health of the world.
- Investment in the expansion as set forth in the GWMP will elevate the County's current position as a biotech leader to a position of national and international acclaim.
- It will increase the educational opportunities for University and high school students to interact with world-class scientists and researchers and encourage them to pursue scientific and technical careers. It will help to retain and recruit the best and brightest minds to this area.
- It will stimulate the budding connectivity among the existing members of the scientific and educational communities, encourage government and private sector partnerships, and attract new ventures to join in the synergistic growth and opportunity here.

The Shady Grove Science Center will create high-income jobs and provide unique economic opportunities for the residents of Montgomery County.

- This plan provides for 60,000 high-paying research and technology and related jobs in the Shady Grove area over the next 30 years
- In this time of great economic uncertainty, creating jobs ought to be an urgent priority.
- The jobs created are high-paying jobs with a real future in the new economy.

In summary, with the implementation of these plans, the Shady Grove Science Center will help create a vibrant community that will continue to be a great place to live and work. The Venter Institute sees a bright future here, and, as one of the earlier pioneers of the Life Science Center, wants to encourage and be part of this important next phase of growth.

My name is Donna Baron and I represent The Gaithersburg – North Potomac – Rockville Coalition, a group of more than 200 neighbors and the numbers are growing.

The Gaithersburg West master plan creating the “Science City” makes little sense to us—the most obvious example being the plans for Belward Farm.

Johns Hopkins Real Estate wants to build a high-rise commercial complex with housing and retail for 14,000 people in the middle of our established suburban residential community--against the expressed wishes of the community and Ms. Banks, the former owner of the farm.

This development will be adjacent to the most congested intersection in Montgomery County, and the planned CCT will intersect the farm and have to make a left turn at that intersection. The density proposed for the farm, one of the most beautiful pieces of property in the county will be on par with city blocks near Metro downtown and make it look like Rosslyn.

The zoning changes will allow for 40,000 additional workers for a total of 60,000 workers in the so-called “Science City” and will create massive traffic problems. Yet there are no substantive improvements scheduled for I-270 or the already gridlocked area where the traffic from Rt 28 enters and exits 270. Instead, what’s proposed are the CCT, which is expected to carry, at best, 15% of the workforce, and several ugly and expensive “grade separated interchanges”—none of which are desired by the residents who now live there.

In addition, 5,000 housing units are being proposed for an area that is already solid housing, bringing thousands of additional children to our already overcrowded schools. Some of the schools have used trailers as classrooms for almost 20 years! And the housing will not be staged with the development, so there is every expectation that the housing will be full before the development takes place.

The members of the Coalition believe that honesty, open communication and a strict set of priorities will be required to fix this master plan in its current form. The reality is that we live in a “transportationally-challenged” area with cul de sacs that discourage the use of mass transit and force all the traffic onto a few, highly congested roads. We are not against future development in the Life Sciences area but we are against the wanton destruction of our most beloved landmark. And we insist that all future development be on scale with and maintain the character of our quiet suburban residential neighborhoods. We insist on a having a seat the table with developers and county planners to have a say in what happens to our community.

Thank you in advance for your consideration of our concerns.

The Gaithersburg West Master Plan

The Gaithersburg – North Potomac – Rockville Coalition

Prepared by:

Donna H. Baron

March 26, 2009

THE GAITHERSBURG WEST MASTER PLAN

Overview: The massive expansion which would be allowed by the zoning changes in the Gaithersburg West Master Plan will have profound negative effects on the roads, schools and lives of the residents whose neighborhoods surround the proposed Science City. The bulk of the expansion to accommodate 60,000 jobs and 5,000 housing units will occur in a suburban residential area and is less than one square mile. The proposed intensity (jobs plus population per acre) is that of an urban area with a Metro station, yet it is five miles from the nearest Metro, and is in close proximity to the most congested intersection in the county.

WHICH ONES DON'T BELONG?

AREA	INTENSITY IN 2030
Bethesda METRO	302
Friendship Heights METRO	211
White Flint METRO	164
Belward Farm	133
LSC Central	132
Science City	113
Medical Center METRO	84
Rockville METRO	83
Twinbrook METRO	81
Rock Spring Park	47
Shady Grove METRO	46
Clarksburg Town Center	43
Washingtonian Center	36
Lakeforest Mall	33
Germantown Town Center	26
Milestone Center	13

Intensity = jobs + population
per acre in 2030

Recommended changes to the Gaithersburg West Master Plan:

General recommendations: If we start with the reality of the situation, rather than the grandiose plans of a large and powerful developer, there are sensible options for the development in this area. We support development of the biomedical industry but we also want to protect our community.

We are not land use planners, but the 206 members of our group live in 31 of the subdivisions that surround the proposed Science City. We deal with the traffic every day, we know the schools are crowded, and we have recommendations for the master plan that will affect us for years to come.

The Gaithersburg West Master Plan must be scaled back. The amount of proposed commercial space in the master plan study area must be reduced to limit further traffic congestion. The housing must be reduced to limit further overcrowding of the schools. Housing and retail should be limited in each of the Life Sciences Centers to allow for future expansion of the hospital, medical offices and the biomedical companies.

Our area is filled with quiet suburban residential neighborhoods that have for the most part have been built in the past 35 years. The subdivisions were built by individual builders and most roads end in cul de sacs. All of the traffic is funneled onto a few heavily travelled roads and many of the intersections are already over capacity. Therefore, mass transit is not an option for much of the local traffic.

The plan calls for the Corridor Cities Transit (CCT) to reduce future congestion. But it is expected to carry only 15% of the workforce and, while a useful addition to the county if properly aligned, it cannot be used to justify the massive increase in density. The current revised alignment through Belward Farm will make matters worse because it will exit Belward Farm mid-block and then make a left turn at the **most congested intersection in Montgomery County.**

The county proposes seven "grade separated intersections" (multi-level highway interchanges) similar to those found on Route 29 near White Oak. Those structures are massive, ugly and will decrease the housing values in the immediate area by totally changing the character of the neighborhood. **While appropriate improvements must be made to the Muddy Branch/ Seneca Hwy intersection, we insist that the density of the project be reduced to a level that would not require "grade separated intersections" adjacent to residential neighborhoods.**

The character of the buildings...both housing and commercial...in our area is generally of traditional design and none are higher than five stories except at Washingtonian Rio which is next to I-270. High-rise buildings are inconsistent with the character of residential neighborhoods and the height should be limited to seven stories near transit stops and terracing to two or three stories near residential areas with wide buffers.

The master plan takes into consideration only 3,262 of the housing units in calculating the jobs/housing ratio when in reality the area that surrounds the Shady Grove Life Sciences Center (SGLSC) is solid housing with very little commercial space. Within a 1 mile radius of Belward there are 5,690 residences and there are over 25,000 housing units within 2.4 miles including rentals, condos, townhouses and single family homes. Falls Grove and Crown Farm are adjacent to the Shady Grove Life Sciences Center. Falls Grove has housing of every variety, shops and restaurants. King Farm was built to complement the jobs expected at the Life Sciences Center. Crown Farm is approved for 2550 additional housing units as well as restaurants and retail. Enough is enough. **The amount of proposed housing must be reduced to alleviate already overcrowded schools and roads.**

One of the most troubling aspects of the mammoth Science City is the effect all of the additional housing will have on our area's enviable schools. The additional population from the 5,000 housing units proposed will further overcrowd our schools, many of whom have used trailers for classrooms for as long as 20 years.

The zoning proposed in this Master Plan is open-ended and seems to allow almost anything, anywhere. Very little is actually mandated by the master plan and most decisions are to be left up to the developers. This is unfair to current residents. The citizens who are directly affected by the resulting developments must be involved in the design plan considerations: density issues, building heights, set-backs, architectural styles, etc.

LSC CENTRAL is a center for the biomedical community in Montgomery County and should remain so. The zoning as it exists today has reserved this land for the hospital, doctors' offices and biomedical companies. This is an important mission and should not change. A trendy "24-7, live, work, play" area where housing and retail clutter up one-third of the land might provide quick money for developers but in the end will weaken the importance of the Life Sciences Area. The Rio at Washingtonian is nearby and is covered end to end with Marriott hotels of all varieties, restaurants, shops, stores, theatres, condos, rentals and townhouses. Also, Fallsgrove shopping center is across the street and provides numerous restaurants.

A fair comparison of future growth potential for the LSC Central is the medical complex on Rock Spring Drive in North Bethesda—a medical complex that is NOT on a Metro line. Rock Spring Park has 17 jobs per acre. LSC Central already has 32 jobs per acre, almost twice the current density of Rock Spring. Rock Spring is expected to grow by 25% to 21 jobs per acre in 2030. The figure given for "existing and approved commercial" space in LSC Central—3,528,141 sq ft—exceeds the 25% growth rate of Rock Spring. Even though the LSC was declared "built out" by the Planning Board back in 1995, the master plan proposes an additional 5,554,559 sq. ft. of space, thus the LSC Central would have 112 jobs per acre plus 2,225 dwellings—increasing the population by approximately 4,500 people. So, even allowing for some overlap of population and jobs, **the intensity of LSC Central in 2030 will be 132, which is the equivalent of the current intensity (jobs plus population per acre) of Rosslyn Va. LSC Central is five miles from the closest Metro and most people would agree that Rosslyn, Va., is not a model we want to emulate.**

Based on the comparison of the LSC compared to the Rock Spring Park, we recommend that the LSC Central area should not exceed the "existing and approved commercial" space approved by the previous plan which is 3,528,141 square feet. The height of the buildings could be raised to a maximum of seven stories toward the center of the area and still be compatible with the current buildings and in character with the area.

LSC BELWARD must be developed with full recognition of the surrounding established residential neighborhoods, the historic properties and the deed restrictions. Regardless of the plans put forth by Johns Hopkins, the fact remains that the roads are overcrowded and they are adjacent to the most congested intersection in Montgomery County.

The Belward Farm is one of the most beautiful pieces of property in Montgomery County and the residents want to preserve as much as possible of our most beloved landmark. Many of the people who live near Belward have lived in the area for 30-40 years and have seen the seasons come and go over Belward Farm. Kids have taken their first school bus trips, have grown up, left home, had kids of their own—and all the while, the Belward Farm has stayed the same. Before the former owner Elizabeth Banks died, we would see her checking the fence line, picking up papers and making sure that all was well with her lovely farm. Most farms are not protected, pampered and manicured like Belward Farm. Belward is much more than what people think of when you hear "farm". It is more like treasured parkland.

When Ms. Banks sold her property to Johns Hopkins University, she did so for a fraction of its value with the stipulation that the university would carry on the legacy of the farm by building a medical or educational campus—not a high-rise commercial complex with housing. But Johns Hopkins has chosen to ignore or rewrite her intentions for the farm and disregard the requests of nearby residents to develop the farm in a manner that would maintain its character and be in scale with our community. As the *Washington Post* reported on January 24, 2005:

“(Ms.) Banks' great-grandfather, Ignatius Beall Ward, bought the farm and surrounding land in the late 1800s while serving as the first postmaster of a small town that is now part of Rockville. Banks came to

Belward at 15 with her parents, brother and sister after a tornado ruined her family's farm in Howard County.

She pledged never to sell it to developers, especially for housing developments, which she hated, and watched as her fellow farmers sold out.

"Liz always loved the land," said her sister Beulah B. Newell, who lives in Pennsylvania. "We made the decision that the land would never, ever be developed for houses."

She continued to farm well into her eighties and kept her house, barns, fields and tenant houses immaculate. Even in her later years, she walked the edge of her property, picking up trash passersby threw from car windows.

She cried over not being able to preserve it as a farm.

"Giving it to Hopkins made her feel like she was leaving at least some legacy," she said. "She had a very strong sense of history and she was very proud of her land. She loved those cows. She would not let go. She wanted to continue the heritage of the farm."

Our collective wish for the farm is the same as that of Ms. Banks. Belward Farm is a special place. The development on the farm should maintain the dignity and tradition of the farm. The architecture should echo the curves and angles of the farmstead making it the centerpiece of the project. The land should be used creatively like the Landscape Building at Janelia Farm in Ashburn, VA., which is built into the contour of the land and is an integral part of the vision of this world-class research park. It is also a beautiful piece of architecture and would be an asset to any setting. Belward Farm is not a vacant lot to be filled with non-descript high-rise chunks of buildings. That would be insensitive and an affront to the wishes of Ms. Banks and the community. The proposed high-rise buildings would house workers but they would not inspire greatness or innovation and they would certainly not be world-class.

On Belward Farm Johns Hopkins Real Estate is proposing to build a dense, high-rise commercial complex and 300 housing units, also with the intensity of Rosslyn, to accommodate at least 14,000 people against the wishes of the former owner and the community. And JHU wants to do so on one of the most beautiful pieces of property in Montgomery County, adjacent to the county's most congested intersection, five miles from the nearest Metro. Is there anything about this that makes sense? We don't think so.



Photo by ZachStern.com

THIS IS NOT OUR VISION !

AREA NAME	INTENSITY (Jobs plus population)
Downtown Washington	167
Belward Farm	133
Rosslyn	132
LSC Central	132
Bethesda CBD	120
Silver Spring CBD	113
Crystal City	109
Ballston/VA Square	97
Georgetown	55
Tysons Corner	45
NIH	43

Calculations are based on the unbuilt portion of the farm at build-out and the LSC Central in 2030 compared to the other areas as they currently exist.

Johns Hopkins Real Estate should use the same set of guidelines that other research campuses have used in order to be sensitive to the land and the wishes of the community:

- **Centennial Campus** of North Carolina State University on 1,334-acres: "All development is undertaken with consideration of preserving, connecting and enhancing these natural areas. This area will be designed to blend seamlessly with the surrounding neighborhoods and be a link to the community beyond." Population: 7,010 (1,600 corporate and government employees, 1,350 university faculty, staff and post-docs, 3,400 university students, 600 middle school students, and 60 housing residents). = 5.5 people per acre
- **Cold Spring Harbor Laboratory, N.Y.**, "The Laboratory is recognized for the beauty and splendor of its grounds." Total employees including part-time employees and students: 1453 on 286 acres = 5 people per acre
- **Howard Hughes Medical Institute's new \$500 million research campus Janelia Farm**, Prince William, VA "When Janelia Farm is at full capacity, which is expected to occur by the end of fiscal year 2012, it will house a permanent research staff of about 250, up to 100 visiting scientists and 120 scientific support staff. The campus occupies 689 wooded acres. The heart of Janelia Farm is the distinctive Landscape Building, which cascades down a hillside in three graduated floors, its walls of glass curving gracefully to outline the building. Janelia Farm's largest building, the low-rise, terraced laboratory, or 'landscape', building emerges gracefully from a hillside (hence its name) and faces a small lake. Its design maximizes interaction between scientists, a key aspect of Janelia Farm's design philosophy." 470 people on 689 acres = .6 people per acre.

- **NIST** in Gaithersburg: The beautiful NIST campus is home to 150 to 200 deer, assorted other wildlife and 3568 employees on 593 acres = 6 people per acre
- **NIH** in Bethesda: 16,000 employees on 300 acres = 53 people per acre, 73 people per acre predicted by 2020

If the maximum number of employees allowed for Belward corresponded with the other campuses around the country that are sensitive to their settings, the growth on the unbuilt portion of the farm would be capped at **582 employees**. If JHU lived up to the deed, housing would not be allowed so they would have, at full build out...582 employees.

Using the density figures of 21 jobs per acre in 2030 from the Rock Spring comparison, the employee cap for Belward would be 2,037, even though Rock Spring seems cluttered and is not an attractive model.

If the architecture of the historic buildings was taken into consideration, the height of the buildings should not exceed the height of the barns. If sufficient green space was left in order to preserve the character of the property and serve as proper buffers for the surrounding neighborhoods and the historic buildings, they could not accommodate more than 2,500 - 3,000 people without dwarfing the historic buildings. Johns Hopkins is a powerful institution and, I'm sure, has exceptional architects at their disposal; they could do the right thing...if they were willing.

An additional factor to be considered with Belward Campus is the potential uses for the property. There are many contradictions that have not been aired or settled. For instance, JHU has said that NIH will be a part of the Belward Farm expansion, yet there is only a 60 foot buffer on Darnestown Road. Not only will this create a tunnel effect with the noise walls on the other side of Darnestown Road but it does not allow for the fencing and guard houses that are a part of the NIH campus in Bethesda.

JHU has also said they want to do the type of research done at the Biopolis in Singapore. Yet the *New York Times* description of the Biopolis is hardly encouraging to our neighbors:

“The centerpiece of Singapore’s biotechnology effort is the Biopolis, a seven-building biomedical **hive** that opened in late 2003 at a cost of 500 million Singapore dollars. It is outfitted with the latest high-tech equipment and features a bar, a day care center and an underground facility made to house **a quarter-million laboratory mice.**”

A hive that houses a quarter-million laboratory mice? And yet all we get from JHU when we ask about the companies that will be a part of the Belward Farm development is a “trust me”. There were times in the recent past when every biomedical organization that kept laboratory animals had strict security, yet this is one of the many issues that have not been addressed.

Another issue is Johns Hopkins’ request to have the alignment for the CCT run the length of Belward Farm. **Running the CCT through Belward and out onto Muddy Branch Road will create an impossible situation given the close proximity to an area of wetlands and three subdivisions. And it will have to make a left turn at the Most Congested Intersection in Montgomery County.**

LSC SOUTH should remain MXN at its current density. Since the Traville development was recently reviewed and approved by the Council and since the MXN zone was designed specifically for the property with its current density and imperviousness set, Traville should not be converted to TMX or TMX-2. Traville is on the head waters of the Piney Branch, and is on one of three special protection

areas in the County. The MXN zoning regulations have criteria for prohibiting water and environmental degradation that the TMX zoning does not have.

LSC WEST is somewhat of an anomaly in the area given that it was developed as the center for firefighter training when the area was rural. Those of us who have lived here for many years are used to seeing the fire tower and we're fine with it if it serves the firefighters. That should be the first priority...not what the developers would like to do with the property. If the Public Services Training Academy is moved **to better serve the firefighters** the new development would make sense if it includes first, a fire station. Then an elementary school should be planned with requisite space to ensure the safety of the children. Then, and only then, housing or retail could be planned for the property. If there is adequate space to accommodate 500 – 625 housing units, these would serve the purpose of adding housing for employees of the LSC who wish to live near their work. These should be considered only if they would not overburden the existing schools. And all infrastructure and school improvements must be staged to coincide with the development process—an approach that is currently not required.

LSC NORTH is at present an area for commercial offices unrelated to the mission of the Shady Grove Life Science Center. The same general requirements and height restrictions we have proposed for the LSC Central should apply to the businesses in this area.

CITIZEN INPUT - The excuses for not having a citizens' committee seem contrived given the profound effects this master plan will have on the citizens of Gaithersburg, North Potomac and Rockville, as well as Potomac where the residents have actively protected their two lane roads. Potomac's roads will be clogged with commuters who seek a cut-through between their homes and the Science City, yet they have not been involved in the process either.

Our community feels that this plan was essentially approved before it was ever introduced to the citizens. The suggestions that were made by the residents during the community meetings were barely acknowledged in the formation of the plan. The same requests came up time and time again: low density, low-rise buildings, wide setbacks and buffers, lots of green space, architecture in character with the farm and the community, and development in accordance with the deed. The same concerns came up time and time again: too much traffic, too congested, overcrowded schools, too many houses, not enough green space, high-rise buildings that will dwarf the community. **Yet here we are over a year later and we are still expressing the same requests, the same concerns and still getting nowhere with county planners and JHU. We are furious about what is about to be built in the middle of our quiet residential suburban community, against our wishes. We are not on a Metro line and the CCT cannot be used as an excuse for high-density, urban-style development.**

The residents of the neighborhoods surrounding the Science City must be allowed to have substantive input before the plan is finalized. The rushed schedule and the pre-ordained nature of the Gaithersburg West Master Plan have thus far precluded any real input by the residents. The elected officials of Montgomery County and their appointees have an obligation to their citizens that transcends the demands of a large and powerful developer.

An implementation committee must be formed to monitor the development and make sure the provisions of the master plan are being followed. Much of the area covered by the Science City will be zoned with "catch-all" zoning that can be used to build almost anything, anywhere. This is beneficial to the developers but potentially disastrous for the community.

Each day more and more of the citizens are realizing that the Montgomery County government cannot be trusted to do the right thing. We insist on being a part of the process from this point

forward, to have a seat at the table. Much has been heard from the developers and those who stand to make money in this project but very little substantive input has been heard from the citizens who will have to foot the bill for much of the infrastructure and then live with the constant congestion and overcrowding that will result from additional population and the thousands of additional cars allowed by the zoning changes in this master plan.

When we moved to this area we chose to live in the suburbs...it was a conscious choice not to live in an urban area. We should not have that choice taken away from us arbitrarily.

Respectfully submitted,

Donna H. Baron
The Gaithersburg – North Potomac – Rockville Coalition
baron234@comcast.net

Sources:

“Which Ones Don’t Belong?” chart: Transportation appendix converting HH/acre to population using 2.4 people per household. Unbuilt portion of Belward = 97 acres to allow for the historic easement.

Housing numbers for area surrounding the study area: Multiple Listing Service available to realtors.

LSC Central/Rock Spring Park comparison: Gaithersburg West Master Plan and the Transportation Appendix.

Report stating that the LSC Central area was built out:
http://www.mc-mncppc.org/research/analysis/land_for_jobs/l4j.shtm

“This is not our vision for Belward” chart: Gaith. West Master Plan and Arlington Economic Development , Issue Paper No. 8

To see Janelia Farm and the Landscape Building see: <http://www.hhmi.org/janelia/building.html>

Testimony of Phyllis Stanger

My name is Phyllis Stanger and I believe I speak for many residents who live near Belward Farm. Eight years ago, I moved to North Potomac for two reasons: the pastoral setting and Wootton High School. But now I find that both are in jeopardy by this massive development that has completely ignored the people who settled this area in the first place.

Having attended many meetings involving the planning board and Johns Hopkins, I am outraged that the so-called community sessions have not made one bit of difference in their original vision to turn the beautiful Belward Farm into an unsightly city with the density of an urban area near a Metro station. We local citizens will be the ones whose lives will be affected for the next 30 years with constant construction, traffic and noise from the building of a 4.6 million square foot concrete development descended upon the 100 acres of Belward Farm. And yet our views have been virtually ignored.

Mrs. Banks' deed calls for the creation of a "medical, agricultural or educational campus.. with no housing." And yet Johns Hopkins Real Estate has completely ignored what she envisioned: a gently rolling campus similar to the picturesque Cold Spring Harbor in Long Island with its beautifully designed buildings balancing the surrounding landscape. Instead, Johns Hopkins wants a vertical campus – much like the impersonal concrete jungle that is Rosslyn, or Tyson's Corner. The addition of 14,000 workers on the farm, with 60,000 workers overall in the Science City will only mean more concrete, more heat, more pollution and more illness to the residents who live nearby. Just as frightening the 5,000 new housing units may mean another 8,000 students. Where will they attend school? For the last five years, our neighborhood children have attended classes in portable trailers in many Wootton cluster schools.

We knew that when Mrs. Banks passed away, there would be development on her farm. But not like this. Not a massive city planned for a bucolic setting. If the Planning Board is serious about its obligation to care for the residents of Montgomery County, then it must find a way to scale back this massive project to make it more amenable to the current residents of the area. And that means, reducing the density and scale of the project, ensuring that local homeowners who now send their children to the Wootton clusters schools will still do so in the future, and involving residents in the planning process through a Citizens' Advisory Committee. And that means with substantive input that guides the project rather than being placated, yet truly ignored.

Otherwise, I can promise you that residents from every neighborhood will rise up before the County Council to make sure the project is derailed at a later stage. Because we residents are also taxpaying voters with clout in other ways. And if you ignore us now, you'll have to deal with the fallout later.

Gaithersburg West Master Plan Public Hearing

Date: March 26, 2008

Testimony of Eric Ross

Conf. # 0000508

ericross@yahoo.com

Good evening. My name is Eric Ross. I want to thank you for the opportunity to testify this evening.

I am a neighbor. I live in The Willows, a sub division that is directly south of the proposed Life Science Center.

I am here tonight in support of the proposed Gaithersburg West Master Plan.

My wife, my two children and I bought our current home in 1997. Before we purchased, we made sure we were aware of the extent of planned future development that could take place in the areas surrounding our home – including the plans for area surrounding Shady Grove Hospital.

In fact, that is part of the reason we chose to purchase our home – because we felt that a growing community leveraging off of Shady Grove Hospital, Johns Hopkins University, the University of MD at Shady Grove, etc... could, if developed with strategically, create a source of high paying jobs, and would demand a well educated local workforce. I believe those are key drivers in maintaining and increasing surrounding property values.

After seeing the current proposal to update the Master Plan, I believe that the County planners have done a very good job of leveraging the current life sciences infrastructure and visualizing a vibrant, transit oriented community that is certain to draw the high paying jobs and well educated workforce we need, while being sensitive to the surrounding community.

That said, we cannot focus on attracting these jobs without also focusing on how to make it work for the greater community.

I believe the plan takes into account the reasonable concerns of the surrounding communities. It is going to be done in a smart “staged” process, it will be transit oriented not automobile oriented, and it will mix uses where appropriate and will orient density and tall buildings to the areas where they make sense – around transit stations. I have been to at least 4 public meetings, and I believe there have been at least 10 if not more public meetings already. I believe the reasonable concerns of all parts of the surrounding community have been heard and addressed.

What we all need to acknowledge is that these jobs are going to go somewhere – life sciences are one of the fast growing technology driven industries in the world – so these jobs will be created. If we as a community want to attract jobs like this, and I believe we need to do that to remain a vibrant and in- demand community, then we should do it as the Master Plan proposal suggests, in a staged, transit oriented, mixed use type of development that is appealing on all levels to the users it seeks.

While the plan may not be perfect, perfection is not a reasonable goal. What is reasonable is a fair and balanced plan, balancing the needs of the landowners, the abutting neighborhoods, and the surrounding community as a whole. I believe this plan does that.

Thank you very much for the opportunity to share my views.

Gaithersburg West Master Plan Public Hearing

Date: March 26, 2008

Testimony of Eric Ross

Conf. # 0000508

ericross@yahoo.com

Good evening. My name is Eric Ross. I want to thank you for the opportunity to testify this evening.

I am a neighbor. I live in The Willows, a sub division that is directly south of the proposed Life Science Center.

I am here tonight in support of the proposed Gaithersburg West Master Plan.

My wife, my two children and I bought our current home in 1997. Before we purchased, we made sure we were aware of the extent of planned future development that could take place in the areas surrounding our home – including the plans for area surrounding Shady Grove Hospital.

In fact, that is part of the reason we chose to purchase our home – because we felt that a growing community leveraging off of Shady Grove Hospital, Johns Hopkins University, the University of MD at Shady Grove, etc... could, if developed with strategically, create a source of high paying jobs, and would demand a well educated local workforce. I believe those are key drivers in maintaining and increasing surrounding property values.

After seeing the current proposal to update the Master Plan, I believe that the County planners have done a very good job of leveraging the current life sciences infrastructure and visualizing a vibrant, transit oriented community that is certain to draw the high paying jobs and well educated workforce we need, while being sensitive to the surrounding community.

That said, we cannot focus on attracting these jobs without also focusing on how to make it work for the greater community.

I believe the plan takes into account the reasonable concerns of the surrounding communities. It is going to be done in a smart "staged" process, it will be transit oriented not automobile oriented, and it will mix uses where appropriate and will orient density and tall buildings to the areas where they make sense – around transit stations. I have been to at least 4 public meetings, and I believe there have been at least 10 if not more public meetings already. I believe the reasonable concerns of all parts of the surrounding community have been heard and addressed.

What we all need to acknowledge is that these jobs are going to go somewhere – life sciences are one of the fast growing technology driven industries in the world – so these jobs will be created. If we as a community want to attract jobs like this, and I believe we need to do that to remain a vibrant and in-demand community, then we should do it as the Master Plan proposal suggests, in a staged, transit oriented, mixed use type of development that is appealing on all levels to the users it seeks.

While the plan may not be perfect, perfection is not a reasonable goal. What is reasonable is a fair and balanced plan, balancing the needs of the landowners, the abutting neighborhoods, and the surrounding community as a whole. I believe this plan does that.

Thank you very much for the opportunity to share my views.

Good evening-

My name is Gary Robinson. I am a co-founder and the Chief Business Officer of Celek Pharmaceuticals, a startup biotech company in Gaithersburg. I spent the early part of my career in academic and industrial research and have worked for the past 11 years in life sciences business development in Montgomery County.

I am a resident of Washingtonian Woods and represent its home owners association. In addition, I am a member of Residents for Reasonable Development, whose alternative plan for Belward-LSC allows for reasonable growth while by preserving green space and minimizing the impact of development on our environment and shared infrastructure.

As a biotech professional, I support the growth of life sciences R&D and business in our county. I am concerned, however, about the scope of the draft plan under consideration.

Our nation's most vital and productive biotech centers did not come into being as a result of government mandated development, but rather emerged from the vision and hard work of dedicated scientists and entrepreneurs, often in collaboration with premier academic research institutions.

Regrettably, it is impossible to determine whether the present plan will foster the kind of innovation and economic growth that some have predicted, since Johns Hopkins has not articulated a clear vision for Belward, let alone a detailed proposal for how this land will be utilized.

It is worth taking a look at other successful research campuses in order to get some sort of benchmark for the Belward-LSC development.

Consider the Scripps Research Institute, which is among the largest and most reputable non-profit biomedical research organizations in the world. The Scripps campus in La Jolla, CA has 2800 staff and 1 million sq. ft. of facility space. The newly established Scripps facility in southern Florida will have about 500 staff and 350,000 sq ft. of space. Biopolis in Singapore, which has been touted as a model for Belward-LSC, is projected to have about 2 million sq ft at completion and 2000 staff.

By these standards, the size and density of the proposed development are truly excessive: 20 million sq. ft. of commercial space, ~5 million of which would be in Belward, and 60,000 employees overall. These numbers beg the question of what JHU actually plans to do with this land. Will this be a world-class research campus or a commercial real estate venture? I note that none of the business leaders who have spoken here thus far in support of developing Belward-LSC has made a case for the density of development proposed in the draft plan.

Finally, as a resident of Washingtonian Woods, I am quite concerned about the traffic congestion that will inevitably result from the proposed development. The planned transit will not be able to accommodate tens of thousands worker at Belward-LSC. Rather than integrate residential communities with Belward, the increased traffic volume on Muddy Branch Rd, Great Seneca Hwy and Key West Avenue will effectively sever whatever links might exist between the neighboring communities and the

Belward campus. I believe that this scale of development is simply incompatible with the live-work-play community that the planning staff claim to be seeking.

Thank you for your attention.

**Gaithersburg West Master Plan Public Hearing
Testimony of Diane Aronson
Member of the Gaithersburg – North Potomac – Rockville Coalition
March 26, 2009**

I'm speaking here tonight to honor the memory of Elizabeth Banks. I had the privilege of meeting Ms. Banks in the 1980s and working with her through the years as she fought to protect her property, the Belward Farm, from housing and commercial establishments.

In 1989, Elizabeth Banks and her siblings deeded this property, which had been in her family since the late 1800s, to Johns Hopkins University (JHU) for \$5 million, much less than the estimated \$40 million that could have been received if the land was sold to developers. Ms. Banks trusted JHU to support her vision for Belward; the deed stipulated that after her death the land would be used for agricultural, academic, research and development, delivery of health and medical care and services, or related purposes only. Unfortunately, JHU and the Montgomery County Park and Planning Commission (MCPPC) have ignored the deed and are proposing 300 housing units and commercial establishments on Belward.

An article in The Washington Post at the time of her death in January 2005 at 93 years of age gave a fitting description of this feisty lady (Attachment 1):

"Banks once scared county planning officials off her land with a shotgun. Another time she stood in front of bulldozers, hugging trees to stop development around her...And she complained, vehemently, at times, in letters and phone calls to politicians, planners and most anyone who would listen when her land was taken by eminent domain and fences for her cattle were pushed back to widen roads in the traffic-clogged area."

This same article quoted Ms. Banks' sister, Beulah B. Newell, a cosigner of the deed, "Liz always loved the land. We made the decision that the land would never, ever be developed" for houses."

Several months after her death, a Johns Hopkins University publication (Attachment 2) included the following statements:

"Banks worked equally hard to neatly tie up the future of her 138-acre farm to keep it safe from the developers she abhorred..."

"That move [referring to the deed to JHU] guaranteed the land farmed by her family since the 1800s would not be developed for housing or another strip mall."

Elizabeth Banks entrusted Johns Hopkins (JH) as the keeper of her vision for Belward, and JH has violated her trust. To make matters worse, the MCPPC has also ignored the intent of the deed.

One can only imagine what her disdain would be today if she knew the magnitude of the current proposals for the Belward Farm. Elizabeth Banks is no longer here to fight, but I am here today to honor her wishes.

It is not too late for JHU and the MCPPC to regain their dignity and remove all proposed housing and commercial establishments from the Master Plan for Belward to maintain the character of this property as Ms. Banks intended—as a bucolic research campus.

Attachment 1

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From the Ground Up

Farmer's Death Lifts Restrictions on Property

By Dana Hedgpeth
Washington Post Staff Writer
Monday, January 24, 2005; Page E03

Developers have long salivated over 138 rolling acres on Route 28 in Rockville that are surrounded by housing and major highways. But the land's owner, Elizabeth Beall Banks, a feisty farmer and former schoolteacher, spent most of her 93 years fighting to protect it from developers.

Banks once scared county planning officials off her land with a shotgun. Another time she stood in front of bulldozers, hugging trees to stop development around her. She turned down numerous lucrative offers to turn the grassy fields into a housing development. And she complained, vehemently, at times, in letters and phone calls to politicians, planners and most anyone who would listen when her land was taken by eminent domain and fences for her cattle were pushed back to widen roads in the traffic-clogged area.

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Banks died Jan. 17, lifting the one restriction on developing her land -- that the farm known as Belward not be developed until after her death. It is one of the large remaining tracts of land in Montgomery County.



Elizabeth Beall Banks turned down numerous offers to turn her farm, one of the last open tracts in Montgomery County, into a housing project. (Frank Johnston - The Washington Post)

Sixteen years ago, she sold the property that had been in her family since the late 1800s for \$5 million, far less than its estimated \$40 million market value at the time, to Johns Hopkins University, with a few conditions.

The university could eventually develop the land, which sits in the middle of the Interstate 270 corridor, into a major center of medical research, but it had to build her a white rambler to live in next to her old, drafty farmhouse. She would live on the bulk of the land, 100 acres, and raise her 80 cattle until she died.

Hopkins and county and state officials developed only a small part of the property, about 30 acres, a few years ago. It is occupied by Human Genome Sciences Inc., one of the

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county's best-known biotechnology companies. Now Hopkins plans to turn the rest of the land into an academic and research park that could reap as much as \$12 billion in income over the next 12 years, Hopkins officials and county planners said.

"We respected her as the tenant of the land," said Elaine Amir, director of Hopkins's 36-acre campus in Montgomery County, near the Banks farm. "While she was there on the land, we left it as she wished."

There are no definite plans to begin construction, but one thing is certain: The black Angus cattle that Banks loved to watch stroll by her back porch will be gone.

"It would be very surprising if it retains a character as a working farm," said Dennis O'Shea, a Hopkins spokesman. The Victorian farmhouse that Banks grew up in and the barn will be preserved. Some of the land will be kept as open space, university officials said. They are unsure what will become of the handful of tenant houses on the property.

Another 1.5 million square feet of commercial buildings can be built on the site, according to initial county plans from 1997, and there was talk of putting a small conference center there, too. Hopkins officials said the buildings are likely to be three- or four-stories high and look like a campus, similar to the nearby Shady Grove Life Sciences Park, which is home to some major biotech companies, including BioReliance Corp. and the Institute for Genomic Research.

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David W. Ederly, director of the Montgomery County Department of Economic Development, said he envisions associations and companies that focus on information technology, homeland security, defense, biotech and other medical research becoming tenants of Belward Farm.

Real estate brokers and developers agreed that there will be a market for a research park at Belward, as the Shady Grove park has little space and companies are looking to expand.

"It's a premier site," said Ken Berkman, executive vice president of Scheer Partners, a commercial real estate firm that specializes in developing biotech parks and office buildings. "It's got great access to Interstate 270 and there are few large parcels like this that allow for dense development close in" on I-270.

Banks's great-grandfather, Ignatius Beall Ward, bought the farm and surrounding land in the late 1800s while serving as the first postmaster of a small town that is now part of Rockville. Banks came to Belward at 15 with her parents, brother and sister after a tornado ruined her family's farm in Howard County.

Throughout her life, Banks had an old-school way of speaking. She often referred to Howard as "the land of her people" and was buried there Thursday after a funeral service in Rockville.

Growing up, she farmed with her father. As an adult, after teaching school all day, she would change into overalls and plow fields, rake hay and feed her dairy cattle. She never married or had children.



Elizabeth Beall Banks turned down numerous offers to turn her farm, one of the last open tracts in Montgomery County, into a housing project. (Frank Johnston - The Washington Post)

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In 1958, an aunt who lived in Canada died and left the bulk of the farm to Banks. She pledged never to sell it to developers, especially for housing developments, which she hated, and watched as her fellow farmers sold out.

"Liz always loved the land," said her sister Beulah B. Newell, who lives in Pennsylvania. "We made the decision that the land would never, ever be developed" for houses.

She continued to farm well into her eighties and kept her house, barns, fields and tenant houses immaculate. Even in her later years, she walked the edge of her property, picking up trash passersby threw from car windows.

At her funeral, a close friend laughed and told a room packed with relatives, other long-time Montgomery farmers, Banks's caretakers, farm workers, friends and former students, of a recent visit to Belward.

While touring one of her barns, Banks told the visitor, "I'm sorry for the cobwebs. I haven't been able to keep up with them lately." She had been ill.

Banks decided to sell her land to the university after a Hopkins official approached her. She and her mother, who died of lung cancer in 1962, were treated at Hopkins and she said she respected the staff and the medicine they did.

"I thought Hopkins would take good care of it," Banks told a reporter in 2001. "When you say Johns Hopkins, people know who you're talking about. I didn't want to just give it away to a school anywhere."

But years after reaching the deal with Hopkins, she became angry at school officials, claiming that they had torn down a buffer of trees they had promised to keep in place to block her view of the brick buildings that Human Genome Sciences is in. Some of her friends say she still held a grudge over the trees being destroyed, even though they were later replaced by saplings.

A close friend, Merle Steiner, said: "She cried over not being able to preserve it as a farm."

"Giving it to Hopkins made her feel like she was leaving at least some legacy," she said. "She had a very strong sense of history and she was very proud of her land. She loved those cows. She would not let go. She wanted to continue the heritage of the farm."

Dana Hedgpeth writes about economic development and commercial real estate. Her e-mail address is hedgpethd@washpost.com.

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HOPKINS at the Montgomery County Campus

Happenings

March 2005

A Meeting of the Minds

In this month's newsletter, we note with sadness the passing of Elizabeth Banks of Belward Farm. I, personally, spent many wonderful hours with her on the farm, listening to the stories she told so well about life in Montgomery County over the last 80 years. Her publicized feistiness and anger about threats to her land have masked the warm, generous, loving spirit and hilarious sense of humor that she shared with so many who knew her. For Johns Hopkins and the doctors whom her scholarship fund supported and for the many individuals whose lives she touched, the memory of all her good deeds lives on.

The presence of Johns Hopkins in Montgomery County will grow significantly with the addition of Belward's 100 acres to the 36 acres of the Montgomery County Campus, just a few blocks away. Over the past five years, the current campus has expanded its physical plant by 300 percent with the opening of two buildings in 2000 and 2004. During this time program offerings in biotechnology, business, education, engineering and public health have increased by 50 percent to total more than 60 master's degree and certificate programs offered on this campus. Research seminars, corporate meetings and conferences have experienced a 200 percent increase as the campus has gained popularity. Perhaps most noteworthy is the diversification of the campus to include not only part-time graduate programs, but also scientific research by Hopkins research faculty and the Blanchette Rockefeller Neurosciences Institute. And, in 2004, a private company conducting clinical trials moved into our newest building.

We've come a long way, to say the least, and thanks to Elizabeth Banks' generosity and foresight, we will continue to grow and expand our research mission in Montgomery County.

Elaine Amir
Director, Montgomery County Campus
eamir@jhu.edu

In Memoriam: Land Advocate, Johns Hopkins Supporter Elizabeth Banks

Editor's note: The Montgomery County Campus lost a friend and neighbor with the death of Elizabeth Beall Banks on January 17. A January 26 Gazette newspaper article by Peggy Vaughn is excerpted below with the permission of the Gazette.

Elizabeth Beall Banks' decades-long battle to preserve her family farm finally ended January 17 when the 93-year-old farmer and former school teacher died at her home on Belward Farm off Darnestown Road. Often described as a feisty advocate of the land, Banks successfully fought off developers hungry to acquire one of the last remaining large parcels of land tucked between Gaithersburg and Rockville.

Her life ended just as she lived it, in perfect order, said her friend of 62 years, Betty Shaw. "[Banks] kept such an immaculate place, she once apologized to someone about cobwebs in the barn," said Shaw, 82, of Silver Spring.

Banks worked equally hard to neatly tie up the future of her 138-acre farm to keep it safe from the developers she abhorred. In 1989, she sold the farm to Johns Hopkins University in Baltimore for \$5 million to develop as a research and academic center. At the time, the university valued the gift as worth nearly \$15 million, said Dennis O'Shea, university spokesman.

That move guaranteed the land farmed by her family since the 1800s would not be developed for housing or another strip mall. "[Banks] believed in being a custodian of the land that the good Lord gave us," said Robert Hanson, a life-long friend who often consulted Banks about issues related to his own 170-acre cattle farm in North Potomac.

Johns Hopkins agreed to develop just 30 acres, which it did in collaboration with the county, while Banks remained a tenant. A building did go up — it now houses the biotechnology company Human Genome Sciences, Inc. off of Shady Grove Road — but future plans for what the university refers to as the "Belward Research Campus" remain tentative.

"We didn't move ahead while Miss Banks retained tenancy of the property. We respected her wishes about that," O'Shea said. "About 30 percent of the property will be kept in open space, but other than that, there are no definitive plans or timeline for development."

"It's a back-of-the-napkin type plan," said Elaine Amir, director of nearby Johns Hopkins University Montgomery County Campus. "There's no infrastructure in, nothing. And it was out of respect for [Banks]." Amir met Banks in 1997 when Johns Hopkins was working on the construction of its Medical Center Drive campus. "It started out as a working relationship, but she was so engaging, we became friends," Amir said. "[Banks] was an amazing storyteller and evoked the whole history of what life was like when farming dominated the county."

Born in 1911 in Howard County, Banks' family moved to Belward Farm when she was a teenager. Banks attended Maryland Teacher's State College in Towson and in 1931 began

(Continued on page 2)

Students Awarded GEICO Scholarships



Hang Nguyen and
Wen Tseng

The two newest GEICO Student Scholars in Discovery Informatics bring a unique combination of experiences to the program.

Hang Nguyen, a native of Vietnam, holds a degree in economics and was previously a financial analyst for Vietnam Airlines. Wen Tseng graduated from National Taiwan University with a degree in foreign languages (she speaks four) and conducted mar-

keting and product development for telecommunications companies. Both students are master's degree candidates in Information and Telecommunications Systems for Business.

The scholarship program, which began last year, is funded by the GEICO Educational Foundation and coordinated by the School of Professional Studies in Business and Education, Department of Information Technology.

(Continued on page 4)

("Banks," continued from page 1) ✓

her 36-year teaching career in Montgomery County Public Schools. Banks inherited the farm in 1958. Even during her years teaching, she loved nothing better than to ride a horse or tractor or feed the cattle. "She was a modest, well-educated woman and a lady in every respect," Hanson said. "But she wasn't afraid of putting on a pair of overalls and getting to work. And she loved to drive that old pickup truck."



Belward Farm

In the decades following her retirement in 1967, she faced a changing reality as the county moved away from its agrarian past. She resisted temptation to sell out despite the energy taxes and increased farming regulations that added to her woes, said life-long friend George Lechluder, 84, of Laytonsville.

That feisty attitude was balanced by Banks' inherent kindness and generosity. Aside from making Johns Hopkins essentially a gift of her land, she also established a scholarship to train its doctors. "She was pure Americana," Amir said. "We have lost a very dear friend."

New Biotech Network Representative Seeks to Increase Interaction Between Students, Industry

Tameka Lundy wants to hear from you. As the new Hopkins Biotech Network representative for the Montgomery County Campus, one of Lundy's top priorities is to find out how the organization can best serve students on this campus. To that end, she is planning an informal event this spring to gather feedback and suggestions for programs.

The Network is a student-run organization that promotes networking, education and career development in the areas of biotechnology and business. Since its launch in 2003, the Network has experienced impressive growth: the group boasts more than 1,200 members and regularly hosts events at the university's campuses at Homewood, East Baltimore and Montgomery County. Corporate partners include Baxter Bioscience, The Hopkins Capital Group, Guilford Pharmaceuticals and Nutrition 21.

Because the majority of students taking courses at the Montgomery County Campus are full-time employees who attend school part-time, they have very different needs than students at the other Hopkins campuses. "I have a two-year old daughter, I work full-time and I'm pursuing an MS-MBA, so I completely understand that our programs have to be convenient," Lundy says.

Lundy hopes to form a Montgomery County Committee to help plan events and coordinate activities on this campus. "Many of the students and faculty already work in the biotech industry, which could be a huge advantage," she says. "Besides the seminars we already sponsor, I'd like to see much more networking between students and industry."



Tameka Lundy

Membership in the Network is not limited to students. Anyone with an expressed interest in biotechnology can join, and affiliation with Johns Hopkins University is not a prerequisite. For more information about the Hopkins Biotech Network, please visit www.hopkinsbiotechnetwork.org or email Tameka.Lundy@digene.com.

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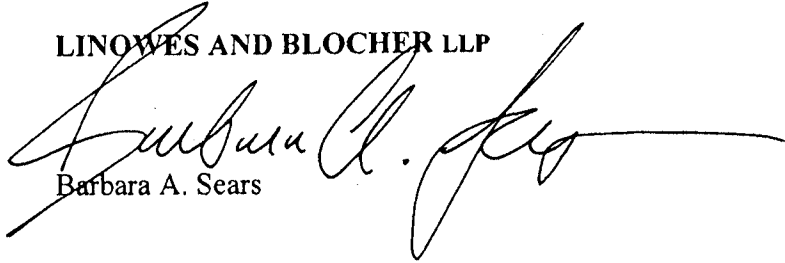
Dear Chairman Hanson:

Thank you for the opportunity to provide testimony to the Planning Board at the March 26, 2009 public hearing on the Gaithersburg West Master Plan. Enclosed for the record please find 10 copies of the testimony I provided on behalf of Johns Hopkins University.

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP


Barbara A. Sears

Enclosure

cc: Nancy Sturgeon
Dave McDonough

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**Testimony of Barbara A. Sears
on Behalf of Johns Hopkins University
March 26, 2009**

Good evening, my name is Barbara Sears. I am an attorney with Linowes and Blocher representing Johns Hopkins University.

The Draft Plan is extraordinarily well done. It truly conveys the vision of the very important role that this area can play in the positive advancement of science, health and education on a global level.

In this regard, it conveys the potential of the area to have a transformational and far-reaching role in facilitating and advancing these disciplines. Others will speak more eloquently than I about this shared vision and what is possible.

However, one cannot read this Plan without realizing that it is an exciting plan and holds the promise of exciting prospects for the future.

It is also clear that the pioneering work of many over the last 45 years to establish the Life Sciences Center in Montgomery County and bring to it important academic, health and biotech institutions and companies has uniquely positioned this location and the County to achieve the vision outlined.

Johns Hopkins University owns the 40-acre University Campus at the Life Sciences Center and the undeveloped 108-acre Belward Property at Darnestown Road and Key West Avenue.

The majority of recommendations in the Draft Plan for both these properties are acceptable to Johns Hopkins.

However, to realize the full potential and vision of the Plan, we believe that certain modifications should be made:

- First, we believe that the density at Belward should be increased from a FAR of 1 to approximately 1.5.

- Second, we believe that the height of buildings on Belward at the future CCT transit station should be increased from 110 feet to 143 feet.
- Our evaluations demonstrate that these modifications may take place without compromising the recommendations of the Draft Plan for such matters as large setbacks along Muddy Branch Road and Darnestown Road, and from the Mission Hills Community, an increase in the historic setting of the Farmstead, creation of significant public use space and implementation of important pedestrian and roadway networks.

We accept and endorse that this Plan is a long-term plan staged with the realization of transit and must respect and maintain the quality of life in the area.

Finally, we look forward to continuing our review of the recently issued transportation appendix and how this information relates to staging as well as the recently issued design guidelines and working with you throughout the remainder of the process to create the best plan possible.

Thank you.

Testimony of David McDonough

Johns Hopkins University

In support of the Gaithersburg West Master Plan

March 26, 2009

Good evening, my name is David McDonough of Johns Hopkins University and I am here to speak in support of the Gaithersburg West Master Plan.

We at Hopkins, the largest private employer in the State of Maryland and the Nation's leader in federally funded research for the past 28 years strongly support this plan, with accommodation for height and density modifications at LSC Belward. This plan is a solid framework for a World Class 21st Century Center for Science, Education and Healthcare. This Science Center will serve as an engine for jobs and prosperity both in Montgomery County and the Nation, and it will be a great place to live, work and play for both our current residents, and most importantly for future generations.

Recently Federal Reserve Chairman Ben Bernake stated that the future of the American Economy will be built on the foundation of Great Technology, Great Universities, and Great Entrepreneurs. This Master Plan brings together exactly these three key factors of production right here in Montgomery County, right here in the Shady Grove Life Sciences Center.

I come here tonight to support the Science Vision, the Land Use Plan, and the CCT embodied in this plan.

1. **Science Vision:** We have the greatest individual science assets in the nation with our federal labs, universities, and bioscience businesses, right here in the County. However, we are not close to achieving our potential. What is missing is connectivity, collaboration and community across these discrete sectors. We are missing the physical proximity that exists in Cambridge, Mass, and the business community that exists in Silicon Valley. The Science Vision embodied within this plan will enable us to achieve our potential.
2. **Land Use Plan:** For the past 40 years, the I-270 Corridor Cities have been planned as the County's Commercial Core. The Shady Grove Life Sciences Center has been the heart of this I-270 Corridor. The proposed smart growth, transit oriented, high density mixed-use sustainable land use plan is simply a recognition that we need to move to new town centers within this corridor to manage growth and preserve open space. This land use plan will create a great place to live, work and play.

3. Mass Transit: Less than 12 months ago gasoline was priced at \$4.00 a gallon. Anyone who had access to mass transit used it. Filling your gas tank at \$50 to \$75 was not fun. The CCT is key to the Master Plan. The density of the master plan is key to the viability of the CCT.

In today's highly competitive global economy, embracing the status quo is not acceptable. If we in the United States seek to maintain our leadership position as the world's strongest economy, with the world's highest standard of living, we must act as world leaders. We must craft long term plans for the 21st Century. This plan is the embodiment of smart growth, transit oriented, mixed use, sustainable planning principles. It supports the growth of science, education, and healthcare in Montgomery County. It creates high paying jobs. It improves the quality of life, recreation opportunities, and transit options, while protecting and enhancing the existing neighborhoods.

As stated by a Board Member, I encourage you to "listen to both the voices of today and the voices of the future" and move this plan forward. Thank you.

Testimony of Elaine Amir
On Behalf of Johns Hopkins University
In Support of the Gaithersburg West Master Plan

March 26, 2009

My name is Elaine Amir and I am Executive Director for Johns Hopkins Montgomery County in the Office of the Provost. I work in the Shady Grove Life Sciences Center and have lived just a mile away for the past 22 years.

I am speaking today in favor of the proposed Gaithersburg West Master Plan.

Johns Hopkins leadership is encouraged by the new thinking that the Gaithersburg West Plan represents. With our new president on board, as of March 1st, we are examining all possible ways in which the university can increase collaboration with schools, businesses, local government agencies, hospitals and federal research labs to engage Hopkins public health and medical expertise and research in the County.

This plan presents a great opportunity to expand upon the visionary work of former County leaders who turned the field next to Shady Grove Hospital into a world-renowned genomic research center. Some twenty years later, it is our turn to be the visionaries ... to turn a car-centric, suburban office park into a walkable, transit-oriented, community where researchers at universities, private companies, and government labs can work together every day, advancing healthcare research to benefit our community.

For this transformation to take place, we need to create the kind of town center that will attract and retain biotech companies and the "creative class" that they employ. It's about providing the environment where discussions that result in the "next great thing" happen regularly – over coffee or while waiting in line to pick up dry cleaning. It's up to us to create this environment.

Recently our Superintendent of Montgomery County Schools, remarked that students graduate from MCPS, get accepted to colleges all over the country and do not come back. Hopkins professors in Baltimore say the same thing – that students leave with diplomas in one hand and one-way tickets to Palo Alto and Cambridge in the other. Other areas are more inviting for them. This is a "brain drain" for our region.

We all lose when these "best and brightest" minds go elsewhere. And we all lose when the companies that could employ them choose to go elsewhere as well, taking County and State tax revenues with them.

Ultimately, the Gaithersburg West Master Plan is about much more than buildings and density. It's about collaborative efforts in education, economic development and workforce development.

This new and transformative plan gives us a chance to bring our best and brightest home to live, work and to make science history.

This will happen only if we create the right kind of environment, We are uniquely positioned in this community to retain and bring together the human resources and capital resources we already have in order to benefit the County and the world through better pharmaceuticals, public health interventions, better medical devices, and better processes that take discovery and innovation out of the labs and into our homes. We need to advance the vision that our County initiated more than 20 years ago.

The proposed Gaithersburg West Master Plan is essential to this vision.

Thank you.

Shady Grove Science Center

(a work in progress)

The Shady Grove Science Center within the proposed Gaithersburg West Master Plan provides a bold framework for the future of the Shady Grove Life Sciences Center. The plan advances health, science and education; creates high-income jobs; and provides a great place to live and work.

This "new and improved" Shady Grove Science Center will ...

- Create a 21st century research community that will **advance health, science, and education** and ...
 - elevate the County's status as a biotech center of national and international prominence
 - retain the "best and brightest" minds (both current and future) in Montgomery County
 - provide unique educational opportunities for our children to move beyond the classroom and into working labs
 - realize the County's long-standing plan for growth and development in the Shady Grove Life Sciences Center, a critical component of the I-270 Technology Corridor
 - utilize best practices in smart growth and green, sustainable design
 - expand first-class healthcare services available to Montgomery County residents
 - convert basic research into consumer products that will assist us in our everyday lives

- Allow for **60,000 science based jobs and support positions over the next 30 years** and ...
 - offer high incomes and advancement opportunities
 - add significant revenue to the County's tax base (*The Center will generate a gross fiscal benefit of \$175 million and net fiscal benefit of more than \$10 million annually to the County.*)
 - foster collaboration across industry, higher education, and government, resulting in approximately \$11 billion in annual sales of goods and services among Montgomery County businesses.

- Create a vibrant, transit-oriented community, and a **great place to live and work** and ...
 - provide a dynamic mix of uses (residential, commercial, recreational, and cultural) all within easy biking / walking distance
 - offer a variety of new parks, open space, trails, and cultural and recreational amenities that are accessible and convenient
 - ensure an appropriate amount of intensity to support quality transit-oriented development, mass transit and jobs
 - play a key role in making the Corridor Cities Transitway a reality

Office of the Provost

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Rockville MD 20850-3332
301-294-7004 / Fax 301-294-7010
eamir@jhu.edu

Elaine Amir
Director, Montgomery County Campus

An Invitation for Continued Dialog
March 18, 2009

Dear Community Leader:

Since December 2007, Johns Hopkins University has been working collaboratively with local residents, property owners, and County officials in the formation of the vision, mission, and plan for the development of the JHU Belward Research Campus and the Shady Grove Life Sciences Center. We are eager to continue this connection with the community as the Gaithersburg West Master Plan moves through the review process this year and during the more detailed planning stages in the years ahead.

The Gaithersburg West Master Plan provides a long-term vision for the Shady Grove Life Sciences Center: To create a vibrant, world-class center for science, healthcare and education; to provide knowledge-based jobs for our children; and to transform what is now a predominantly auto-dependent commercial area into a great transit-oriented place to live, work and play.

In recent weeks, I have noticed a number of references in letters and comments coming from the community that address the timeframe and the advantages and disadvantages of this new research center. While I am encouraged by the interest in the plan, I am dismayed of late to see community correspondence that includes information and statistics that may alarm readers and that are totally without basis.

I would be happy to meet with you and your community organization face-to-face to discuss the details of this plan, but first let me draw your attention to some of the most salient issues.

Timeline: The timeline for the full build-out of the Belward Research Campus and the Shady Grove Life Sciences Center is 20-30+ years. This development will not “pop up” overnight. We are not even expected to break ground until 2012 or 2013, at the earliest.

Staged Development and Adequate Infrastructure: The proposed Gaithersburg West Master Plan requires that roads, schools, public facilities, funding for the Corridor Cities Transitway, etc., be in place before development can occur. This is called “staged development.” Johns Hopkins University fully supports these development controls.

Belward Site Development: It is true that Johns Hopkins University is advocating for taller buildings in order to accommodate research and ensure a greater amount of usable green space for the community (i.e., parks, walking and bike paths, forested buffers, etc.). The proposed plan will allow for up to 45% green space and provides a vibrant urban village area to encourage greater walking, biking and transit ridership. In comparison, the current approved plan for Belward has 25% green, open space and acres of surface parking lots.

Schools: Montgomery County Public School (MCPS) officials have been determining what additional school facilities might be required to address the needs of the new community during the next 20-30+ years. For example, the draft master plan provides for the potential of a new elementary school at the redeveloped site of the current Public Safety Training Academy.

Jobs: The proposed Gaithersburg West Master Plan calls for an additional 22,000 jobs above the currently planned for 38,000 jobs, for a total of 60,000 jobs. These additional jobs will be created over a period of 20 to 30 years and will provide a significant boost to our economy over the long-term, including \$122 million in new income tax revenues that will benefit the County. These revenues will help ensure that we have adequate resources to help sustain our vibrant school system.

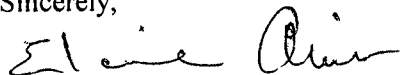
Community Involvement: There has been extensive community involvement during the planning process. Johns Hopkins University has held 6 open community meetings and 2 full-day charrettes, and responded to numerous requests for small group or individual meetings. The community meetings and charrettes were advertised via flyers (hand delivered to local communities as well as posted at area businesses), email notices, signs posted around the Belward Research Campus, and notices in local newspapers. In addition, the Montgomery County Planning Department has held 4 community meetings in which Johns Hopkins representatives have participated.

If you look at the proposed Gaithersburg West Master Plan, you will see that changes have been made in response to community feedback. These changes include an expanded "historical designation" area around the Belward farmhouse (from the current 7-8 acres to a proposed 10-12 acres) and expanded forested buffers around the Belward property's edge.

I encourage you to share this information with your organization's members. Again, we would welcome the opportunity to speak at an upcoming meeting to explain the vision and the plan and to address any concerns you may have.

The planning process is just beginning and your input on how we reach this vision is key.

Sincerely,



Elaine Amir

Contact to set up a meeting in your community:

Robin Ferrier, Communications Manager
rferrier@jhu.edu or 301-315-2896

For more information about community meetings held to date:

<http://www.mcc.jhu.edu/vision2030/>

**Johns Hopkins University
Community Outreach**
in regard to the
Shady Grove Science Center and Belward Research Campus

It has always been a priority for Johns Hopkins to hear from neighbors and community representatives during the planning and development process for the Belward Research Campus and the Shady Grove Life Sciences Center.

To date, Johns Hopkins University has held community meetings on:

- December 6, 2007
- January 10, 2008
- January 23, 2008
- February 7-9, 2008
- February 21, 2008
- December 9, 2008

Presentations and meeting notes are available at www.mcc.jhu.edu/vision2030.

In addition, Johns Hopkins representatives have attended and/or participated in community meetings held by the Montgomery County Planning Department on:

- October 29, 2008
- November 6, 2008
- November 12, 2008
- December 2, 2008

Pictures below are from the December 9, 2008 JHU community meeting:



Participants discuss buffer options.



Buffer options along Muddy Branch and Mission Hills



JHU proposed full build-out program



A participant suggests an alternative program and massing scheme



Community participant alternative 1



Community participant alternative 2

WASHINGTON BUSINESS JOURNAL

March 16, 2009

U.S. barely in top 10 as far as innovation

Kent Hoover Washington Bureau Chief

We're No. 8!

That's where the U.S. ranks in a new report comparing 110 countries on innovation leadership. The rankings were based on a survey of manufacturing executives, an analysis of public policies, and measurements of outputs ranging from patents to business performance.

The study was conducted by the Boston Consulting Group, the National Association of Manufacturers and its Manufacturing Institute.

Singapore was No. 1 in innovation, followed by South Korea and Switzerland.

"U.S. manufacturing innovation leadership is at risk," said NAM President John Engler. "We've fallen behind countries in East Asia and Europe."

The U.S. can climb back up to the top by "enacting more competitive tax, trade and work force policies," he said.

"A skilled, educated work force is the most critical element of innovation -- and the hardest asset to acquire," said Emily Stover DeRocco, president of the Manufacturing Institute. "The study shows that in companies and countries alike, a high number of researchers and advanced degrees -- particularly in science and engineering -- are the greatest predictor of success."

The best states in the U.S. for innovation are California, Connecticut, Delaware, Massachusetts, New York and Washington, according to the report.

For more information, see www.nam.org/innovationreport

These are companies already working with NIH, or winding their way through the FDA approval process. Their connection to our local federal labs makes Montgomery County a frontrunner when deciding where to locate.

But then they visit Palo Alto or Cambridge and they see vibrant, walkable communities that boast huge biotechnology workforces. They see communities that are in stark contrast to Montgomery County's auto-oriented, suburban office parks.

There's no question the competition is fierce, especially now. But there's also no question that numerous international companies are still looking to open up locations in the U.S. The question is: Do we want their knowledge and their expertise here? Or do we want to hand them over to Massachusetts or California or North Carolina?

If we want to become the premiere location for biotechnology — if we want to become the “go to” location for these international companies who are flush with cash and looking for opportunities in the States — we need to create the vibrant, walkable, transit-oriented community proposed in the Gaithersburg West Master Plan.



NATIONAL FEDERATION OF FAMILIES

For Children's Mental Health

9605 Medical Center Drive, Ste 280 • Rockville, MD 20850 • Phone ~ 240-403-1901 • Fax ~ 240-403-1909 • www.ffcmh.org

My name is Sandra Spencer and I am the CEO of the National Federation of Families for Children's Mental Health. I live in the Montgomery Village section of Gaithersburg. My office which is the national headquarters for over 100 chapters is located in Rockville on the Montgomery County campus of Johns Hopkins University. I am here tonight in support of the Gaithersburg West Master Plan.

My organization the National Federation of Families for Children's Mental Health is a national family-run organization focused on the needs of children and youth with emotional, behavioral, or mental health needs and their families. It was conceived in Arlington, Virginia in February, 1989 by a group of 18 people determined to make a difference in the way the mental health and other child serving systems work in meeting the needs of these children.

Members of the National Federation come from all walks of life. Emotional, behavioral or mental health needs cut across all income, educational, geographical, racial, ethnic, and religious groups. They are found among single parents and two-parent families and in birth, adoptive, and foster families.

The National Federation works to develop and implement policies, legislation, funding mechanisms, and service systems that utilize the strengths of families. Our emphasis on advocacy offers families a voice in the formation of national policy, services and supports for children with mental health needs and their families.

Our national office moved to Maryland three years ago and we have been able to take advantage of being on the Johns

The National Family Voice for Children's Mental Health



NATIONAL FEDERATION OF FAMILIES

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Hopkins campus by working with staff of Johns Hopkins to take advantage of the opportunity to share information with the campus community about mental illness in children, reducing stigma around mental health and ways to promote positive mental health. Johns Hopkins also provides an opportunity for all of the other behavioral health organizations and other businesses on campus to meet quarterly to share ideas and look at ways to work together to better our causes and in turn better the community.

I relocated my family here from North Carolina three years ago and not knowing anyone in Maryland, this work community embraced me and my family at the summer picnic and introduced us to school personnel, told us about community events for my children and helped me network with realtors and others to make my transition successful. I think this development will encourage more of this type of community networking. I fully support the Gaithersburg West Master Plan.

I am a residence of Mission Hill Sub division. I am please to know that Mission Hill Sub Division is a place of Scientists, engineers, lawyers, doctors, accountants, High tech and I.T. profesions. My house is located in the cul-de-sac at the end of the Mission Hill Drive. Our community is much closed knit, also we talk about economy, and Gaitherburg West proposed planning.

Recently I had a conversation with my neighbor's daughter, who is a 6th grade student in the elementary school. I mentioned her that JHU has planned 15 to 20 story high several buildings with parking spaces for 17,000 cars in the farm behind our houses. She was shocked and said it should not be possible. It was not the wish of Ms. Bank to commercialize her property. She said that, because she had read the article published in the Gaithersburg Gazette and other local news papers. Her wish was to develop a research campus with more than 30 to 40 percent open space.

Ms. Bank's deed specified that the Belward farm should be developed for agriculture, academic, research and development, delivery of health, medical care and services or related purposes only. According to Webster and Oxford dictionaries, the words "Related" and "associated" have same meaning. Certainly hotels, houses, restaurants, theaters, commercial buildings are not associated with research activities. Montgomery County has three research campuses, NIST, NIH and FDA. None of this campus has houses, commercial office buildings, theaters, restaurants, etc.

I am an engineer at NIST. I was involved in feasibility study, planning, programming and review of construction documents of 21st century state of art advanced measurement lab. Not a single research lab. Building at NIST is higher than 4 stories. NIST is famous for standards and technology not only in USA, but through out the world. NIST has only 3000 scientists, not 17000 as JHU proposed. It is a quality of scientists, not the quantity of people that is required to do the research.

The Gaithersburg west plan is not only increased in population, traffic, crimes, but it will certainly deteriorate the quality of life of residents of Montgomery County.

When there is a loss of one white collar job, than also there is a loss of one blue collar job. It is a fact that, when there is an increase of one white caller job, also there is an increase of one service sector job. Proposed white caller jobs are 62000 that will add another 62,000 jobs in service sectors. I.e. that will add up to 124,000 jobs in area. Anticipated increase in adult population is 124,000 minimum this will not only wincrease 124,000 cars, but also will add 62,000 to 75,000 new housing units in the county. If these 124,000 cars parked bumper to bumper, that will occupy road, covering a distance from Gaithersburg MD to Breezewood, Pa. If we believe in ethics, if we believe in principals, if we believe in values, than the Belward farm should not be developed, until the vision, and deed of MS. Bank are fully incorporated in the preliminary design of the Gaithersburg West Master plan to assure her mission. The Belward farm should not be commercialized.

Good Evening. My name is Jan Fine and I am here tonight as a member of Residents for Reasonable Development, as Secretary of the Architectural Review Board for Mission Hills, and as a concerned neighbor of Gaithersburg West. I am specifically addressing issues regarding Belward Farm.

I moved into my home in 1991 fully aware of the plans for JHU on the Belward property and stayed abreast of the plans over the past 17 ½ years. JHU has shown much respect for the residents of Mission Hills as our neighbor during this time and I expect this to continue as such.

Belward Farm sparks emotion in many area residents. What Mrs. Banks envisioned when she deeded the property to JHU was a CAMPUS dedicated to research and education. Mrs. Banks did not consider a “Biopolis” on Belward. Some consider her vision as shortsighted and outdated, but RRD and I believe that there is a unique and viable way to build this campus, preserve the farmstead, AND allow for the creation of something truly precedent setting. I think of it as JHU Belward Preserve.

What RRD and I envision is a Central Park-like, “greenscape” on Belward that would fit seamlessly into the fabric of the area as it moves from East to West. A compact walkable urban area anchored by transit would be built on the eastern portion of the property. Transit could loop back out to Key West Avenue and return to Great Seneca HWY, and a road could still connect across to Muddy Branch. Buildings could still be built allowing for the required classroom and research space. The farmstead would be visually accessible, and the open space could be just that – open lush, green park, meadow, and trees. JHU Belward could be utilized as an agricultural, recreational and historical park. It could be a prime location for cultural arts, music, fine arts, and festivals. A win-win situation could be celebrated by Montgomery County Park and Planning and JHU.

RRD proposes creation of an Open Space Preservation Initiative that would award TDR credits to the property owner – in this case, JHU, who could then utilize these credits at their classroom property in LSC central or market them to other developers in Gaithersburg West. This would provide JHU with the ability and the financial incentive to create a true Research CAMPUS, a place where scientists, educators, students, etc., could enjoy the natural space in large swaths instead of in smaller trails and patches. Surrounding residents would see a development come into play that would fit the fabric and feel of the suburban area in which they live, and the increase in traffic could be minimized. This would still ensure an increase in jobs and development, but the density would be moved east.

I would like to see meaningful community outreach and dialogue continue throughout this process. I am confident in our alternative Reasonable Plan, and hope that you will agree.

Submitted by,

Jan R. Fine
126 Mission Drive
Gaithersburg, MD 20878
301-921-0038

My name is Lynne Rose and I represent two groups. First, I am a member of the Residents for Reasonable Development and I am also the President of the Mission Hills Architectural Review Board. I am a true supporter of the sciences and understand the importance of research and development. However, I believe that we must also balance the idea of having a science city with common sense. A science city like the one proposed by the Park and Planning Draft would be plausible if you were starting from scratch in an undeveloped area. However, as you know, this is not the case. This area is already developed with numerous housing areas and businesses on all sides. Our streets are already filled to capacity. While I know plans for the CCT and road infrastructure are in the works, the RRD feel the addition of 40,000 more jobs to this area would cause traffic to stagnate.

I realize the Park and Planning Draft is attempting to deal with the huge volume of traffic. However, it will be virtually impossible to move this amount of traffic in and out of the area in a timely manner. The five elevated interchanges that are planned are not just costly, but they in no way fit in with the existing suburban neighborhoods. According to the Transportation Appendix that accompanied the draft, the traffic models that were run show that the traffic congestion is going to be overwhelming. First of all, the traffic standard was raised from the suburban standard of 1450 cars per lane per hour to the urban standard of 1600 cars per lane per hour which is comparable to downtown Bethesda or Silver Spring. According to Fig. 25 in the appendix, there will be 21 intersections that will be at or above the 90% of the urban standard. These 21 intersections do not even include the 5 major interchanges that are being proposed for our busiest intersections. This kind of congestion would be an unprecedented change for our area.

One final point and on a more personal note, I would like to speak to you as a Mission Hills resident. Our neighborhood runs parallel to Great Seneca Highway and borders Belward Farm. As of now, the draft calls for the CCT to run the length of the farm where it would then go out onto Muddy Branch and finally connect back onto Great Seneca Highway. The CCT would cross the only entrance into our neighborhood. It is already extremely difficult to enter and exit our neighborhood during peak driving hours. The addition of all of the traffic and the CCT would create an impossible for our neighborhood. I implore that you insist on changing the route of the CCT. Please move the CCT route from Muddy Branch and instead use the proposed route introduced by the Residents for Reasonable Development which would send the CCT directly back to Great Seneca Highway after the third LSC stop on Belward.

Thank you for considering these important points.

Lynne Rose
118 Mission Drive
Gaithersburg, Maryland
(301)721-9799

March 26, 2009 Public Hearing

Gaithersburg West

My name is Magdalena Clyne and I live on Mission Hills. I am a member of the Residents for Reasonable Development.

I moved to this area 20 years ago when 'Fields road' really was a road in the fields.

That said, the community has changed and rightly so. Businesses have expanded, jobs have been created and the residential community has flourished. The mixed use suburbia which this was designed to be has served us well so far, and as it grew, but it has always remained true to its original character and design.

Despite the traffic increase on the major roads, we can still feel comfortable crossing the roads and walking to the local store. This is indeed just as it should be in this suburban setting.

Unlike neighborhoods around Metro stations that have been designated growth centers for a long time, specifically designed and planned with logical foresight, this proposed plan appears to be a complete transplant of a city – plonked into the middle of suburbia! Despite the fact that the CCT has by definition a lower ridership than a Metro, the high density urban plan appears to be modeled on the Metro city scape.

What happened to the long range plan for this entire suburban community? In this case we never heard of the notion of a high density urban center until JHU sprang it at a community meeting not so long ago. It certainly was not in the original master plan and we strongly believe as evidenced and described in earlier presentations, that this density is absolutely not necessary for all or any of the research that JHU plans to undertake there. Think about what the benefits would be to have our own mini Central Park in the middle of the county! What foresight that would demonstrate and such a gem for generations to come, and what a showcase for JHU and the county.

So imagine a master plan that takes away suburbia and transplants a major city environment with all its implications – 5-7 elevated interchanges, 21 overall interchanges, car capacity as you heard which will exceed 1600cars/lane/hour –

unprecedented numbers for even a urban setting and high-rises that are more characteristic of downtown urban settings. With the 60,000 jobs planned for this area the result will be the largest urban center in the county, this is bigger than Bethesda which accounts for 45,000 jobs. Did we bargain for this? And is this right for these neighborhoods? Absolutely No!

The draft plan shows its provenance as a reflection of the vision JHU presented in its first public meetings (JHU mission still to be defined). It ignores or slights many other goals that could have been addressed without sacrificing the primary goal of promoting biotech business.

The Planning Board must address these other goals and allow public input to continue. All voters and taxpayers in this community must be heard and other reasonable alternatives must be evaluated and seriously considered by the Planning commission. There are options that allow JHU to achieve its development goals in a reasonable manner that do not fundamentally alter the suburban character of our community.

Thank you.

Magdalena Clyne
Residents for Reasonable Development
magda.clyne@comcast.net

March 26, 2009 Public Hearing

Gaithersburg West

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Thank you.

Magdalena Clyne
Residents for Reasonable Development
magda.clyne@comcast.net

Please refer to the 4th paragraph on page 43 of the Master Plan Draft.

The 1985 *Gaithersburg Vicinity Master Plan* and the 1990 *Shady Grove Study Area Master Plan* both recommended a 10-acre local park on the Crown Farm, which has since been annexed into the City of Gaithersburg and is no longer available for a County park site. **Consideration should be given, but not limited to, two properties in the Quince Orchard area if they become available in the future: the Johnson property at 12311 Darnestown Road and the Smokey Glen Farm property at 16407 Riffle Ford Road.** The Johnson family owns the largely vacant R-200 14-acre parcel on Darnestown Road along with the adjacent C-1 commercial property. **The Smokey Glen Farm has operated for over 50 years as a private recreation facility providing outdoor events for large groups. Ideally, a new park would provide two rectangular fields for active recreation.**

Chairman Hanson and members of the Planning Board
– thank you for the opportunity to speak tonight.

My name is Jim Sweet. For well over 50 years my family has owned and operated Smokey Glen Farm – a 91 acre farm providing facilities, barbeque catering, recreation and services for company picnics and special events. Our operations also include a sizable choose & cut Christmas Tree farm on the premises. We are located on Riffleford Road off of MD Rt 28 – just outside of the western edge of the Gaithersburg West Master Plan's border. My family's farm is actually located in the Potomac Master Plan Area.

In short, our concern about the Draft Plan is the speculative statement is made about our family farm stating **“Consideration should be given, but not limited to, two properties in the Quince Orchard area if they become available in the future: the Johnson Property... and the Smokey Glen Farm property (91 acres)....”** This relates to a proposed 10 acre park at the Crown Farm which was annexed in to the City of Gaithersburg and is no longer available for this Master Plan.

One of our issues is about process and the “backdoor” way that the speculative mention of our property found its way in to this draft. No one from Park & Planning ever contacted us until we submitted a letter on this issue on March 4th. Our property is in the Potomac Master Plan. We had no reason (we thought) to be involved in the early proceedings for this Plan, therefore we had no input. Again, no one from Park & Planning ever called us. We only discovered this language after my brother read the whole Draft Plan.

The core issue here is the damage this speculative language can do to our business. Given that the bulk of our clients book us many months in advance and year after year, rumors and speculation about our future can have disastrous consequences.

My family & I have invested our lives in to our family farm and business. We have invested large sums of money and time in the renewal of our Special Exception and Zoning status over the past few years. We understand the value of notice and proactive engagement. Through our entire special exception and zoning processes, our neighbors, friends and all of the many business and community organizations that we support rallied to support us. Not one soul showed up in opposition at any of these proceedings. I believe this speaks to our family's three generations of commitment to serve our community.

We are preparing to invest significant money in to renovations & improvements to more efficiently run our business and better serve our clients. This unwelcome speculative language leaves us with a "cloud" hanging over the future of our family business & family farm.

It is my family's intention & collective "mission in life" to preserve our family farm and the family business that supports it for many future generations to come.

We are not for sale nor will we be for sale.

I respectfully request that the Planning Board please delete this speculative and damaging language relating to Smokey Glen Farm from the Gaithersburg West Master Plan as soon as possible.

Thank you.

Gaithersburg West Master Plan Testimony
March 26, 2009

I am Sally Sternbach and reside at 1503 Noyes Drive in Silver Spring, MD. I am here this evening in my role as Executive Director, Rockville Economic Development, Inc., a 501(c)(3) funded largely by the City of Rockville to assure the long-term economic vitality of Rockville. These comments address REDI's assessment of the economic impact of the proposed Life Sciences Center only and should not be construed as the City's response to the Master Plan; that will be forthcoming after the Mayor and Council deliberations on March 30.

Let me begin by grounding you in Rockville's current economy. According to the US Census' most current figures, zip codes 20850, 51 and 52 (surrogates we often use for the Rockville economy) have 100,620 jobs; more than half, specifically 55,348 or 55%, are knowledge-based jobs. Of this, the largest number of jobs (25,598 or 25.4% of the total jobs) is in the "Professional, Scientific and Technical" category (NAICS code 54). Further, our regional economy is dominated by a few key, knowledge-based assets: NIH, NIST, FDA, Johns Hopkins University, the Universities at Shady Grove, Montgomery College, and Adventist Healthcare. The current Life Sciences Center, a brilliant concept 40+ years ago, is the dominant land use approach that clustered many of these assets. It used the 'business park' approach to co-locate educational, healthcare and life sciences organizations. The business park approach is now dated, as it is totally automobile dependent, single use (with no housing, retail or recreation), and lacks density with little sense of community among its tenants.

Now let's look at the future. Vision 2030 looks at Montgomery County, and by definition of its central location, Rockville, in a global competitive context. It understands that it is no longer sufficient to see only Research Triangle Park, San Diego, Boston, Austin, and Stanford as our competition. Competition comes now also from China and India, in particular, which are draining off the financial and intellectual capital we formerly took for granted and need. Vision 2030 asks us to look at mission; at what we want our City's reputation to rest on. Is this where the cure for Alzheimer's should be discovered, the elimination of TB assured and the early diagnosis of lung cancer confirmed? It gives us the opportunity to envision our role in fulfilling a universal, humanitarian mission.

There is remarkable synergy between the Rockville of today and the future contemplated by Vision 2030. The future Life Sciences Center (LSC) is an extension of Rockville's dominant industry sector. It anticipates jobs that mirror our population's key demographic, i.e., highly educated with 58% of adults having a bachelor's degree or better. It assures the continued relevance of the current Life Sciences Center and is based on best practices in planning: smart growth, mixed use, live/work, multi-modal, green, open space. It would also likely accelerate development of the Corridor Cities Transitway, with the benefit of overall relief for the I-270 corridor.

(over)

There is nothing currently being planned nor that could be planned that would have a more positive impact on Rockville's future economy than the proposed expansion of the Life Sciences Center. I believe that we need to support its full implementation, assuring the critical massing of assets to guarantee Rockville's and Montgomery County's future economy and reputation...not only as the place where the human genome was first mapped, but also as the place where medical breakthroughs take place routinely, where the best minds in healthcare, life sciences and high technology disciplines collaborate to the benefit of our national and global health. It can happen here if we support the vision! This is one of the times when a master plan needs to support a vision...and not one of the times when a vision needs to be limited by a master plan.

(over)

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VINCENT C. BURKE, III
OF COUNSEL

March 26, 2009

Royce Hanson
Chairman, Montgomery County Planning Board
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910
Rockville, Maryland 20850

Re: March 26th Public Hearing: Item #5
Gaithersburg West Master Plan

Dear Mr. Chairman and Members of the Planning Board:

I am writing on behalf of **THE FRANKLIN SCHOOLS**, a private educational facility located on Darnestown Road immediately across from the Johns Hopkins University's Belward property. As an immediate neighbor and provider of early childhood education, my client is strongly in favor of the Gaithersburg West Master Plan development vision for a new "science city" at Shady Grove.

THE FRANKLIN SCHOOLS are a private school complex serving 295 students on a 3 acre campus in Rockville, Maryland, located at 10500 Darnestown Road between Key West Avenue and Muddy Branch Road. Their school campus is directly across from the Belward Farm which would be a part of the Shady Grove Life Sciences Center. The **Franklin Montessori School (FMS)** and **Franklin Country Day Montessori School (FCD)** offer full day and part-time instructional and child care programs for children ages two through six.

Franklin's mission is to provide a Montessori program that focuses on the developmental needs of the child within a context of freedom and structure so that each child may learn at his own pace, maintain a joy for learning and reach his maximum potential. The

Franklin Schools provide a prepared environment that promotes academic excellence, cultivates independence, stimulates individual growth, embraces cultural diversity and fosters mutual respect and cooperation. From community to humanity, from botanical to mechanical, from lunch to launch, **Franklin's** students engage in a learning journey.

The Franklin Schools are thrilled at the prospect of the creation of a world class development focusing on health, science and education in its immediate community. This science city will afford unique learning opportunities for the students of **The Franklin Schools** to witness and experience science brought to life in the laboratories that will be part of the new center.

Franklin believes that this new community will be a terrific neighbor and that the school and the new science city will be mutually beneficial. The school anticipates that its programs, early childhood education and child care, will be enhanced by the proximity of a highly educated and motivated workforce whose knowledge and skills can be integrated into the learning curriculum of the schools. On the other hand, this same workforce will seek superior learning opportunities for their offspring, services **Franklin** already offers and can provide to an even larger population. The availability of these services, in close proximity to this new Science City, provides a key service essential to the making of a new live/work/learn community—one within easy walking distance of the Belward Campus of JHU.

Franklin has in fact already approached JHU about the possibility of an adaptive reuse of the Belward Farm, especially the historic barn, in which to expand its programs, to the end that the Barn could become a learning center with an emphasis on an environmental and scientific based curriculum, capitalizing on the farm heritage and setting. **The Franklin Schools** look forward to being a part of the future discussions on the best use of the Farm space, and hope JHU and the community will consider the possibility of an expanded school occupying the barn facility and surrounding open space as a dynamic and innovative learning laboratory.

Franklin recognizes that the concentration of many new jobs, retail uses and residential units, while fostering a dynamic community, and as laid out, one within easy walking or biking distance of the various uses, will also require a variety of supporting services. These needs include schools, parks, child care, recreational and other outdoor activity space, and meeting facilities. **The Franklin Schools** look forward to working with JHU and its development partners in realizing this vision of a wonderful new city by partnering to offer early childhood educational programs and activity spaces to complement this science city.

Franklin is pleased to see the recommendation for a Corridor Cities Transit (CCT) stop on the Belward campus. Providing ease of transit access to the new homes, offices, labs, and schools that will be needed makes a smart plan and lessens dependence on the automobile. **Franklin** parents, the school believes, will embrace transit services if they are readily available.

March 26, 2009
Page 3

For all these reasons, both as a neighbor of the Belward campus, and as an educational institution concerned for the future of our County and its residents, the **Franklin Schools** urge the Planning Board to endorse the plans for the Shady Grove Science City. Doing so will elevate the County's status as a biotech leader and help to retain in our County the best and brightest minds whom our County residents pay richly to educate with the promise of excellent jobs in a first class transit oriented community.

Thank you.

Sincerely,



Elsie L. Reid

ELR/jts

cc: Lilliam Oboler
Susan Gaus,
Co-Founders of The Franklin Schools

Testimony of Tim Newell
Newell & Associates
30 Cherry Street
Lebanon, N J 08833

Gaithersburg West Master Plan
March 26, 2009

My Name is Tim Newell and I am here tonight representing the Banks Family. Many of you know of or knew my Aunt Liz well. I know she would be very pleased with everyone's concerns with regard to Belward Farm. She spent most of her life on Belward and it was her Eden. My Mother and my Uncle were also raised on Belward and the three of them together owned and kept up the farm until 1989 when they decided sell it to Johns Hopkins University at a gift price in order to protect it from overdevelopment. Along with that gift there were deed restrictions put in place to ensure their vision for the property.

As you know, my Aunt is in a better place, but two of the three signatories on the deed have been aware since April of '08 of the 2030 Vision. My Mother, my uncle and the rest of the family have been fully engaged with the emerging plans for Belward as well as for the larger area, as shown in the Gaithersburg West Draft Master Plan. How all this may affect Belward is something that I keep track of on a continuous basis, even though it means taking time to come down here for occasions such as this.

The family is dispersed geographically as well as numerically and each has a share of the responsibility to see that the deed restrictions are honored by Hopkins. As with any family, there are varying views on what should be done. Bringing this to a conclusion is a work in progress, but when we do, the current expectation is that I will, as now, speak for the family in one, unified voice.

In the meantime, we are represented by counsel who are making sure that our interests are protected. They are in touch with Hopkins on the question of proper development of Belward Farm under the deed, and they are also monitoring the Master Plan process without seeking to influence it. We have confidence in their efforts on behalf of the family.

Because Hopkins' plans are still in a state of flux, along with the Master Plan, so is our family's reaction to what those plans may turn out to be. As we try to crystallize the family's stance, we are cognizant of the fact that it is the Planning Board's policy not to get involved in the enforcement of private agreements or let such agreements drive its decisions as to what is in the public interest. We respect that and encourage the Board, in evaluating future use of Belward Farm and nearby properties in the Master Plan, to recommend what you feel is best for the community and the County as a whole.

I am sorry I cannot provide you much more in the way of specifics today, but we will keep abreast of the Master Plan process and provide additional input when and how we can. As greater clarity emerges, the family will vigorously and publicly stand behind its decisions.

**Planning Board Public Hearing Testimony
Paolo Baroldi, Chief Medical Officer, Supernus Pharmaceuticals**

My name is Paolo Baroldi and I am the Chief Medical Officer of Supernus Pharmaceuticals, a company based in Rockville. Until January, I was working at Vanda Pharmaceuticals, a company located on the Johns Hopkins University Montgomery County Campus that focuses on central nervous system drugs.

I am also a neighbor who lives in Potomac Glenn and a contract Professor for Johns Hopkins. I am here tonight in support of the Gaithersburg West Master Plan.

Prior to moving to this area in 2006 for the job with Vanda Pharmaceuticals, I lived in Switzerland. My wife and I would bike to work along the Rhine River, a 10-15 minute ride that was very pleasant and energizing. Driving a car there was highly discouraged and made very difficult in every way by the local authorities.

We enjoyed the bike commute so much that when we moved here, we looked for a house within walking distance of the Hopkins campus. Giulia, our 5-year-old daughter, often accompanied us in our house hunting expeditions; in doing so she became very familiar with the splendid Human Genome Sciences building, highly visible from Shady Grove Road and Darnestown Road. Early on, Giulia asked about the building, and learning what went on inside, she spontaneously elected it as her best place to work as a scientist, in due course obviously! And now she introduces that building to all our visiting guests as her best place to work.

As I mentioned, I worked at Vanda for almost three years before being laid off along with 25 others because of a bad FDA decision concerning a key Vanda project. I quickly started hearing from headhunters specializing in pharmaceutical development. I came across many interesting opportunities spread from California to New Jersey, from Chicago to Boston. However the idea of moving and forcing my daughter out of her well-established and now comfortable environment and network of friends, schoolmates and neighbors was daunting. Fortunately, an opportunity arose at Supernus. Not exactly "walking distance" but certainly a "biking" one, weather allowing it!

I have been very lucky! A few Vanda colleagues — amazing scientists and professionals — have been lucky enough to also find jobs, most of them at Medimmune. But for many, the local biotech community is not strong enough and has not yet reached the critical mass to absorb the layoffs by many small businesses due to the terrible financial crisis we are all facing.

My hope is that the Gaithersburg West Master Plan will help develop and grow the immense knowledge, scientific and business potential contained in this region to offer unique professional opportunities as well as high quality of life.

And I keep thinking about how, thanks to this proposed plan, my daughter and her fellow students will actually get to go inside the beautiful HGS building and other similar buildings while they are still young so as to encourage them to continue down the science path when it matters most.

ATTORNEYS

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**Gaithersburg West Master Plan
Hearing before the Montgomery County Planning Board
March 26, 2009**

Testimony of Steven A. Robins on behalf of BNA Washington, Inc.

Introduction

Good evening Chairman Hanson and Members of the Montgomery County Planning Board. My name is Steven Robins and I am with the law firm of Lerch, Early & Brewer. I am here this evening testifying on behalf of BNA Washington, Inc. ("BNAW"), the owner of property located in the area referred to as the LSC North District and bounded by Key West Avenue, Omega Drive, and Research Boulevard and in close proximity to Shady Grove Road. With me is Les Homes of BNAW. I have attached a plan that depicts the location of the property. The property contains approximately 10.5 acres of land and presently is zoned O-M (Office, Moderate Intensity). The property houses a 112,000 square foot building that is owned and operated by BNAW for its parent company, BNA (The Bureau of National Affairs, Inc.)

As you may know, BNA is a leading news and information publisher, with a nearly 80 year history. BNAW operates a customer service and publications warehousing operation out of this particular building. BNAW is not a developer but is very focused on protecting the integrity and development potential of this particular asset. We offer the following comments as it relates to the property:

Zoning

Underlying Zoning

We support Staff's recommendation to retain the O-M zone as the underlying zone for the property. The O-M zone supports the existing use on the property and provides an appropriate density level for expansion and redevelopment opportunities. Having said this, we would recommend, as part of the Master Planning process, that the Planning Board consider revising certain provisions of the O-M zone, more particularly the provision that only permits limited commercial uses and only if these uses are inward looking and do not have any visibility from the exterior of the building. We believe this requirement is outdated and needs to be revised, preferably as part of this Master Planning process (instead of waiting for the comprehensive review of the Zoning Ordinance). Outward looking commercial type uses on the BNAW property are entirely

appropriate and would serve not only to support office/research type of uses in the area but also would activate the street in a positive manner.

Possible Overlay Recommendation

BNAW has entered into discussions with The Meridian Group for the possible joint development of the BNAW property and the Shady Grove Executive Center. These two properties are divided by Research Boulevard but together could provide a unique opportunity to develop an innovative and needed residential product together with a possible commercial component. Development of both sites with predominantly residential uses would create a critical mass of residences that better integrates the residential uses with existing offices and commercial to create a vibrant, livable community. This new residential community would be in close proximity to the CCT stop, retail amenities and other Life Science uses. Residential uses also would promote a use that generates fewer trips by allowing workers to live close to where they work. As you also will hear from the Meridian Group, this residential enclave would contribute to the Plan's goal of providing a variety of housing options for the workers in the LSC area. Also, to create a sense of community, the housing could be developed in such a way that encourages clustering to create a residential neighborhood rather than creating isolated communities in scattered office parks. A Planned Development (PD) recommendation that also permits commercial opportunities (through a recommendation in the Master Plan) as an option should be incorporated into the Plan for the property. This recommendation still would preserve the O-M zoning on the property and, at the same time, provide an opportunity to either individually or jointly develop the property as a residential community in close proximity to the LSC Central area.

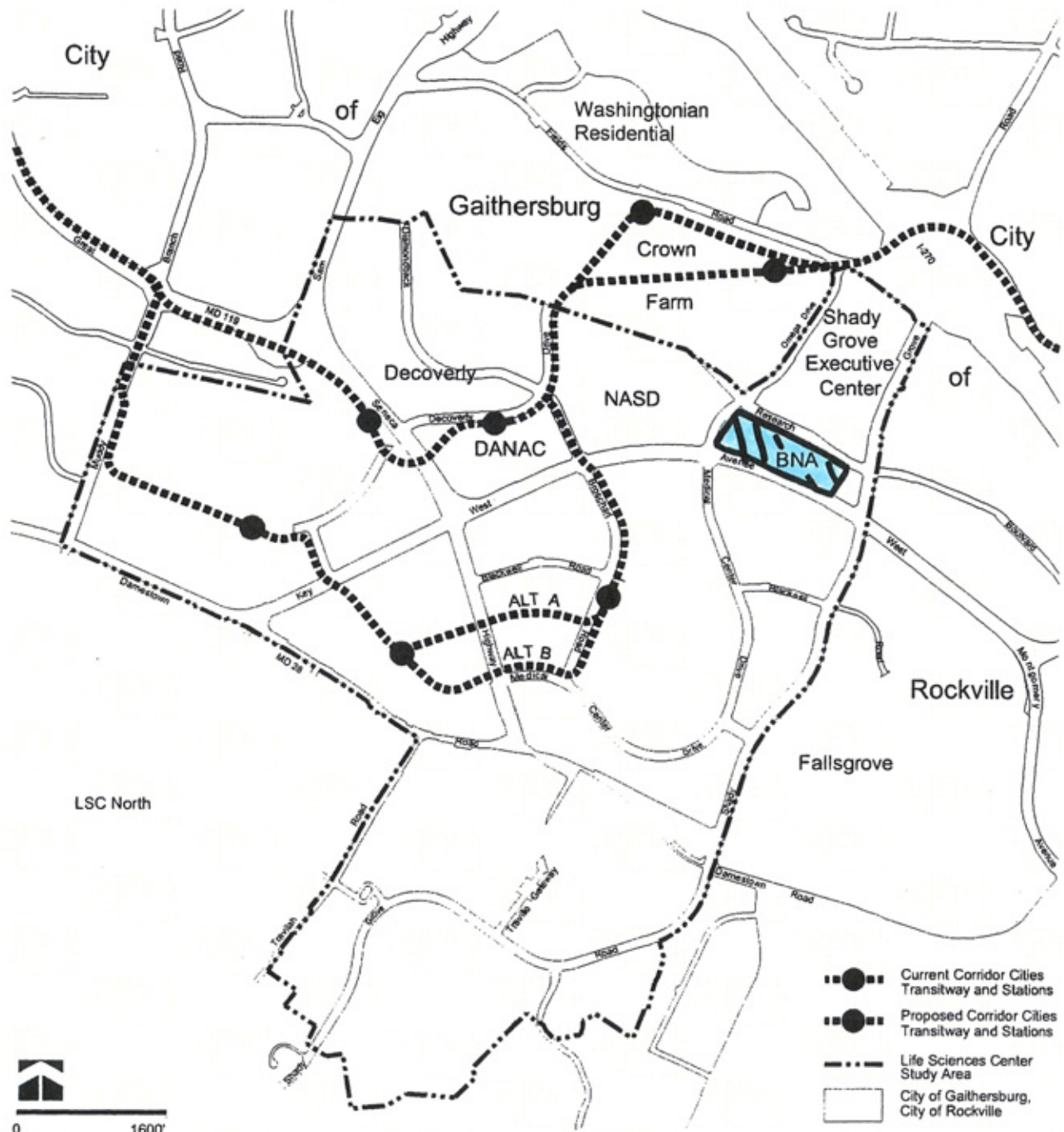
Road Alignment

The Plan recommends a comprehensive transportation network for all modes of travel. Of particular interest to BNAW is the proposed local street network (B-9) that is recommended in the plan as well as the proposed grade-separated interchange at the Key West/Shady Grove Road intersection (all shown on page 37). While we agree that the local network should increase mobility and pedestrian connectivity, the plan lacks the information necessary for BNAW to address the impact that the plan's recommendations (for business roads and the interchange) will have on the property. We would request that Staff provide the Board with more detailed information regarding the impact that these local network and regional improvements will have on the BNAW property. The plan also recommends the reconstruction of Key West Boulevard between Great Seneca

Highway and Shady Grove Road (M-22). Again, we would request that Staff provide the Board with information regarding the impact that this recommendation would have on the BNAW property. We would appreciate the opportunity to participate in discussions with the Board when this topic is addressed at a worksession.

BNAW is excited about the transformation of the Gaithersburg West planning area into a world class science and technology center. In doing so, we would respectfully request that the Board incorporate our suggestions regarding land use and zoning recommendations and also have Staff provide the information necessary to fully analyze our comments regarding the proposed road network. Thank you very much for your consideration of our comments regarding the Draft Plan.

LSC North District



LSC North is west of Shady Grove Road, north of Key West Avenue, and south of the Crown Farm property.

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**Gaithersburg West Master Plan
Hearing before the Montgomery County Planning Board
March 26, 2009
Testimony of Steven A. Robins on behalf of
LJF Real Estate Advisors LLC and William Rickman, Jr.**

Introduction

Good evening Chairman Hanson and Members of the Montgomery County Planning Board. My name is Steven Robins and I am with the law firm of Lerch, Early & Brewer. With me this evening is Lewis Flashenberg and William Rickman, Jr. I am testifying on behalf of LJF Real Estate Advisors, LLC, a stakeholder for a 13.3 acre property located off of Shady Grove Road and Travilah Road, better known as the Rickman property and Rickman Travilah LLC, Rickman Travilah LLC I and Rickman Travilah LLC II, the owners of the property. The property is located in the area referred to as the LSC South District and is zoned R & D. I have attached a map that depicts the location of the property.

We offer the following comments as it relates to the property:

Land Use and Zoning Recommendations

First and foremost, we strongly support retaining the R & D zoning and development opportunity for the Property. Mr. Rickman participated in the Potomac Master Plan process and spent much time and effort to achieve the R & D zoning. Little has changed that would result in a rethinking of this recommendation.¹ Having said that, Mr. Flashenberg and I worked for well over a year to supplement but not replace the R & D zoning on the property. More specifically, we have been pursuing a Zoning Text Amendment ("ZTA") outside of the Master Plan process that would allow as a permitted use multi-family residential in the R & D zone under certain circumstances. We spent a significant amount of time working on the ZTA with M-NCPPC Technical Staff, Council Legislative Staff, Executive Staff and civic leaders and also met with a few Council members and worked with their Staff. The ZTA underwent multiple reviews by

¹ Mr. Rickman participated in the Potomac Master Plan process in order to secure the R & D zone. In the Potomac Master Plan's discussion on the Rickman property, a recommendation was made that the property owner should dedicate sufficient land for a soccer field on this site or elsewhere in the Subregion or, in the alternative, provide funding in lieu of land. Mr. Rickman already has fulfilled this requirement by providing certain funding.

members and worked with their Staff. The ZTA underwent multiple reviews by several members of the "ZTA Screening Committee" that resulted in the ZTA that is attached to this testimony. The ZTA has not been formally introduced because of this Master Planning process.

More recently, Mr. Rickman and Mr. Flashenberg were contacted by Staff and informed that the Master Plan boundaries were being revised and, as a result, the Property would now be part of the Gaithersburg West Master Plan. As a result of this adjustment in the boundary, we were encouraged to put on hold our ZTA efforts and instead to participate in the Master Planning process so that we could seek a similar end result (*i.e.*, retention of the R & D zone and approval of a ZTA that would allow for multi-family residential under certain circumstances, or, if feasible, consideration of an alternative zone but only if that zone would permit R & D type development and multi-family residential). As a result, we switched gears, became engaged in the Master Plan process, attended the various community forums and continue to articulate this same vision and ultimate development opportunity for the Property.

When we met with Staff, we reiterated our desire to retain the R & D development opportunity on the Property and, in addition, also be able to develop multi-family residential if the opportunity presented itself and there was adequate market support. As the Draft Plan confirms, Staff supports retention of the R & D and also shares a similar opinion regarding the site's appropriateness for residential development. Where we appear to differ with Staff is in the level of residential development that would be appropriate. We believe that townhouse style development as recommended by Staff (R-T) would be an underutilization of the Property, would not be the highest and best use for the Property as it relates to a possible residential component and thus would not likely be developed. As far as a residential use is concerned, we continue to support multi-family residential development with density levels that are at least equivalent to those suggested in the ZTA (*i.e.*, this is similar to the density that already is achievable for R & D uses in the R & D zone) as a viable option and one that would promote sound land use planning.

We believe the appropriate recommendation for the Property is to retain the R & D zoning, and include language in the Master Plan that would support multi-family residential development as an option. The Plan also should recommend as an implementation item a ZTA that would allow for a multi-family residential development in the R & D zone (or, as mentioned above, if feasible, consideration of an alternative zone but only if the zone allows for both R & D type development and multi-family residential). This recommendation, first and foremost, preserves

the R & D that Mr. Rickman achieved as part of the Potomac Master Plan (and was deemed appropriate by the Council) and, at the same time, puts in place an option that addresses an important County policy that has evolved over time – the ability to provide multi-family housing in an area that will promote an opportunity for employees to live in close proximity to where they work. The Rickman property could provide a meaningful amount of housing to support the scientists and other workers whose jobs are projected to be generated from the already approved development in the area and from the opportunities envisioned as part of this master planning effort.

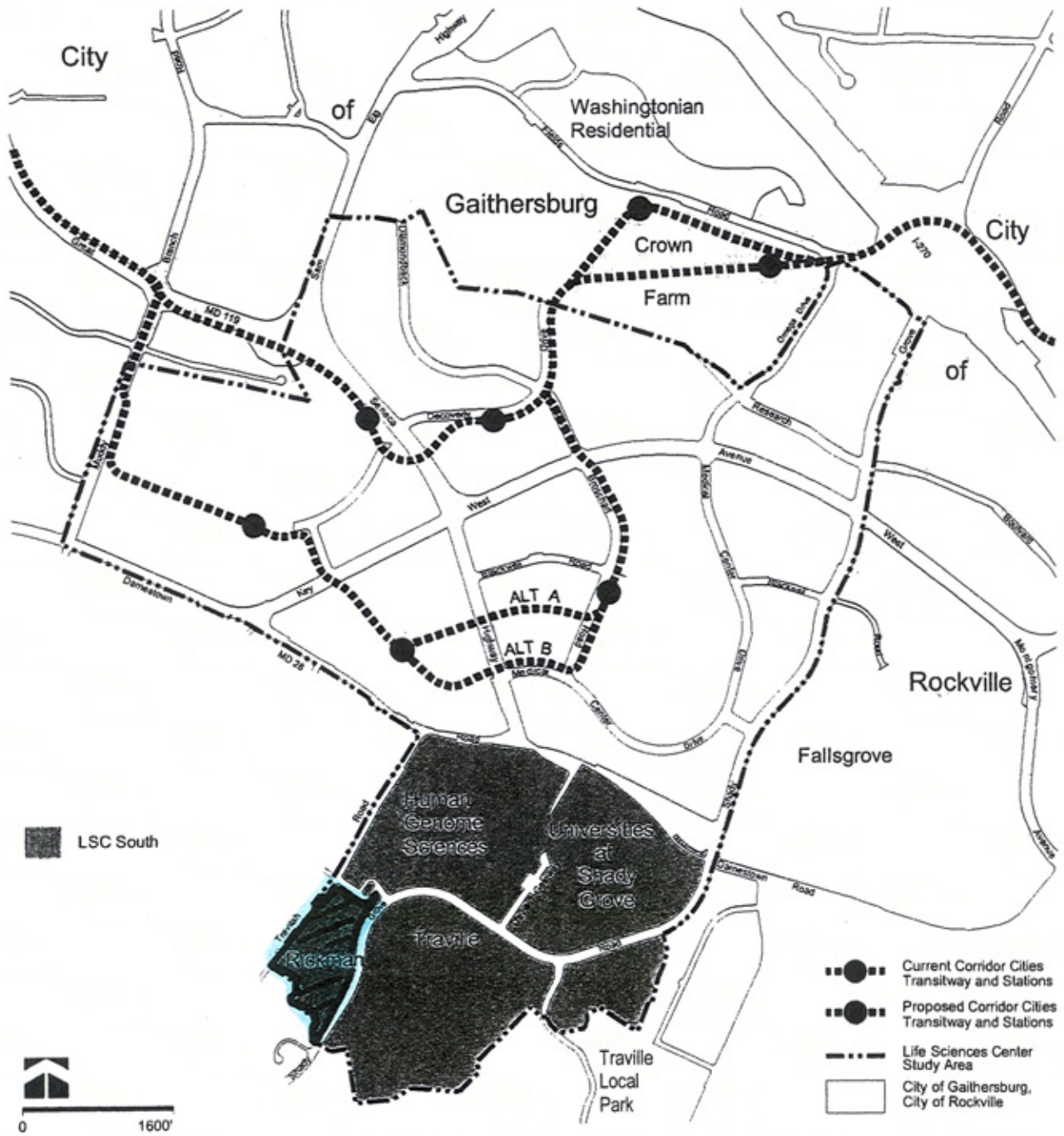
Technical Correction

Page 62 of the Draft Plan, under Staging, indicates that a new LSC Policy Area will be created and that before Stage 1, the entirety of the Rickman property located on Travilah Road should be placed into the new LSC Policy Area. Yet, on Page 63 of the Draft Plan, under the Growth Policy discussion, the Plan states that the new LSC Policy Area should be established for the LSC Central, LSC West and LSC Belward transit station areas and that the Rickman property be placed entirely within the R & D Village Policy Area instead of bifurcated between the R & D Village and Potomac Policy Areas. This inconsistency needs to be corrected.

Conclusion

The Rickman property has sat dormant for quite some time. It is a property that is ripe for development, pending recovery of the economy. A Master Plan recommendation that retains the R & D zoning designation but also provides the opportunity for multi-family residential development will serve to advance development opportunities for this presently underutilized property and will promote the goals and objectives articulated in the Plan for the entire Gaithersburg West planning area. Thank you very much for your consideration of our comments regarding the Plan.

LSC South District



LSC South is located south of Darnestown Road and includes the Universities at Shady Grove (USG), Human Genome Sciences, and the Traville retail and residential developments.

Proposed Zoning Text Amendment Involving the R & D Zone

Section 59-C-5.21(a) – Under the category “Dwellings,” insert a “P” under the R & D zone. Also, the “P” is footnoted (#27) to indicate that residential uses are subject to a new Section 59-C-5.45.1 – development standards that shall control for residential development in the R & D zone.

Section 59-C-5.45.1 – Residential Development in the R & D Zone

- (a) Permitted uses. Townhouses and multi-family dwelling units.
- (b) Location requirements. Any residential development in the R & D zone must either abut or confront property that is zoned for residential, mixed-use or R & D development or any other R & D zoned land that develops under the residential option of the R & D zone. Any parcel or parcels of land that are used exclusively for residential development in the R & D zone must not exceed a total of 15 acres.
- (c) Development Density. An increase in density above FAR 0.3 may be permitted, up to a maximum of FAR 0.5, if green area is increased from thirty (30) percent to forty (40) percent of the gross tract area.
- (d) Height limit. No building may exceed 65 feet in height.
- (e) Setbacks. All buildings setbacks shall be determined by the Planning Board as part of site plan review. Internal setbacks and frontage requirements must be determined at the time of site plan.
- (f) Green area. Thirty (30) percent of the gross tract area unless the development density is increased pursuant to Section 59-C-5.45.1(c), in which case green area shall be increased to forty (40) percent of the gross tract area.
- (g) Development procedure. For any residential development, the procedure for site plan approval shall be as set forth in Division 59-D-3.
- (h) Site design guidelines. In order to achieve a compatible form of development, measures should be included or contained in the overall design of a project to meet certain site design guidelines. The following site design guidelines must be addressed at the time of site plan approval.
 - i. Buildings, sidewalks, parking and vehicular access areas must promote an attractive, active and safe pedestrian-oriented environment within the project.
 - ii. Significant natural features must be preserved and, where appropriate, may be incorporated within project green space areas.

iii. Buildings must be placed within the parcel in locations that ensure compatibility with the surrounding area.

iv. Adequate public amenities and recreational areas must be provided to promote an attractive community environment.



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**Gaithersburg West Master Plan
Hearing before the Montgomery County Planning Board
March 26, 2009**

Testimony of Steven A. Robins on behalf of Red Gate III LLC

Introduction

Good evening Chairman Hanson and Members of the Montgomery County Planning Board. My name is Steven Robins and I am with the law firm of Lerch, Early & Brewer. I am here this evening testifying on behalf of Red Gate III LLC, the owner of property located in the area referred to as the LSC Central District and bounded by Key West Avenue and Medical Center Drive. The property contains five office/research buildings (9600, 9610, 9620, 9630 and 9640 Medical Center Drive) and is better known as The Shady Grove Life Sciences Center (the "Property"). The Property contains 11.47 acres of land (three parcels) and presently is zoned Life Science Center ("LSC"). I have attached a plan that depicts the location of the Property.

We offer the following comments as it relates to the Property:

Zoning

We support Staff's recommendation to continue applying the LSC zone to the Property. It is our understanding that the LSC zone will be revised to apply to the entire LSC Central District. We will need to carefully evaluate the zone to determine its impact on the Property (for example requirements like the Building Lot Termination ("BLT") recommendation, density, development standards, uses, *etc.*). It is our understanding that the FAR recommendation for the Property as part of the "new" LSC zone will be an FAR of 1.0. We support this density level and would request that if necessary (based on the contents of the new zone), the Planning Board include language in the zone that makes it clear that existing improvements are protected.

Road Alignment

The Plan recommends a new comprehensive transportation network for all modes of travel. Of particular interest is the proposed local street network (B-9 and B-10) that is recommended in the plan as well as the proposed grade-separated interchange at the Key West/Shady Grove Road intersection (all shown on page 37). While we agree that the local network should increase mobility and

pedestrian connectivity, the Plan seems to lack the information necessary for us to address the impact that these improvements will have on redevelopment of the Property, particularly the interchange. The Plan also recommends the reconstruction of Key West Boulevard between Great Seneca Highway and Shady Grove Road (M-22). For the upcoming worksession, Staff should provide the Board with information regarding the impact that these recommendations would have on the Property and others similarly situated. We would appreciate the opportunity to participate in discussions with the Board when this information becomes available.

Staging

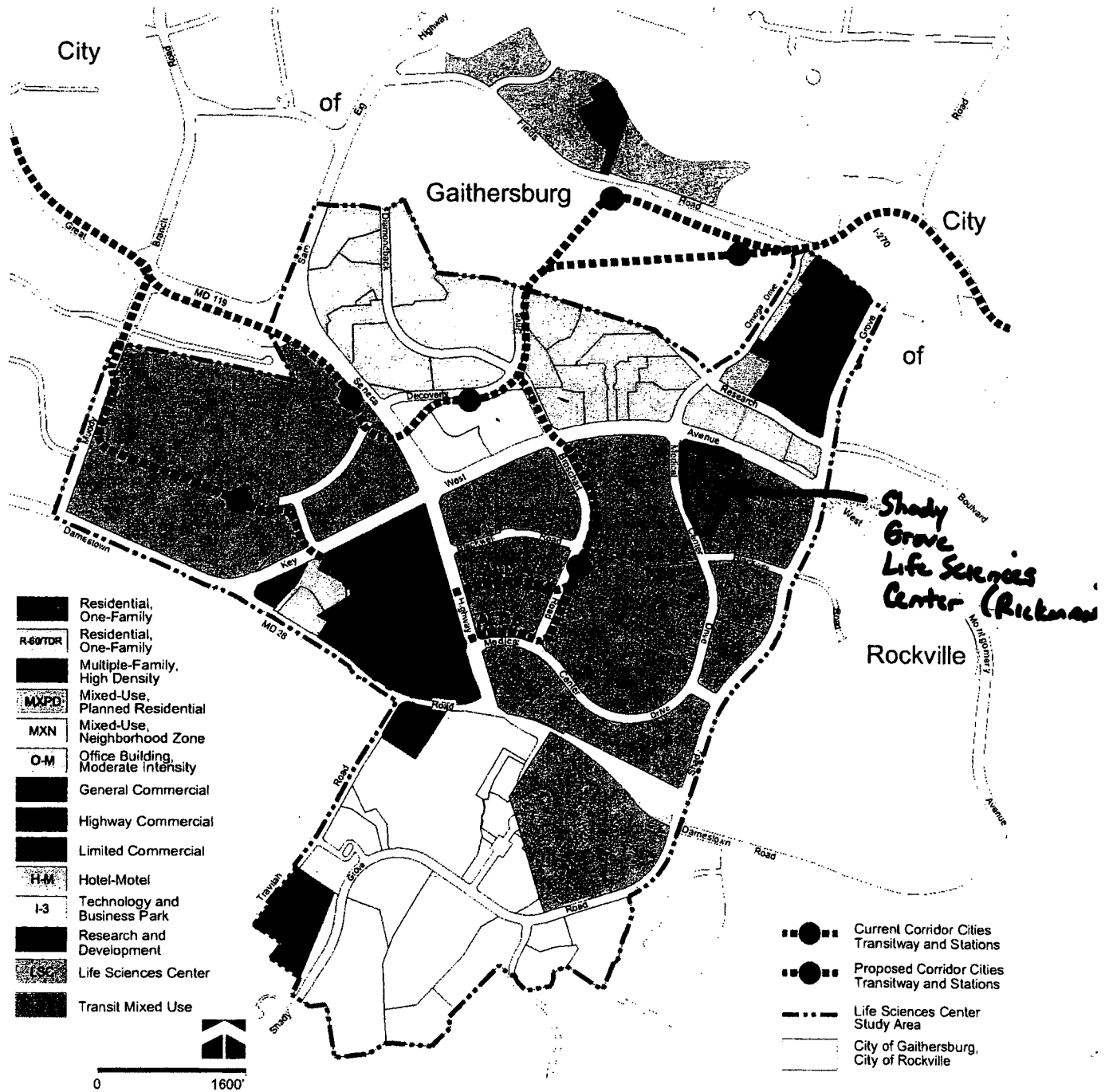
The Plan recommends certain staging elements that impact the LSC Central District. We understand Staff's desire to incorporate a staging element in the Plan that sets forth the road map for the transformation of the area from what exists today into the vision for the future. However, we believe it is important to preserve the opportunity to allow for certain levels of redevelopment (and the expansion of existing properties) to accommodate market demand that do not necessarily rise to the level of the transformation activities envisioned for the area. Thus, the Plan should make clear that out-of-cycle development is permitted and should be accommodated in those areas that are subject to staging as long as the proposed development is able to satisfy its various regulatory obligations requirements.

Conclusion

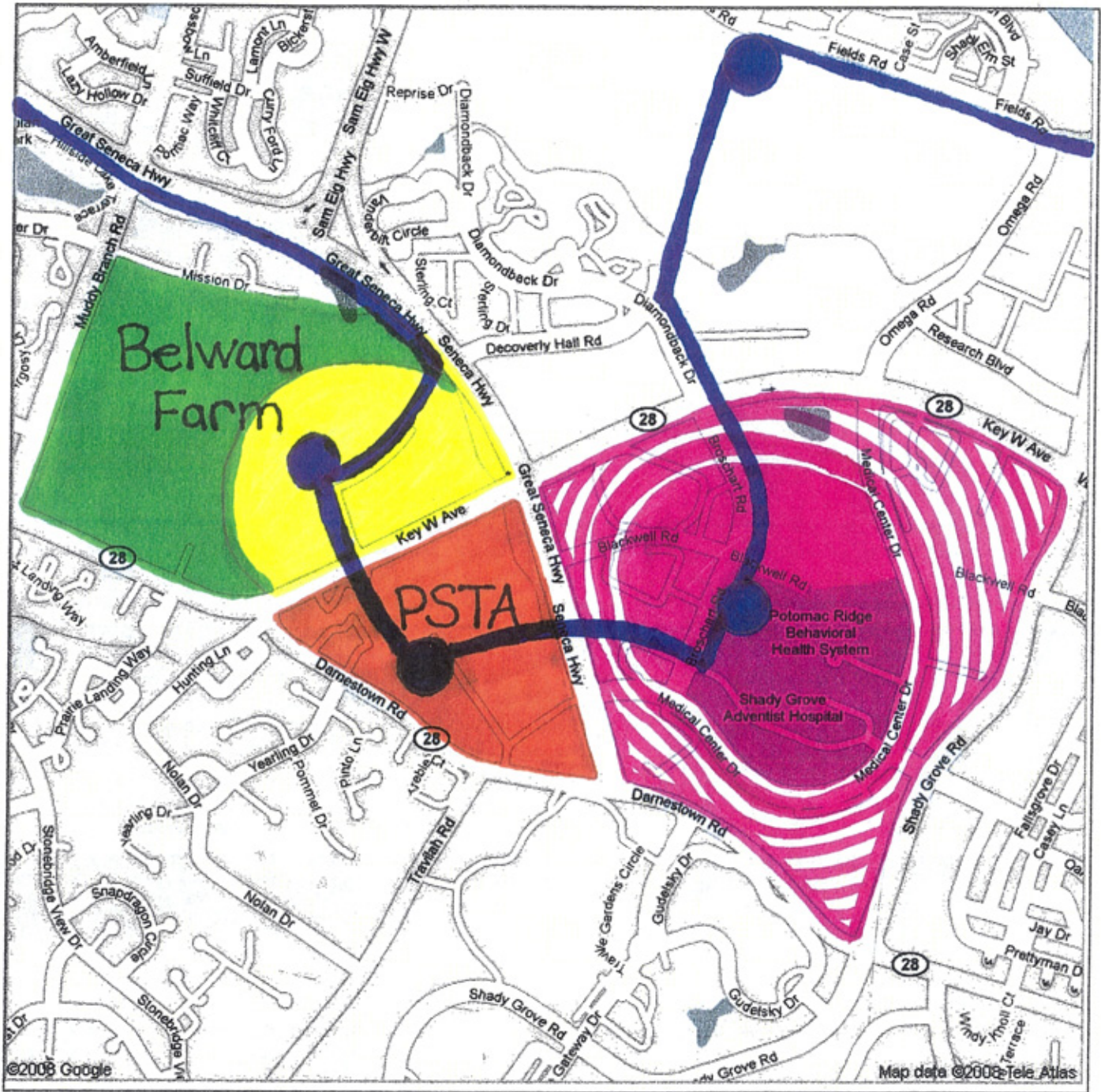
Red Gate III LLC supports the planning efforts for the Gaithersburg West Planning area and agrees with the transformation of the Gaithersburg West planning area into a world class science and technology center. Still, we really do need to understand the transportation recommendations as they relate to the Property (*see* above) and also request that any staging recommendations in the plan will not prohibit certain redevelopment/expansion opportunities or render any portion of the Property non-conforming.

Thank you very much for your consideration of our comments regarding the Draft Plan.

Proposed LSC Zoning



Alternative Plan for Gaithersburg West Master Plan



PRESENTED BY
RESIDENTS FOR REASONABLE DEVELOPMENT

*Cold Spring Elementary School-Duffie Elementary School-Fallsmead Elementary School
Lakewood Elementary School-Stonemill Elementary School-Travilah Elementary School
Cabin John Middle School-Robert Frost Middle School
Thomas S. Wootton High School*

WOOTTON CLUSTER TESTIMONY
REGARDING THE
GAITHERSBURG WEST DRAFT MASTER PLAN
Montgomery County Planning Board
Silver Spring, Maryland
March 26, 2009

Good evening. My name is Jennifer Pories. I am a Cluster Coordinator for the PTA's of the Wootton Cluster of Schools. Our cluster consists of nine schools; six elementary schools, two middle schools and one high school. These schools will educate 7,550 students this year (See Appendix A for a schedule by school).

Our high school, Wootton, was ranked #54 in this year's US News & World Report rankings of the top high schools in the nation and #4 in the Washington Post High School Challenge Index. This achievement has been attained while Wootton is the

- Second largest high school in Montgomery County, with 2,460 students
- Most overcrowded high school in Montgomery County, with 415 students over capacity
- Most portable classrooms (10) of any school in Montgomery County

There is no space left on the property to build an addition, this school simply does not have the capacity for more students from the housing to be built in Gaithersburg West. Although MCPS projections indicate a reduction in enrollment over the coming years, as one of the most sought after schools in our county, we question whether this will really occur. Many families move into our cluster, even to the extent of downsizing, to assure enrollment at Wootton for their children.

*Cold Spring Elementary School-Dufief Elementary School-Fallsmead Elementary School
Lakewood Elementary School-Stonemill Elementary School-Travilah Elementary School
Cabin John Middle School-Robert Frost Middle School
Thomas S. Wootton High School*

The Wootton Cluster middle schools are presently operating at 109% of capacity and the elementary schools at 99% of capacity.

It is the goal of MCPS to reduce and eliminate the number of portables, not to continue to fill them.

We urge you to be sure the new students arising from the housing to be built at Gaithersburg West will have seats in their schools when they move-in.

To accomplish this we suggest:

- **Phasing the housing with the rest of the project**
- **Designing the housing to encourage young professionals**
- **Financing of new school(s) to be built for this community should be directly tied to this project rather than going into the general capital budget where it would become lost in the pipeline. (The MCPS pipeline currently includes 36 school modernizations, 38 additions, 5 new schools, and 20 future schools excluding Gaithersburg West).**

We are also concerned that the projected increase in traffic will cause delays for our school buses and teachers, most of whom live outside of our cluster if not the County. Teachers will not benefit from public transportation since there is no way for them to get to our schools from the proposed Gaithersburg West Stations.

We urge you to assure that the roadway infrastructure is phased in as the project is completed to avoid further traffic delays.

The road construction and redevelopment must consider the safety of our children. Speed limits must be kept low, to discourage speeding and encourage safe driving. Sidewalks and hiking/biking paths must be built before the roadways are constructed.

We urge you to make safety a priority when considering new road development and redevelopment.

*Cold Spring Elementary School-Dufief Elementary School-Fallsmead Elementary School
Lakewood Elementary School-Stonemill Elementary School-Travilah Elementary School
Cabin John Middle School-Robert Frost Middle School
Thomas S. Wootton High School*

The safety of our children is of the utmost importance to our PTA's. We must be comfortable that the scientific work to be conducted in and around the Life Sciences Center will not create any dangers to our students and staff in the nearby schools.

We urge you to require in writing, as a condition to the ongoing use of the buildings in and around the Life Sciences Center, that the work/experimentation does not endanger those in the nearby schools.

We hope to be included on a Citizens Advisory Group that will work with the Developers, Builders, and Park and Planning to ensure that our objectives regarding safety, school capacity, and traffic minimization are met.

Thank you for your time tonight.

Projected Enrollment and Space Availability

Effects of Recommended Amendments to the FY 2019–2014 CIP and Non-CIP Actions on Space Available

Schools		Actual 08-09	Projections							
			09-10	10-11	11-12	12-13	13-14	14-15	2018	2023
Thomas S. Wootton HS	Program Capacity	2046	2059	2073	2086	2086	2086	2086	2086	2086
	Enrollment	2461	2413	2399	2338	2304	2243	2170	2170	2265
	Available Space	(415)	(354)	(326)	(252)	(218)	(157)	(84)	(84)	(179)
	Comments		-1 LFI	-1 LFI	-1 LFI	Fac. Plng. For Mod.				
Cabin John MS	Program Capacity	844	828	828	1053	1053	1053	1053	1053	1053
	Enrollment	904	916	876	875	853	838	824	925	965
	Available Space	(60)	(88)	(48)	178	200	215	229	128	88
	Comments		@ Tilden Facility Bound. Rec. +1 AUT		Mod. Comp. Aug. 2011					
Robert Frost MS	Program Capacity	1071	1071	1071	1071	1071	1071	1071	1071	1071
	Enrollment	1177	1109	1052	1040	1039	1002	995	1040	1085
	Available Space	(106)	(38)	19	31	32	69	76	31	(14)
	Comments									
Cold Spring ES	Program Capacity	412	412	412	412	412	412	412		
	Enrollment	393	371	367	363	364	377	383		
	Available Space	19	41	45	49	48	35	29		
	Comments					+ Gym				
DuFief ES	Program Capacity	394	394	394	394	394	394	394		
	Enrollment	437	418	404	409	414	417	419		
	Available Space	(43)	(24)	(10)	(15)	(20)	(23)	(25)		
	Comments									
Fallsmead ES	Program Capacity	528	528	528	528	528	528	528		
	Enrollment	495	482	494	489	483	505	504		
	Available Space	33	46	34	39	45	23	24		
	Comments									
Lakewood ES	Program Capacity	568	568	568	568	568	568	568		
	Enrollment	629	621	612	603	593	573	577		
	Available Space	(61)	(53)	(44)	(35)	(25)	(5)	(9)		
	Comments									
Stone Mill ES	Program Capacity	644	644	644	644	644	644	644		
	Enrollment	608	589	584	562	559	556	574		
	Available Space	36	55	60	82	85	88	70		
	Comments									
Travilah ES	Program Capacity	526	526	526	526	526	526	526		
	Enrollment	441	423	418	423	427	442	453		
	Available Space	85	103	108	103	99	84	73		
	Comments									
Cluster Information	HS Utilization	120%	117%	116%	112%	110%	108%	104%	104%	109%
	HS Enrollment	2461	2413	2399	2338	2304	2243	2170	2170	2265
	MS Utilization	109%	107%	102%	90%	89%	87%	86%	93%	97%
	MS Enrollment	2081	2025	1928	1915	1892	1840	1819	1965	2050
	ES Enrollment	3003	2904	2879	2849	2840	2870	2910	3035	3165

Superintendents recommended FY 2010 Capital Budget and Amendments to the FY 2009-2014 Capital Improvements Program

Coleman, Joyce

From: Ethan Goffman [goffmane@yahoo.com]
Sent: Thursday, March 26, 2009 11:16 PM
To: MCP-Chairman
Subject: Sierra Club Testimony on West Gaithersburg
Attachments: Sierra Club Statement on West Gaithersburg.doc

RECEIVED

MAR 27 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Hi,

Here's the written version of the statement given at tonight's public hearing. Thank you.

Ethan Goffman



Montgomery County Group

Statement on Proposed West Gaithersburg Life Sciences Center

Gaithersburg West is a hastily conceived project that seems designed to accommodate Johns Hopkins University, rather than part of a thoughtful plan to accommodate the region's natural growth and serve all of its citizens. It is Smart Growth in name only.

Before beginning a new plan, it makes sense to look at the entire region. What are its transportation assets? Which are stressed to the maximum and which are capable of handling growth? Where are the jobs located, where are the residences, and how can more balance be encouraged between the two?

The planners have done none of that. Currently, most jobs are in the western part of Montgomery County, with Rockville Pike, I-270 and the Shady Grove arm of the red line stressed to the maximum. Commuters come from the East toward Bethesda and Rockville. To shorten commute times it makes sense to encourage job creation on the Glenmont arm of the Red Line, along the future route of the Purple Line, for instance in Langley Park, and on such Green Line stations as College Park and Prince Georges Plaza. Much of this would require coordinating with Prince George's County, realizing that the whole DC Metro area acts as an organic unit.

Instead the Gaithersburg West plan replicates the mistakes of the past while conjuring up an imaginary future. In Rollin Stanley's recent talk before the Sierra Club and the League of Women Voters, he justified Gaithersburg West as a long-term form of Smart Growth to create space for the many people who are inevitably coming to Montgomery County. Why, then, is the development job based, when jobs are what bring more people to the area? Gaithersburg West will create growth where it's least desirable, not handle growth that's coming anyway. It will do so in an awkward and unnatural place, then reroute the Corridor Cities Transitway and claim that that makes it a Smart Growth project.

The Life Sciences Center would be the **largest employment center** in Montgomery County. If it reached 60,000 jobs, it would exceed downtown Bethesda (40,000 in 2030), White Flint plan (40,000), downtown Silver Spring (34,000 in 2030) or equal downtown Bethesda plus the NIH (currently about 58,000). It is on the outer edge of the I-270 development corridor, actually protruding into the Potomac planning area (the wedge).

The Life Sciences Center is called transit oriented, yet traffic modeling shows a much higher growth in driving trips than transit trips. If the proposed urban center were built, transit work trips would increase by about 7000 compared to the trips under the current master plan. Auto work trips would increase by 30,000. The impact on I-270 would be greater than the impact on the CCT. Some 2000 more work trips would come from Montgomery County's rural area.

Traffic congestion would become much worse, according to the modeling results in the plan's transportation appendix. That should not be the bottom line for a smart growth, transit oriented sustainable plan!

So if you want to balance growth and jobs and do it near the city center and places with the best transit access, why create jobs in an outer suburb to the west along a corridor that already has an excess of jobs?

While we do not believe this project should go forward, if it must do so a better plan is available. Gaithersburg residents, in conjunction with the Sierra Club, have devised an alternative "Reasonable Plan" that would allow for a smaller biotech business center positioned closer to transit. However, even this plan is too much for this nearly-exurban area.

In sum, this plan has been put together too hastily and imposed from above. Too often, the county pays lip service to the terms "public input" and "Smart Growth," but satisfies neither.

Testimony of Rex Reed, 11343 Amberlea Farm Drive, Gaithersburg, MD 20878 given 3/26/09

Good Evening

My name is Rex Reed, and I am here to speak in support of the proposed Gaithersburg West Master Plan. I live next to my family's farm about 1 mile down Dufief Mill Road from the Belward Farm. My family purchased our farm in 1963 and I have grown up watching this area change from the middle of nowhere, as it was considered by even Rockville residents, to a busy, thriving, area that is one of the economic engines for our county. This change was foreseen by my father, who moved our family here from the city and in 1970 built the Quince Orchard Shopping Center just 2 miles up 28 from Belward.

I attended my first Belward meeting about a year ago at the Johns Hopkins campus after seeing a notice along the side of the road. I was fascinated and excited with the vision they had. As a small business owner, I saw the tremendous opportunity for business so close to home, as a realtor I thought about the increased value to the homes in the area, as a father, I considered the opportunities for our children, and as a very proud, lifelong Montgomery county resident, I considered the pride that this plan would bring to our whole county.

At this and subsequent meetings last spring, I put my 2 cents in on a variety of areas, including the possibility of providing Hopkins-subsidized inexpensive rental housing to house the many lab assistants and support staff that will probably not be earning salaries capable of homeownership in the immediate vicinity. This "workforce-style" housing will also provide concrete numbers when it comes to traffic impact calculations.

When I returned for the round of meetings hosted by Park and planning last fall, I was shocked by the opposition of neighbors and especially outsiders that came in to complain at open meetings about a lack of openness. I suppose if you do not live in the area, you would not have seen the signs advertising the Hopkins meetings placed every 50 feet along Route 28 and Muddy Branch. And if you did not attend those meetings, you would not realize the extent that the Hopkins planners listened to the ideas and concerns brought out at those meetings.

When MNCPPC unveiled their preliminary master plan draft at a meeting last fall, I was quite surprised at the extent they had considered the complaints by a handful of people that happen to own homes backing or adjacent to Belward. I even made the comment to one of the Hopkins staff that I knew they were hoping for more. Not realizing these residents had achieved a victory, I saw people continue to complain, and I have to say that what struck me most, is that this is a 40 year plan, and for one reason or another, few, if any will still live here when this project is completed. Let's think about the future.

My fear is that by listening to the concerns of a few NIMBYs, and of activists for hire, another increase to a buffer here, and lower buildings over here, less density here, that these few will be successful in stopping this whole project, because once you drop below a magic number, the CCT realignment is no longer practical, and without the CCT, this whole vision melts away.

There is too much good at stake. Good for Shady Grove Hospital and its many existing and planned future services, Good for our children, after being educated by top schools to be able to stay in the area, Good for science, bringing cutting edge medicine to our doorstep, Good for our tax base – god knows we need that, and Good for all of our Counties families and businesses, to be thriving in the best county in the nation.

Thank you for your time.

My name is David Rothbard. I am a resident of North Potomac and one of the Residents for Reasonable Development. I have been a professional scientist for over thirty years and have worked in industrial research centers in several industries across the US and overseas.

Let me give some comparisons between the draft Master Plan and what we consider reasonable development. Rather than the Master Plan's fully built commercial space of 20 million square feet with 60,000 jobs, we'd like the limit of commercial build-out across the six traffic zones to be 12 million square feet with 36,000 potential jobs. That is still a 15,000 job increase over today and almost a doubling of commercial square footage. On LSC Belward, a reasonable limit would be 2 million square feet, not the 4.6 million that Ms Sturgeon presented, and certainly not the tripling of the F.A.R. density from 0.3 to 1.0 as this plan proposes. The Belward Farm was decided to be a site for Research and Education, and was expected to be a low density research & education campus. Now Belward and Science City appear to have evolved into an indistinguishable commercial real estate development project.

I am concerned about the confused state of the staging plan as put forward in the Draft. Although the overall plan has six traffic zones, the staging requirements and build-out numbers only apply to three: the LSC Central, West, and Belward. The 6 million commercial square feet allowed in Stage 1 is less than the currently existing 6.9 million in the plan area.

The developers have painted for us a rosy portrait of a pot of gold waiting if only they build a rainbow pathway. When I asked Johns Hopkins whether they had any commitment from NIH to move facilities to this Science City, the answer I got was a clear No! In fact, we have not been told of any major funded research effort or entity that might take up a significant piece of the new commercial construction. We are being asked to sacrifice our residential community and quality of life, for what could become mostly office space.

When I moved to the Montgomery County seven years ago, I rented in other areas before deciding to settle in North Potomac for its lack of congestion, open vistas, and low density of development. If I had wanted the high rise buildings and bumper-to-bumper traffic of downtown Bethesda and Silver Spring, I would have settled there. It is incompatible to put a urban development of this scale into a low density residential area. Intersections already back up during rush hours, and will only get worse when the inter-county connector opens. I am not comforted by the 5 new raised interchanges proposed in the plan.

The Transportation Plan assumes that there will be a 30% non-auto driver mode share. It boggles the mind (and really overheats the models) to assume 30% of people working in this area would not be driving their cars. What about all the people in who will live in the new housing units and will be commuting to jobs outside this area? We, the taxpayers of MoCo, will be stuck with the bill for the infrastructure improvements, and the gridlock.

Good Evening,

My name is Mr. David Marcille, Director of Support Services- Operations at BioReliance Corporation in Rockville and I am here tonight in support of the Gaithersburg West Master Plan.

- BioReliance
 - Contract Research and Service provider to the Global Pharmaceutical and BioTech industries
 - 60 year old company based in Montgomery County
 - Providing over 400 jobs in the Life Science sector
- The Washington-Baltimore region ranks sixth among the top US BioScience clusters for venture capital with over \$900 million invested between 2002 and 2006. In fact, 85% of the investment went to firms based here in Maryland
- In terms of numbers:
 - The region ranks 3rd in biotechnology firms
 - 5th for biotechnology employment
 - 3rd for research testing lab employment
 - 8th for pharmaceutical employment
 - **And 14th for medical device employment**
- Therefore, the importance of this industry sector to Maryland's economic health and future growth can not be underestimated
- However, national trends in demographics and educational attainment suggest that by 2020 the United States will lack the college ready population and workforce it needs to compete globally.....**UNLESS** K-12 student achievement, college attendance and degree attainment all increase particularly in science, technology, engineering and mathematics
- Research confirms that "college readiness" equates to "work readiness"; that the skills required for a successful transition to college are the same needed to succeed in today's work place

- We believe the proposed master plan for the Life Sciences Center is going to provide much needed space for biomedical research which in turn will promote collaboration between business, government and educational institutions in an effort to sustain and grow the BioScience industry here in Maryland
- **Specifically the plan will:**
 - **Provide** companies that locate here access to high caliber staff
 - **Provide** robust communication and contribution between the industry and higher education which is important to the development of new and innovative services and products
 - **Facilitate** the continued development and growth of our talented workforce through integrated educational programs offered by our local area colleges and universities
 - **Allow** the commingling of work and housing spaces to alleviate the difficulty of hiring highly qualified individuals while providing an appropriate work/life balance
 - **Generate** renewed public and private commitment to investing in higher education and workforce training programs to meet workforce needs of the BioScience industry
- In a business sector where intellectual property and technical ability are its most important assets..... the **quality of life** for its human capital is paramount.
- The Gaithersburg West Master Plan addresses this critical need now and for our future generations.

Thank you.

Gaithersburg West Masterplan Public Hearing
26 March 2009

Paul J. Yanoshik
12304 Pissaro Dr.
North Potomac, Md, 20878

I'm Paul Yanoshik and live about 1.2 miles from the ground zero of the development and redevelopment of the area that is being discussed for the Gaithersburg West Masterplan. I am in strong support of area's development to a World Class City of Science in the vision promoted by this Master Plan and by Johns Hopkins, as long as the build out process is done in a staged manner w/the development infrastructure. A staged manner that includes the laying of the CCT to move people in an economical manner, the timing of the roads and other infrastructure that minimizes the disruption on the lives of the existing citizens and growing population.

Our Family has lived in this area and we've raised our family here since 1983. We chose to relocate to Montgomery County from Singapore in 1983 for the reasons that this area was a great place to raise a family and the County had an economic vibe and a vision of progress. The County leaders and planners with the vision back in the 1970's for the Life Science Center had it, now with this new Masterplan we have the opportunity to stand on the shoulders of their successes and move the vision to the next level. This next level is amply demonstrated in the integrated plan before us to develop this City of Science. An area that will be able to leverage the geographic advantages we have in the area now: our talent pool of professionals and the proximity to the important Government and Private groups in the Science, Research, Development and Manufacturing as well as a magnet for talented people, from all of the country and world to come and study, work and live.

In considering the brave new world in which we now live, this "Flat World" where we face competition from advancing counties in area's of the world that in the 1970's were not even considered to be competitive, we must embrace the discomfort of change for the good of the future for our children and grandchildren. The discomfort and pain of change is articulated loudly by many citizens that yell that they don't want change, they don't want traffic, they don't want development, not in a manner that is expressed in this bold plan for the City of Science. As I see it we must move to take advantage of our natural resources here for the good of the County, the good of Maryland and I would maintain the good of the United States. We now see areas of the world that now have and are continuing to develop these World Class Cities of Science: in Singapore, in China and in India that will in the future be able to move their economies in a competitive manner in the fields of Bioscience, Nanotech and other advanced sciences at a very rapid level. We simply must accelerate our efforts to maintain our competitive advantage in the future and embrace this new world with this brave new plan, articulated in this vision of the Masterplan and promoted by Johns Hopkins and the planners that recognize the need for change. Change that will provide an opportunity for our area to truly become a Shining City of Science and Progress on the Hill.

My name is Todd Grinspoon. I am a resident of The Woods of Muddy Branch which is 1 mile from the Belward farm. I have been a resident of that neighborhood for 10 years. More importantly, however, I have been a resident of Montgomery County for 42 years. I am 42 years old. I am a 3rd generation Washingtonian. There aren't many of us and that's part of the reason I'm here tonight.

Too many youths take jobs out of Montgomery County. The friends I grew up with all have jobs outside of the County if not the State. I have 3 children. 2 of my children have already expressed an interest in pursuing careers in the life sciences community. I'd love for them to have opportunities in their hometown as they leave college and get out in to the work world. Yes, there is a life sciences community here in Montgomery County, but it is being stifled by limited opportunities to grow. Many of these companies require more square feet per employee than your typical "office" company due to the requirements of lab space and other intricacies that go along with a life science company. The present plan allows for very limited growth in the life science sector, and the growth it does allow for does not provide housing or amenities to attract new companies. The new proposal does that.

Being a neighbor to the proposed life science center also is attractive to me and my family. New retail will be created all within walking distance. Route 28 and Key West Highway will be improved. More bike and pedestrian pathways will be created. With the addition of CCT stops it will be less necessary to drive. I don't believe the new proposal will create an overburdening of our roads.

I've stayed in Montgomery County because it's my home and I believe it's a great place to raise a family. I'd like my children to have the same opportunity, but with Montgomery County losing to Virginia on a pretty constant basis...I don't see that happening. As Montgomery County faces increasing budgetary constraints, I think the added tax base would be a welcome thing. We need to create jobs in Montgomery County and the additional square footage being asked for will go a long way towards accomplishing that.

I've attended all of the town hall meetings and I remember listening to the opposition speaking and thinking that most of those people were in their 60's or older. I didn't hear one person from my generation stand up and oppose the plan. We're talking about a plan that runs through 2030. Even I hope to be retired and living in some place sunny by then. I remember having a conversation with a woman who was opposed to the new plan and she made her point of view seem so important because

she had been a Montgomery County resident for 25 years. I've been a resident of Montgomery County for 42 years and I'm in favor of the plan. A lot of people fear change, but change is inevitable and this case, change should be welcome. The concept of a live-work play community can, in my opinion, be a good thing for the county and future generations of the county.

March 26, 2009

WILLIAM KOMINERS
301 215 6610
william.kominers@hklaw.com

VIA HAND DELIVERY

Dr. Royce Hanson, Chairman
and Members of the Planning Board
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Draft Gaithersburg West Master Plan; Shady Grove Center
Testimony of William Kominers on behalf of Shady Grove Center

Dear Chairman Hanson and Members of the Planning Board:

Good afternoon. My name is William Kominers and I am speaking today on behalf of the owners of Shady Grove Center, a 6-acre commercial center currently zoned I-1, that is located at the northwest corner of the intersection of Shady Grove and Gaither Roads. The Shady Grove Center is part of one of the five enclaves mentioned on page 39 of the Plan, specifically, the Washingtonian Light Industrial enclave.

We support the Staff's recommendation on page 54 of the Draft Master Plan that the Property should be considered for medium-density commercial mixed-use. Further, we believe that the Property is most suitable for non-residential uses and that a mixed-use commercial zone (office/retail) would be the most appropriate designation for the long-term redevelopment of the Property.

Shady Grove Center is well-situated along Shady Grove Road at Gaither Road -- located adjacent to the boundary of the City of Gaithersburg across Gaither Road, and across Shady Grove Road from properties in the City of Rockville. The Property is within the maximum expansion limits of the City of Gaithersburg. The surrounding area, particularly the area within Montgomery County behind the Center along Gaither Road, is commercial/industrial in character. Built in 1971, Shady Grove Center currently consists of a two-level commercial shopping center containing approximately 108,000

square feet. While the commercial center is successful today, in the long run it will likely be a candidate for redevelopment sometime during the life of this Master Plan.

The Property owners have engaged StreetSense to analyze possible redevelopment of the Center. Given the high visibility location at the corner, mixed-use seems the appropriate use type. But, given the surrounding area and the adjacency to a major road, mixed-use of a commercial nature seems most appropriate. For this reason, we recommend that a density of approximately 1.5 FAR be included in the Master Plan recommendation for this Property. Such a density would result in approximately 400,000 square feet of development. The proposed level of density and allowable variety of commercial and office uses under a commercial mixed-use zone could provide sufficient flexibility for the owners to respond to the economic and market forces that may impact the Property during the life of the Master Plan. Such flexibility could also provide assurance that a sufficient economic incentive will exist to justify the cost and risks associated with undertaking redevelopment of a valuable, income-producing asset.

While impossible to predict with one hundred percent accuracy at this time the actual redevelopment that would take place on the Property, one can visualize the distinguishing features that would be possible through use of a mixed-use commercial zone for this Property. A sketch by StreetSense of one possible layout is attached. Future redevelopment of Shady Grove Center could result in buildings oriented toward Shady Grove and Gaither Roads, placed at the edge of the pedestrian zone along the street, possibly with retail at the ground level. Pedestrian activity would be encouraged along those retail frontages, unlike the existing Center where there is little pedestrian activity along the streets. Wide sidewalks could be provided along the streets to further encourage pedestrian activity. The majority of parking could be located in structured parking in the northwest portion of the site, and underground.

Building from this retail platform, the site should be planned to accommodate one or more medium height commercial buildings, rather than a single tower. At the density of approximately 1.5 FAR, buildings may be six to eight stories of upper level use over the retail podium and from ninety to one hundred and twenty-five feet in height. The Master Plan should provide a flexible recommendation, with the specifics of the redevelopment to be fleshed out in the future.

As there is no existing zone that provides for the mix of uses and densities we envision for this Property, a new mixed-use commercial zone should be created to implement these recommendations.

Dr. Royce Hanson, Chairman

March 26, 2009

Page 3

Thank you for your consideration of these comments. We look forward to working with the Staff and Planning Board as this Master Plan moves forward.

Very truly yours,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink that reads "William Kominers". The signature is written in a cursive style with a large, prominent initial "W".

William Kominers

Enclosure

cc: Mr. David Fink
Mr. Marc Solomon
Mr. Bob Begelman
Mr. Jon Eisen
Susan M. Reutershan, Esquire

6192104_v1



Ground Floor Plan

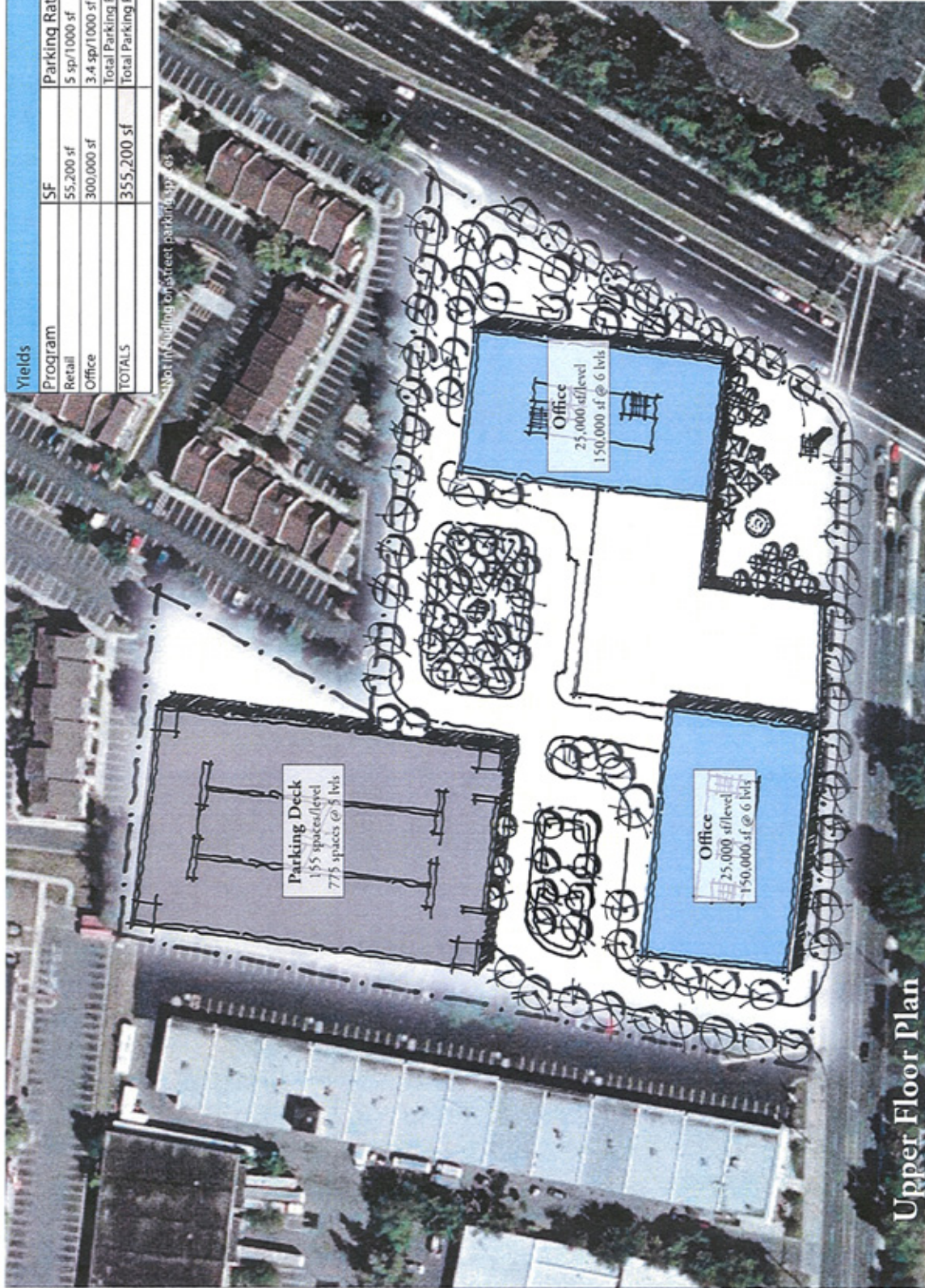


October 3, 2008

SHADY GROVE CENTER YIELD STUDY



Yields			
Program	SF	Parking Ratio	Parking Req'd
Retail	55,200 sf	5 sp/1000 sf	276 spaces
Office	300,000 sf	3.4 sp/1000 sf	1020 spaces
TOTALS	355,200 sf	Total Parking Req.	1296 spaces
		Total Parking Prov'd	1330 spaces
			Z-34



SHADY GROVE CENTER

YIELD STUDY



October 3, 2008



Testimony of Bill Enright

In Support of the Gaithersburg West Master Plan

March 26, 2009

My name is Bill Enright and I have been an active member of the Montgomery County biotech community for the past 21 years, with stints at GenVec, Life Technologies, and in various consulting positions. I also am a resident of Quince Haven Estates with three children in Montgomery County Public Schools. I am here tonight to speak in support of the Gaithersburg West Master Plan.

Today, I am the President and CEO of Vaxin Inc., a biotechnology company currently located in Birmingham, Alabama. I am working to relocate my company to Montgomery County because of the availability in this region to human capital as well as a growing venture capital base. I could easily move to North Carolina or Cambridge. Instead, I am working hard to convince the Board to move here because of my connection to the area and because of what the area has to offer. As I sell Montgomery County as a location, the close proximity of federal labs such as NIH and FDA and the growing base of biotech and pharma companies such as MedImmune and HGS are key, but just as important is the proposed Gaithersburg West Master Plan. The community proposed in this plan would create the environment that the company — and its employees — would embrace, the kind of community that would make Montgomery County likely to compete with the other locations I mentioned above.

One reason I can fully embrace this plan is the staged development it proposes. No one wants to see development without the necessary supporting infrastructure, or the total elimination of green space. The controlled development in the plan — such as tying building to the CCT funding and completion, the planned trails and preservation of the farm — will ensure that development, infrastructure, and aesthetics go hand-in-hand in this area.

I also support this plan from the perspective of a father who loves that science is such a focus of our school system — this plan offers a place where children could see, firsthand, what goes on in laboratories while young enough to influence their future career choices. It will create a job base for the future and a community to which my children might want to return after college.

I know that there has been some discussion about whether the planning process has been inclusive. I have attended community meetings held by the Planning Department, and I believe that the Department has done a good job of listening to the community and incorporating their feedback into the proposed plan.

The Gaithersburg West Master Plan is a good idea. It provides a solid future for this County, and does so in a responsible manner. I welcome its approval and the addition of high-value jobs to our County's tax base.

Gaithersburg West Master Plan
March 26, 2009
Planning Board Hearing
Testimony of Timothy Dugan, Esq. representing DANAC Corporation¹
DANAC Stiles Corporate Campus

Good evening. My name is Tim Dugan. I represent DANAC Corporation, the developers of the DANAC Stiles Corporate Campus at the corner of Great Seneca Highway and Key West Avenue. In recent correspondence, DANAC submitted its request that (1) the Corridor Cities Transitway and the Transitway Stop be preserved on the DANAC Property; and (2) the Planning Board plan for greater density at the DANAC Transitway Stop. I refer you to our January 13, 2009 and December 9, 2008 correspondence and exhibits for more details.

The DANAC property is currently zoned I-3 with only a 0.5 FAR. I request that the Planning Board plan for and recommend rezoning the DANAC property to a zone similar to the TMX-2 Zone. The DANAC property could be redeveloped into a mixed use project with about 1.2 FAR of retail, residential and commercial.

The zone would be "similar to" the TMX-2 Zone, but I suggest adding language whereby several uses would be permitted explicitly, in addition to those already listed for the TMX Zone. The additional uses are the following:

- 1) Manufacturing and assembly of electronic components, instruments and devices. [Permitted in the R&D and I-3 Zones, among others] 59-C-5.2. See attachment at Page 14.
- 2) Manufacturing of yeasts, molds and other natural products necessary for medical and biotechnical research and development. [Permitted in the LSC Zone] 59-C-5.2. See attachment at Page 14.
- 3) Computer programming and software services including data banks and data retrieval. [Permitted in the R&D and I-3 Zones, among others] 59-C-5.2. See attachment at Page 18.

There were earlier discussions about amending the LSC Zone so that it would allow more flexibility as to uses, density, design, etc., and, as amended, it would be similar to the TMX-2 Zone. We understand the appeal of having a zone designated as "LSC" for the Life Sciences Center, rather than a zone called "TMX-2." If that is still the objective, we would like to participate in the effort to amend the LSC Zone, and to use such zone for the DANAC property. Thank you.

Attachments: Excerpts from the TMX Zone (Pages 1-11) and the LSC Zone (Pages 12-36).

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¹ Shulman, Rogers, Gandal Pordy & Ecker, P.A., 11921 Rockville Pike, Rockville, Maryland 20852; 301-230-5228; tdugan@srgpe.com.

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Chapter 59

§ 59-C-14.1

DIVISION 59-C-14, TRANSIT MIXED-USE (TMX) ZONE

Sec. 59-C-14.1. Zones permitted.

The TMX zone is permitted only in a Transit Station Development Area. The Transit Station Mixed-Use zone and its identifying symbol is as follows:

TMX-2 — Transit Mixed-Use, 2.

(Legislative History: Ord. No. 16-29, § 2.)

Sec. 59-C-14.2. Transit Mixed-Use (TMX) Zone.

59-C-14.21. Description, purpose, and general requirements.

59-C-14.211. Description.

All of the references to the TMX zone in Chapter 59 apply to the TMX-2 zone. The TMX zone must be recommended in a master or sector plan. The zone permits moderate through intensive mixed-use development in a Transit Station Development Area. The zone establishes densities, land uses, and standards for the standard and optional methods of development.

59-C-14.212. Purpose.

The purposes of the TMX zone are to:

- (a) Implement the recommendations of approved and adopted master or sector plans for Transit Station Development Areas by:
 - (1) facilitating mixed-use development with a compatible network of interconnecting streets, open squares, plazas, and civic and community-oriented uses;
 - (2) providing flexible development standards; and
 - (3) encouraging designs that produce a desirable relationship among individual buildings, the circulation system, public spaces, and adjacent areas, and that foster use of non-auto forms of transportation, including pedestrian, bicycle, and public transit.
- (b) Encourage land assembly.

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- (c) Provide a variety of housing opportunities.
- (d) Promote the effective use of transit facilities.
- (e) Provide for building lot terminations (BLTs).

59-C-14.213. General requirements.

- (a) **Master plan or sector plan conformance.** Development under the TMX zone must be consistent with the recommendations of the applicable master or sector plan.
- (b) **MPDUs and workforce housing.** If residential uses are included in a development, Moderately Priced Dwelling Units must be provided under Chapter 25A, and workforce housing units must be provided under Section 59-A-6.18 and Chapter 25B. The maximum residential FAR may be increased in proportion to any MPDU density bonus and workforce housing units provided on-site. Site plan review under section 59-D-3 is required.

59-C-14.214. Off-street parking. Off-street parking must satisfy Article 59-E except:

- (a) the minimum number of parking spaces for every residential unit, without regard to the number of bedrooms in each unit, is 1 space for every market rate unit and .5 space for every MPDU and workforce housing unit;
- (b) the minimum number of parking spaces required for office development in the Southern Area must be used to determine the minimum number of spaces required for office development in the South Central Area; however, for office space under a lease to any government agency or entity for a duration of 20 years or more, the minimum number of spaces required is 1.5 spaces for every 1,000 square feet of gross floor area; and
- (c) the minimum number of parking spaces required for general retail and restaurant use is 4 spaces for every 1,000 square feet of gross leasable area, if less than 20 percent of the leasable area is devoted to restaurant use.

59-C-14.215. Location.

Land classified in the TMX zone must be located in a Transit Station Development Area.

59-C-14.22. Methods of development. Two methods of development are available under the TMX zone.

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§ 59-C-14.2

- (a) **Standard Method of Development:** The standard method requires compliance with a specific set of development standards and permits a range of uses and a density compatible with these standards. Site Plan is required under Section 59-D-3. If streetscaping on the right-of-way immediately fronting the development is needed, then development may only be approved on the condition that the development will provide that streetscaping.
- (b) **Optional Method of Development:**
 - (1) Under the optional method, greater densities may be permitted and these are fewer specific standards, but additional public facilities and amenities must be provided by the developer. The procedure for the approval of an optional method of development project is under Section 59-D-2. Site plan review is required under Section 59-D-3. Site plans submitted for optional method projects must be consistent with general design principles recommended by the applicable master or sector plan, and design guidelines adopted by the Planning Board, to implement the applicable master or sector plan.
 - (2) Projects that are subject to subdivision under Chapter 50 have the option of submitting a Division 59-D-2 Project Plan. If the applicant chooses not to submit a Project Plan, the Planning Board must find that the proposed subdivision will satisfy the standards of 59-D-2.42 and 59-D-2.43 in order to approve the preliminary plan of subdivision.

59-C-14.23. Land uses.

No use is allowed except as indicated below:

- **Permitted Uses.** Uses designed by the letter "P" are permitted, subject to all applicable regulations.
- **Special Exception Uses.** Uses designated by the letters "SE" may be authorized as special exceptions under Article 59-G.

TMX Land Uses	
(a) Residential:	
Dwellings.	P
Group home, small.	P
Group home, large.	P

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TMX Land Uses	
Hotel or motel.	P
Housing and related facilities for senior adults or persons with disabilities.	P
Life care facility.	P
Personal living quarters.	P
(b) Transportation, communications, and utilities:	
Bus terminal, non-public.	P
Parking garages, automobile.	P
Public utility buildings, structures, and underground facilities.	P
Radio and television broadcasting studio.	P
Rooftop mounted antennas and related unmanned equipment building, equipment cabinet, or equipment room.	P
Taxicab stand, not including storage while not in use.	P
(c) Commercial:	
Antique shops, handicrafts or art sales and supplies.	P
Appliance store.	P
Automobile sales, indoors and outdoors.	P
Automobile sales, retail showroom.	P
Book store.	P
Convenience food and beverage store, without fuel sales.	P
Department stores.	P
Drug store.	P
Eating and drinking establishment, excluding drive-in.	P
Florist shop.	P
Furniture store, carpet, or related furnishing sales or service.	P
Gift shop.	P
Grocery store.	P

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TMX Land Uses	
Hardware store.	P
Office supply store.	P
Office, general.	P
Office, professional including banks and financial institutions (excluding check cashing stores).	P
Offices for companies principally engaged in health services, research and development.	P
Newsstand.	P
Photographic and art supply store.	P
Pet sales and supply store.	P
Specialty shop.	P
(d) Services:	
Adult foster care homes.	P
Ambulance or rescue squad, public supported.	P
Animal boarding place.	SE
Art, music, and photographic studios.	P
Automobile filling station.	P
Automobile rental services, excluding automobile storage and supplies.	P
Automobile repair and service.	P
Barber and beauty shop.	P
Charitable and philanthropic institutions.	P
Clinic.	P
Child daycare facility.	
— Family day care.	P
— Group day care.	P
— Child day care center.	P
Daycare facility for not more than 4 senior adults and persons with disabilities.	P
Domiciliary care for no more than 16 senior adults.	P

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TMX Land Uses	
Dry cleaning and laundry pick-up station.	P
Duplicating services.	P
Educational, private institution.	P
Home occupation, no impact.	P
Home occupation, registered.	P
Home occupation, major.	SE
Hospice care facility.	P
Hospitals, veterinary.	SE
International public organization.	P
Place of worship.	P
Publicly owned or publicly operated uses.	P
Shoe repair shop.	P
Tailoring or dressmaking shop.	P
Universities and colleges teaching and research facilities.	P
(e) Research and Development and Biotechnology:	
Laboratories.	P
Advanced Technology and Biotechnology.	P
Manufacturing, compounding, processing, or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and projects resulting from biotechnical and biogenetic research and development.	P
Manufacturing and assembly of medical, scientific, or technical instruments, devices, and equipment.	P
Research, development, and related activities.	P
(f) Cultural, entertainment and recreational:	
Auditoriums or convention halls.	P
Billiard parlor.	P
Bowling alley.	P
Health clubs and gyms.	P

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TMX Land Uses	
Libraries and museums.	P
Park and playgrounds.	P
Private clubs and service organizations.	P
Recreational or entertainment establishments, commercial.	P
Theater, indoor.	P
Theater, legitimate.	P
(g) Miscellaneous uses:	
Accessory buildings and uses	P

59-C-14.24. Development standards.

Standard method and optional method of development projects must satisfy the following development standards.

	TMX-2		Special Provisions
	Standard	Optional	
59-C-14.241. Minimum net lot area required for any development (in square feet):		18,000	A lot smaller than 18,000 s.f. may be approved if it abuts or confronts another lot classified in or recommended for TMX zone, and the combined lots are subject to a single project plan.
59-C-14.242. Maximum Building Coverage (percentage of net lot area):	75	Determined at project plan	
59-C-14.243. Minimum Public Use Space (percent of net lot area):	10	20	The required public use space for a standard method project may be reduced to 5% if the Planning Board finds that the reduction is necessary to accommodate the construction of MPDU's, including any bonus units, on-site.
59-C-14.244. Maximum Building Height (in feet):	42	Determined at project plan	See Section 59-C-14.26

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	TMX-2		Special Provisions
	Standard	Optional	
— If adjoining or confronting lot is recommended for or in a residential zone with a maximum of 15 dwelling units per acre or less	35	Determined at project plan	
59-C-14.245. Minimum Setbacks (in feet):		Determined at project plan	
— From an adjacent building on a separate lot	15	Determined at project plan	A setback is not required for any building if the proposed building and any building on an abutting lot has no windows or apertures facing the lot line. The setback must be 15 feet in the optional method if the proposed building or any building on an abutting lot has windows or apertures facing the lot line that provide light, access, or ventilation to a habitable space.
— From an adjacent commercial or industrial zone	20		
— From an adjacent single family residential zone	25	25	
— From a public right-of-way	10		
59-C-14.246. Maximum Density of Development (floor area ratio):	0.5	2	The maximum residential FAR may be increased in proportion to any MPDU density bonus and workforce housing units provided on-site.
59-C-14.247 BLT Requirement:		12.5% of any density above 0.5 FAR	See Section 59-C-14.28

59-C-14.25. Additional provisions for optional method of development projects.

- (a) In approving an optional method project, the Planning Board must find that the project meets the requirements of Section 59-D-2. The Planning Board must also find, in the context of development in the Transit Station Development Area or on the site of the application, that the project satisfies the following criteria:

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§ 59-C-14.2

- (1) Density and building height should generally decrease as the distance from a transit facility increases;
- (2) Density and building height should generally be lower as the distance to single family homes decreases;
- (3) Buildings should be sited to minimize the impact of shadows on single family neighborhoods outside the TMX zone;
- (4) Building heights may be adjusted to avoid or minimize environmental impacts; and
- (5) The project meets all standards and requirements of the TMX zone.

59-C-14.251. Public facilities and amenities or public use space. The presence of certain public facilities and amenities is intended to create an environment capable of supporting the greater densities and intensities of development. The Planning Board may, under Division 59-D-2.31:

- (a) authorize a payment instead of all or some of the required public facilities and amenities, or any required public use space; or
- (b) permit any required public use space to be provided off-site in the same Transit Station Development Area.

59-C-14.252. Transfer of Density. The Planning Board may approve an optional method of development project for two or more TMX-zoned parcels in the same Transit Station Development Area that are not adjacent to each other, but when combined, total gross tract area is a minimum of 18,000 square feet. A transfer of density may also be approved when the combined gross tract area is less than 18,000 square feet if it is recommended in an approved and adopted master plan or sector plan. The project must comply with Section 59-C-6.2355; however, if an approved and adopted master plan or sector plan recommends open space or recommends that less than the standard method of development density be retained on the site transferring density, then the maximum gross square feet of future development on the site transferring density may be reduced below the standard method of development density consistent with the recommendations of the master plan or sector plan. Any transfer of density must satisfy the approval requirements of Section 59-D-2.42(g).

59-C-14.26. Existing buildings and uses.

- (a) Any lawful structure, building, or established use that existed before the applicable Sectional Map Amendment adoption date is a conforming structure or use, and may be

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continued, structurally altered, repaired, renovated, or enlarged up to 10 percent of the gross building floor area or 7,500 square feet, whichever is less. However, any enlargement of the building that is more than 10 percent of the gross floor area or 7,500 square feet of construction of a new building must comply with the standards of the TMX Zone.

- (b) In the TS-R and TS-M zones, development under a development plan approved before adoption of the applicable Sectional Map Amendment remains valid, and construction may proceed subject to applicable approvals. Any increase in density above the approved development plan limit must be subject to the standards of the TMX zone.
- (c) Development under a preliminary plan approved before adoption of the applicable Sectional Map Amendment remains valid, and construction may proceed subject to applicable approvals. A preliminary plan approved before adoption of the applicable Sectional Map Amendment may be amended after the adoption of the applicable Sectional Map Amendment under the standards of the previous zone or under the TMX zone standards.

59-C-14.27. Special regulations for use of a Building Lot Termination (BLT) Development Right.

Except for residential development subject to the requirement of workforce housing under Section 59-A-6.18, the approval of an application for any gross floor area in an optional method of development project must be subject to the following requirements:

- (a) 12.5 percent of any floor area above the maximum allowed under the standard method of development, as recommended in the applicable master or sector plan, must be supported through the purchase by the applicant of a BLT easement or through a contribution to the Agricultural Land Preservation Fund under Chapter 2B, for purchase of a BLT easement on real property to preserve agricultural land in the County. One Buildable RDT lot must be extinguished for each 9,000 square feet of residential space, or for each 7,500 square feet of non-residential space. The BLT requirement does not apply to residential development in areas subject to the workforce housing program under Section 59-A-6.18 and Chapter 25B.
- (b) If the applicant for optional method of development under the TMX zone cannot purchase an easement, or if the amount of density to be attributed to BLT easement is a fraction of the applicable floor area equivalent, the Planning Board must require the applicant to pay the Agricultural Land Preservation Fund an amount set annually by Executive Regulation.

(Legislative History: Ord. No. 16-29, § 2.)

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DIVISIONS 59-C-15—59-C-17. RESERVED.*

*Editor's note—Ord. No. 11-75, § 2, added div. 59-C-18, skipping intervening division numbers. Therefore, the editor reserved divisions 59-C-14 through 59-C-17. Ord. No. 16-29, § 2, added a new division 59-C-14.

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Chapter 59

§59-C-5.1

DIVISION 59-C-5. INDUSTRIAL ZONES.

Sec. 59-C-5.1. Zones established.

The following are the industrial zones and their identifying symbols:

- I-1—Light industrial
- I-2—Heavy industrial
- I-3—Technology and business park
- I-4—Low-intensity, light industrial
- R&D—Research and development
- LSC—Life Sciences Center

(Legislative History: Ord. No. 10-7, § 1; Ord. No. 11-49, § 1; Ord. No. 11-50, § 3; Ord. No. 13-33, § 1.)

Sec. 59-C-5.2. Land uses.

A fundamental distinction between heavy industrial uses and light industrial uses involves the character of the industrial development. Typically, heavy industrial uses require larger sites to accommodate activities that often involve a variety of concurrent industrial processes on one site. Heavy industrial developments generally involve larger volumes of heavy truck traffic and are located near specialized transportation links such as rail and major highways. In addition, heavy industrial uses are often noisy, dusty and dirty, as compared to other types of industrial and commercial activities. Heavy industrial uses are restricted to land classified in the I-2 Zone because the large scale nature of such uses, the traffic impacts, and environmental effects could be disruptive to lighter intensity industrial and commercial areas.

Light industrial uses generally involve small to medium scale industrial activities including, but not limited to, research and development, warehousing and storage activities, light manufacturing and assembly of products, and other similar uses. Light industrial uses usually generate less heavy truck traffic and have fewer adverse environmental effects on surrounding areas, as compared to heavy industrial uses.

59-C-5.21. Allowable uses.

No use is allowed except as indicated in the following table:

- **Permitted Uses.** Uses designated by the letter "P" and uses of a similar character, are permitted on any lot in the zones indicated, subject to all applicable regulations.
- **Special Exception Uses.** Uses designated by the letters "SE" may be authorized as special exceptions, in accordance with the provisions of Article 59-G.

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Division 59-C-5

	I-1	I-2	I-3	I-4	R&D	LSC
(a) Residential.						
Accessory residential unit. ³⁸				P		
Dwellings.	SE		SE	SE		
Dwellings, for caretakers or watchkeepers and their families or for bona fide agricultural operations.	P	P	P	P	P	
Hotel or motel. ¹	SE		SE			
(b) Manufacturing and industrial.						
I. Uses of a light industrial nature.						
Bakery.	P	P		P		
Blacksmith shops, welding shops, ornamental iron works, and machinery shops, excluding drop hammers and punch presses over 20 tons rated capacity.	P	P	P	P	P	
Bottling plants.	P	P		P		
Confectionery production.	P	P		P		
Contractors, storage yards.	P	P				
Dry cleaning and laundry plant.	P	P		P		
Electroplating and manufacturing of small parts such as coils, condensers, transformers, and crystal holders.	P	P	P	P	P	
Food production, packaging, packing and canning of.	P	P		P		
Fuel storage yards.	P	P				
Ice manufacturing and storage.	P	P		P		
Manufacturing of light sheet metal products.	P	P	P	P	P	
Manufacturing, compounding, assembling or treatment of articles from the following previously prepared materials: bone, cellophane, plastic, canvas, cloth, cork, feathers, felt, fiber, fur, hair, horn, leather, textiles, yarns, glass, precious or semi-precious metals or stones, and tobacco.	P	P		P		

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§59-C-5.2

Chapter 59

Division 59-C-5

	I-1	I-2	I-3	I-4	R&D	LSC
Manufacturing, compounding, processing or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries and products resulting from biotechnical and biogenetic research and development.	P		P	P	P	P
Manufacturing, fabrication and/or subassembly of aircraft or satellite parts, components, and equipment.	P		P	P	P	
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps.	P		P	P		
Manufacturing of paint not employing a boiling or rendering process.	P	P		P		
Manufacturing of pottery and figurines or other products using previously pulverized clay and kilns fired only by electricity or gas.	P	P		P		
Manufacturing and assembly of electronic components, instruments and devices.	P		P	P	P	
Manufacturing and assembly of machine parts, components and equipment.	P	P		P		
Manufacturing and assembly of medical, scientific or technical instruments, devices and equipment.	P		P	P	P	P
Manufacturing and assembly of mobile, modular and manufactured homes.	P	P		P		
Manufacturing and assembly of semi-conductors microchips, circuits and circuit boards.	P		P	P	P	
Manufacturing of yeasts, molds, and other natural products necessary for medical and biotechnical research and development.	P		P	P	P	P
Paper products manufacturing.	P	P		P		
Printing and publishing.	P		P	P	P	
Research, development and related activities.	P		P	P	P	P
Sawmills.	P	P				

§59-C-5.2

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Division 59-C-5

	I-1	I-2	I-3	I-4	R&D	LSC
Sign making shop.	P	P		P		
Stoneworks.	P	P				
Tinsmith and roofing services.	P	P		P		
Wood products manufacturing.	P	P		P		
II Uses of a heavy industrial nature.						
Alcoholic beverage manufacturing.	SE	P				
Automobile recycling facility		P				
Distillation of coal, tar, or wood		P				
Central mixing plants for asphalt, concrete or other paving materials.		P				
Chemicals, except sulfuric, nitric, hydrochloric acid or other corrosive or offensive chemicals.		P				
Dye works.		P				
Fertilizer mixing plants.		SE				
Foundries or metal fabrication plants.		P				
Incinerators. ⁶		SE ²⁷				
Manufacturing of brick, clay, terra cotta and tile.		P				
Manufacturing of cinder blocks.		P				
Manufacturing of printing inks.		P				
Manufacturing of synthetic fabrics such as rayon.		P				
Manufacturing of cloth made from shoddy or other similar material.		P				
Off-loading and transfer sites for storage of sand, gravel or rocks.	P ⁷	P		P ⁷		
Recycling facility.	P ³⁰	P		P ³⁰		

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§59-C-5.2

Division 59-C-5

	I-1	I-2	I-3	I-4	R&D	LSC
Rock crusher, washing and screening plants.		P				
Sanitary landfills. ⁶		SE ²⁷				
Starch, glucose and dextrin.		P				
Steam power plants.		P				
Stove polish.		P				
Sugar refineries.		P.				
(c) Transportation, communication and utilities.						
Amateur radio facility.	P ³⁵ / SE	P ³⁵ / SE	P ³⁵ / SE	P ³⁵ / SE	P ³⁵ / SE	P ³⁵ / SE
Cable communications system. ⁵	SE	SE	SE	SE	SE	SE
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts.	P	P	SE	SE	SE	P
Electric power transmission and distribution lines, overhead, carrying 69,000 volts or less.	P	P	P	P		
Electric power transmission and distribution lines, underground.	P	P	P	P	P	P
Heliports.	SE	SE	SE	SE	SE	SE
Helistops.	SE	SE	SE	SE	SE	SE
Parking of motor vehicle, off-street, in connection with any use permitted.	P ²	p ³	P	P	P	P
Parking of motor vehicle, off-street, in connection with any use permitted in a commercial zone.	SE					
Pipelines, aboveground.	P	P	SE	SE	SE	SE
Pipelines, underground.	P	P	P	P	P	P
Public utility buildings and structures.	SE	SE	SE	SE	SE	SE
Radio and television broadcasting stations and towers.	P ³³ / SE	P	P ³³ / SE	P ³³ / SE	P ³³ / SE	P ³³ / SE

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	I-1	I-2	I-3	I-4	R&D	LSC
Railroad tracks.	P	P	P	P	P	P
Railroad yards or roundhouses.		P				
Rooftop mounted antennas and related unmanned equipment building, equipment cabinets, or equipment room. ²⁶	P	P	P	P	P	P
Solid waste transfer station, private. ⁶		SE ²⁷				
Telecommunications facility. ⁴	P	P	P	P	P	P
Telephone and telegraph lines.	P	P	P	P	P	P
Telephone offices, communication and telecommunication centers.	P		P	P	P	P
Trucking terminals.	P			P		
(d) Commercial.						
Adult entertainment business. ²²	P	P				
Aircraft parts, sales and services, including the sale of fuel for aircraft only.	P			P		
Animal research service facilities.						P
Automobile parts, sales and services, including but not limited to tire sales and transmission services, but excluding automobile filling stations.	P			P		
Automobile repair and services.	P			P		
Automobile sales, indoors and outdoors.	P ⁸			P ⁸		
Building material and supply, wholesale and retail. ²⁰	P	P		P	P ³⁷	
Cafeteria, dining room, snack bar, or other such facilities as an accessory use in connection with the operation and primarily for employees of the zone in which the use is located. ⁹	P	P	P	P	P	P ²⁹
Consignment store		P ³¹				
Eating and drinking establishments. ^{9,10}	SE		SE	SE	SE	SE

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	I-1	I-2	I-3	I-4	R&D	LSC
Lumberyards.	P	P		P		
Retail sales and personal services, dealing primarily with employees in the zone, in accordance with section 59-C-5.23.	P		P	P	P	p ²⁹
Transitory use. ²⁵	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE
Wholesale trades limited to sale or rental of products intended for industrial or commercial users.	P		p ³⁶	P		
(e) Services.						
Ambulance or rescue squads, publicly supported.	P		P	P	P	P
Animal boarding places. ¹¹	P			P		
Automobile filling stations. ²¹	SE	SE ¹⁴		SE		
Automobile repair and services.	P			P		
Automobile, truck and trailer rentals, outdoor.	P			P		
Chancery.	SE		p ²⁴			
Child day care facility. ²⁸						
—Family day care home.	P		P	P	P	P
—Group day care home.	P		P	P	P	P
—Child day care center.	P		P	P	P	P
Clinics, medical or dental.	P		P	P	P	P
Computer programming and software services including data banks and data retrieval.	P		P	P	P	
Conference centers:						
—With lodging facilities.			SE		SE	
—Without lodging facilities.			P		P	P

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	I-1	I-2	I-3	I-4	R&D	LSC
Corporate, administrative or business offices for companies principally engaged in health services, research and development or high technology industrial activities.					P	P
Day care facility for senior adults and persons with disabilities.	P		P	P	P	P
Duplicating service.	P		P	P	P	p ²⁹
Educational institution, private	p ³⁴					
Fire station, publicly supported.	P		P	P	P	P
General offices.	P	p ¹²	P	SE	p ¹³	p ¹³
Highway fuel and food service.	SE					
Hospitals.	SE		SE	SE	SE	P
Hospitals, veterinary, when in a soundproof building.	P			P		
International organization, public.	SE		p ²⁴		p ²⁴	P
Laboratories.	P		P	P	P	P
Landscape contractor.	P					
Meeting centers.	SE					
Nursing and care homes.						P
Place of religious worship.	P		P	P	P	P
Physical therapy facilities.						P
Publicly owned or publicly operated uses.	P	P	P	P	P	P
Storage, outdoor. ¹⁵	P	P		P		
Trade, artistic or technical schools.	P		p ¹⁹	P	p ¹⁹	p ¹⁹
Universities and colleges providing teaching and research facilities.	p ³²		P		P	P

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	I-1	I-2	I-3	I-4	R&D	LSC
Warehousing and storage services:						
—Industrial and commercial users.	P	P	P ¹⁶	P		
—Self-storage facilities.	P			P		
(f) Cultural, entertainment and recreational.						
Art or cultural centers.			SE		SE	SE
Health clubs.	P		P	P	P	P
Libraries, scientific or technical.	P		P	P	P	P
Private clubs. ¹⁷	SE		SE	SE	SE	
Recreational facilities primarily for the use of employees. ¹⁷	P	P	P	P	P	p ²⁹
Recreational or entertainment establishments, commercial.	SE	SE		SE		
Rifle or pistol ranges, indoor.	SE	SE		SE		
Service organizations.	SE			SE		
Swimming pools, private.			p ¹¹			
(g) Resource production and extraction.						
Agricultural uses.	P	P		P		
Dairy products processing.	P			P		
Rock or stone quarries.		P				
Sand gravel or clay pits.		P				
Stockyards.	SE	SE				
(h) Miscellaneous uses.						
Accessory buildings and uses.	P	P	P	P	P	P
Signs, in accordance with the provisions of article 59-F.	P	P	P	P	P	P

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- 1 On a lot which is a part of or adjacent to an area of at least 50 acres which is zoned industrial or shown for industrial use on an approved and adopted master plan.
- 2 All parking must be on I-1 zoned land.
- 3 All parking must be on I-2 zoned land.
- 4 A telecommunication facility is a permitted use up to 199 feet in height with a setback of one foot for every foot of height from all residential and agricultural zoned properties.
- 5 Except as provided in sections 59-A-6.9 and 59-G-2.10.1.
- 6 Must be included in the Comprehensive Solid Waste Management Plan for Montgomery County.
- 7 In the I-1 and I-4 zones, activities involving the off-loading, transfer or storage of sand, gravel or rocks must be set back at least 750 feet from the nearest residential property.
- 8 Subject to requirements of section 59-C-4.367. In addition, automobile sale uses are subject to the requirements for site plan review as contained in division 59-D-3.
- 9 Excluding drive-ins.
- 10 When located in an industrially zoned area containing more than 10 acres of land. Such facilities may be freestanding, and may be located on an internal business district street, but shall not adjoin any street or highway which provides access to the industrial area.
- 11 When in a building that is insulated sufficiently to prevent interior noise from reaching any neighboring use.
- 12 For business related to the principal use.
- 13 In the R&D and LSC zones, no more than 50 percent of the gross floor area may be utilized for general office use.
- 14 If in existence on June 26, 1989. Such use is not a nonconforming use and may be modified in accordance with paragraph (c) Section 59-G.1.3.
- 15 Such uses must not include the storage of materials and goods associated with uses prohibited in the zone. Where such uses abut residentially-zoned properties, they must be screened by a solid or sight-tight fence not less than 6 feet in height. Stored materials cannot exceed the height of the fence within a setback area equal to the required setback in the adjoining residential zone, and in no case can stored materials exceed 15 feet in height. This requirement is not applicable to quarries licensed under to Chapter 38 of the Montgomery County Code.
- 16 Not including storage of materials and goods prohibited in this zone. Temporary outdoor storage must comply with the requirements of subsection 59-C-5.434, "Enclosed Buildings and Temporary Outdoor Storage."
- 17 Must not adjoin any street which provides the principal access to the principal use or uses served.
- 18 For use in connection with the operation of an establishment and primarily for employees.
- 19 Related to uses allowed in the zone.
- 20 A building materials and supplies use operating in the I-3 zone as of June 6, 1989, is not a non-conforming use and may be expanded in accordance with the standards of the I-3 zone.
- 21 A car wash with up to 2 bays may be allowed as an accessory use to an automobile filling station.
- 22 In accordance with adult entertainment business restrictions as provided in Section 59-A-6.16.
- 23 Reserved.
- 24 Must comply with all County building and related codes. Application for a building permit must be accompanied by a letter or other communication indicating that the State Department has been notified of the proposed location.
- 25 In accordance with Section 59-A-6.13.
- 26 Refer to Sec. 59-A-6.14.

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- 27 Subject to the special exception standards of Sec. 59-G-2.54.2.
28 Preschool and kindergarten educational programs, subject to accreditation by the State, are permitted as an
accessory use.
29 In accordance with Section 59-C-5.23; and also operated for the convenience of hospital and clinic users.
30 Recycling construction or demolition debris is prohibited.
31 If in existence in this zone on February 9, 1998.
32 In a building existing in the I-1 zone as of May 25, 1998. Research facilities are not required.
33 A radio and television broadcasting station without a broadcast tower is a permitted use.
34 In a building existing before January 3, 2005.
35 Must not exceed 65 feet in height; however, a special exception for additional height may be granted by the
Board of Appeals if it can be demonstrated that the additional height is the minimum needed to engage in
amateur radio communications under a license issued by the Federal Communications Commission. Any
amateur radio facility existing before December 26, 2005 that exceeds 65 feet in height is a conforming
structure.
36 Only if a building permit was issued before the property was reclassified to the I-3 zone. Any wholesale
trade use or structure existing before the property was reclassified to the I-3 zone is conforming and may be
modified, reconstructed, or enlarged in accordance with the standards of the zone in effect for the property
before the property was reclassified to the I-3 zone, except that the building height and setbacks must
conform to the recommendations of the applicable master plan or sector plan. Any modification,
reconstruction, or enlargement of a wholesale use or structure in accordance with the standards of the zone
in effect for the property before the property was reclassified to the I-3 zone requires a site plan under
Section 59-D-3.
37 Only if a building permit was issued before the property was classified to the R&D zone. Any building
material and supply use for which a building permit was issued before the property was classified to the
R&D zone is a conforming use and may be modified, reconstructed, or enlarged in accordance with the
standards of the zone in effect for the property before the property was reclassified to the R&D zone.
38 Only in a Transit Station Development Area.

59-C-5.22. Prohibited uses.

The following heavy industrial uses, and others of a similar nature, are expressly prohibited.

- Arsenals.
- Blast furnaces.
- Boiler works.
- Distillation of bones.
- Dumps.
- Fat rendering.
- Forge plants.
- Grease, lard or tallow manufacturing or processing.
- Incinerators or reduction of dead animals, garbage or offal, except when operated or
licensed by a duly authorized public agency.

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Manufacture of any of the following:

- Acetylene.
 - Ammonia, bleaching powder, chlorine.
 - Asphalt.
 - Celluloid or pyroxylin (or treatment thereof).
 - Disinfectants
 - Emery cloth and/or sandpaper.
 - Explosives, fireworks or gunpowder.
 - Fertilizers.
 - Gas for illumination or heating.
 - Glue, size or gelatin.
 - Insecticides.
 - Lampblack.
 - Leather goods.
 - Linoleum.
 - Matches.
 - Mortar, lime, plaster, cement, gypsum.
 - Oil cloth and/or oiled products.
 - Paint, oil, shellac, turpentine or varnish employing a boiling or rendering process.
 - Potash.
 - Rubber or products made therefrom.
 - Soap.
 - Shoeblicking or polish.
 - Soda or soda compound.
 - Acids or other corrosive or offensive substances.
 - Tar or tar roofing or water proofing or other tar products or distillation thereof.
 - Yeast, except as part of medical and biotechnical research and development.
-
- Ore reduction.
 - Packing houses, including meat canning or curing houses.
 - Petroleum refining, or storage in more than tank car lots.
 - Rolling mills.
 - Smelting.
 - Tanning, curing or dyeing of leather, rawhides or skins, or storage of skins.
 - Wool pulling or scouring.

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59-C-5.23. Retail sales and personal services.

Retail sales and personal services operating primarily for the convenience of employees of Industrial zones are permitted uses subject to the following limitations:

- (a) Such use must not be located in an industrially zoned area containing less than ten contiguous acres of land classified in industrial zones.
- (b) Such use must not occupy more than 5 percent of the total floor area of the buildings on a lot or group of contiguous lots in common ownership and control at the time of subdivision approval.
- (c) Such use must not front on or abut any street with a right-of-way of 70 feet or more unless the street is internal to the industrially zoned area. Such use, however, must not front on or abut any street with an existing or master planned right-of-way of 100 feet or more. All access to such use must be from interior streets within the industrially zoned area.
- (d) The display of a sign must comply with the requirements established in Article 59-F of this chapter.
- (e) In the I-3 and R&D zones, such use may be located within any building as a use in accordance with the following requirements:
 - (1) Such incidental use must not be located above the first floor;
 - (2) Such incidental use must satisfy the requirements of subsections (a), (b) and (d), above.

The provisions of this section shall not apply to any land or building lawfully existing, under construction, or for which a building permit has been issued prior to August 19, 1987.

(Legislative History: Ord. No. 8-53, §§ 14, 15; Ord. No. 8-54, §§ 6—8; Ord. No. 8-60, § 1; Ord. No. 8-69, § 2; Ord. No. 8-79, § 1; Ord. No. 9-83, § 4; Ord. No. 10-2, § 1; Ord. No. 10-6, § 3; Ord. No. 10-7, § 2; Ord. No. 10-17, § 2; Ord. No. 10-39, § 6; Ord. No. 10-53, § 14; Ord. No. 10-55, § 1; Ord. No. 11-8, § 1; Ord. No. 11-11, §§ 1, 2; Ord. No. 11-31, § 3; Ord. No. 11-41, § 7; Ord. No. 11-49, §§ 2, 3; Ord. No. 11-50, §§ 4—6; Ord. No. 11-51, §§ 2, 3; Ord. No. 11-52, § 2; Ord. No. 11-68, § 1; Ord. No. 11-81, § 1; Ord. No. 11-91, § 3; Ord. No. 12-5, § 1; Ord. No. 12-8, § 2; Ord. No. 12-10, § 3; Ord. No. 12-22, § 3; Ord. No. 12-27, § 1; Ord. No. 12-46, § 3; Ord. No. 12-51, § 5; Ord. No. 12-68, § 2; Ord. No. 12-72, § 1; Ord. No. 12-75, § 5; Ord. No. 13-5, § 1; Ord. No. 13-14, §§ 3, 4; Ord. No. 13-18, § 2; Ord. No. 13-21, § 6; Ord.

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No. 13-27, § 4; Ord. No. 13-33, § 1; Ord. No. 13-38, § 2; Ord. No. 13-41, § 1; Ord. No. 13-58, § 3; Ord. No. 13-68, §2; Ord. No. 13-76, §1; Ord. No. 13-80, §2; Ord. No. 13-82, §1; Ord. No. 13-89, §1; Ord. No. 14-5, § 2; Ord. No. 14-19, § 4; 14-47, § 1; Ord. No. 15-01, § 3; Ord. No. 15-10, § 2; Ord. No. 15-40, § 1; Ord. No. 15-54, § 6; Ord. No. 15-57, § 1; Ord. No. 15-58, § 1; Ord. 16-21, § 1; Ord. No. 16-30, § 1.)

Editor's note—Section 59-C-5.21 is interpreted in Bigg Wolf Discount Video Movie Sales, Inc. v. Montgomery County, 256 F. Supp. 2d 385 (2003), where the Court upheld the validity of the County's adult entertainment ordinance. Section 59-C-5.2 is quoted in Mossburg v. Montgomery County, 107 Md.App. 1, 666 A.2d 1253 (1995). Section 59-C-5.2 [formerly §§111-9 and 111-10] is cited and interpreted in St. Luke's House, Inc. v. Digiulian, 274 Md. 317, 336 A.2d 781 (1975); and is cited in Cohen v. Willett, 269 Md. 194, 304 A.2d 824 (1973). Section 59-C-5.2 [formerly §59-42] is cited in Logan v. Town of Somerset, 271 Md. 42, 314 A.2d 436 (1974). Section 59-C-5.2 [formerly §111-24] is quoted in part in Brown v. Wimpres, 250 Md. 200, 242 A.2d 157 (1968). Sections 59-C-5.2 to 5.4 [formerly §111-24] are quoted in Bigenhol v. Montgomery County Council, 248 Md. 386, 237 A.2d 53 (1968). Section 59-C-5.21 is cited in Mossburg v. Montgomery County, 329 Md. 494, 620 A.2d 886 (1993), wherein the supermajority requirement imposed for special exception by §59-A-4.123 is held invalid as not authorized by the Regional District Act.

Sec. 59-C-5.3. Development standards.

	I-1	I-2	I-3	I-4	R&D	LSC
59-C-5.31 Building height.						
No building shall exceed the following height limits:						
(a) Normally:						
—In stories	3	5		3		
—In feet	42	70	100	42	50	100
(b) In the I-1 zone this height may be increased in accordance with the requirements of section 59-C-5.41.						
59-C-5.32. Coverage limitations. (Percent of gross tract area)						
—Green area shall be provided for not less than	10	10	35	20 ³	30	25
—Off-street parking is not allowed to occupy more than			45 ¹			
59-C-5.321. Maximum density of development. ² The maximum density of development must not exceed the following floor area ratio which is to be based on and may be averaged over the gross tract area.					0.30	

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	I-1	I-2	I-3	I-4	R&D	LSC
In the I-3 and LSC zones, the maximum density of development must not exceed the following floor area ratio, based on gross tract area, which may be averaged over 2 or more lots created by the same subdivision plan if the density is recorded by covenant in the land records for all affected lots. When averaging is used for previously approved subdivision plans the total development density must not exceed the density for which Facility approval was previously granted, unless a new Adequate Public Facility test is applied. In such situations, the shift of density must be recorded in the land records for all affected lots. Adequate Public Facility approval was previously granted, unless a new Adequate Public Facility test is applied. In such situations, the shift of density must be recorded in the land records for all affected lots.			0.50			0.30
In the I-3 zone, the maximum density may be increased up to a maximum floor area ratio of 0.60 provided that the applicant for development obtains approval of a traffic mitigation agreement at the time of site plan review, that will result in traffic generation equal to or less than a project with a floor area ratio of 0.50.						
In the LSC zone, the maximum density may be increased to a maximum floor area ratio of 0.50 provided the applicant for development obtains approval of a traffic mitigation agreement in accordance with Section 59-C-5.475.						
59-C-5.322. Requirement for landscape plan. In the R&D zone, the preliminary plan of subdivision must include a landscape plan and a plan for the preservation of natural features.						

- ¹ In unusual circumstances, may be waived by the planning board at the time of site plan approval upon a finding that a more compatible arrangement of uses would result.
- ² An entire floor or story or a portion of a floor or story used exclusively for mechanical equipment is excluded from the maximum density of development calculation, and no portion of any floor or story excluded from the maximum density calculation that exceeds the Floor Area Ratio of the zone may be used for any other purpose. The aggregate area of any partial floors or stories excluded from the maximum density of development calculation must not exceed the gross floor area of any full floor of the building.
- ³ May be reduced in a Transit Station Development Area under 59-C-5.44(f).

The next excerpt page is Article C: Page C5-35

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59-C-5.46. Environmental control provisions applicable in all of the industrial zones.

Any use in an industrial zone must comply with all applicable Federal, State and County requirements and standards concerning noise, vibration, air pollution, odors, electromagnetic radiation, fire and explosion, stormwater management and sediment control, radioactive materials, glare and heat, non-radioactive liquid and solid waste, hazardous substances and wastes and bioresearch materials.

Any use in an industrial zone that is found by the Director of the Department of Environmental Protection to exceed the legal limits established for emission of dust, fumes, gas, smoke, odor, noise, vibration or other environmental disturbances must be brought into conformance or cease operations. The filing of an appeal with the Board of Appeals or a court of competent jurisdiction does not stay a "cease operations" order unless the Board of Appeals or a court of competent jurisdiction grants a stay of the order.

59-C-5.47. Special regulations LSC zone.

59-C-5.471. Purpose. A life sciences center (LSC) is a major research and development park for facilities of companies specializing in the life sciences and related fields, at a location as recommended in a master or sector plan.

- (a) The goals of an LSC are:
- (1) To provide a unique reinforcing focus for the life sciences industry to promote the successful expansion of the industry in Montgomery County;
 - (2) To expand the educational and research resources available for Montgomery County residents, employers and work force; and
 - (3) A life sciences center may serve the health care needs of the region.
- (b) It is the intent that LSC's be developed in a manner which makes a positive contribution to the quality of life in the County. The facilities, landscaping and open space will create an attractive setting and environment conducive to high technology research, development, production and related uses. The purposes of the life sciences center zone are as follows:
- (1) To promote the development of life science research parks which reflect the highest architectural and environmental standards; to preserve the confidence of corporate users and the surrounding community that future development will be of consistently high quality and to protect and

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enhance the economic and environmental values of the life sciences center.

- (2) To assure that all buildings are compatible with each other and with their surroundings in terms of exterior design, massing and scale, and type and quality of construction.
- (3) To promote clustering of buildings to encourage and facilitate pedestrian use of open space and common areas and shared facilities.
- (4) To assure the provision of green areas and promote the use of green areas to enhance the appearance of the facilities and the quality of the work environment.

59-C-5.472. Where applicable. No land shall be classified in the LSC zone unless the land is within an area for which there is an approved and adopted master or sector plan which recommends life sciences center development for the land which is subject to the application of the zone.

59-C-5.473. Development standards.

- (a) **Building setbacks.**
 - (1) Building setback from the rights-of-way of interior roads is 25 feet.
Building setback from the rights-of-way of perimeter roads is 50 feet.
 - (2) Building setback from the right-of-way line at entry gateways is 50 feet.
 - (3) Building setback from an interior lot line is 20 feet.
- (b) **Building height.** Maximum building height is 100 feet, except 125 feet in the health services core of the Shady Grove Life Sciences Center as defined in the 1986 Shady Grove Life Sciences Center Development Plan, as amended.
- (c) **Building coverage.** Maximum building coverage is 25 percent of the lot area except that increased coverage up to 50 percent may be approved when the applicant proposes to construct structured or underground parking.

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- (d) **Floor area ratio.** The maximum floor area ratio may be increased to 0.50 if special trip reduction is implemented in accordance with the guidelines in Section 59-C-5.475.
- (e) **Green area.** The minimum green area on the site is 25 percent of the lot area. Roofs of below grade parking may be counted as green space if developed for passive or recreational use.
- (f) **Parking setbacks.**
 - (1) Parking setback from rights-of-way is 50 feet.
 - (2) Parking setback from an interior lot line is 15 feet. Where internal connection between adjacent parking lots is planned, total combined setback is eight (8) feet.
 - (3) In the Shady Grove Life Sciences Center, parking setback from the right-of-way line of Blackwell Road and the curb line of access roadways and cul-de-sacs is 25 feet.
- (g) **Parking design standards.**
 - (1) All parking areas must be effectively screened from adjacent roadways and adjoining lots, through the use of berms, plantings, or the depression of parking areas below surrounding grades.
 - (2) Parking areas should be broken up into lots of no more than 150 cars, the lots to be separated by landscaped islands.
 - (3) The number of parking spaces provided, and the overall design and layout of parking lots must be in accordance with Article 59-E.
 - (4) No access to any lot is allowed directly from perimeter roads.
- (h) **Site design standards.**
 - (1) Buildings should be sited to provide primary visual orientation to the internal road network. Care must be taken so that exposure to roads surrounding the life sciences center do not detract from the overall appearance of the facility or the life sciences center.

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- (2) Buildings should appear to be integrated into the natural terrain, avoiding unnatural looking grading.
 - (3) Service areas should not detract from the design of the facility. All service areas should be effectively screened from adjoining lots, pedestrian areas, and parking lots by incorporating them into the building or by the use of walls, berms, level changes and landscaping.
 - (4) In the Shady Grove Life Sciences Center, pedestrian paths or sidewalks must be provided in accordance with the 1986 Shady Grove Life Sciences Center Development Plan, as amended.
- (i) **Building design standards.**
- (1) All sides of the building are to be built with finish materials.
 - (2) Recommended finish materials include:
 - (A) Architectural masonry units (excluding standard concrete and cinder block);
 - (B) Natural stone;
 - (C) Precast concrete
 - (D) Aluminum and architectural metals
 - (E) Porcelain covered metal panels; and
 - (F) Glass
 - (3) Mechanical equipment should be located within the building or within a mechanical equipment penthouse. If mechanical equipment is located on the roof or is free-standing on the site, it must be effectively screened from view by means fully compatible with the architecture. Mechanical equipment must be screened from view from all roads and immediately adjacent structures (existing or future) four stories in height or less. Required flues or vents must be compatible in design with the architecture and preferably incorporated into that design.

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- (4) Outdoor storage must not be permitted except when effectively screened within a court or a wall made of substantial materials compatible with those of the building skin.
 - (5) All trash containers, transformers, meters, telephone junction boxes, etc., must be integrated architecturally or effectively screened with screen walls and/or landscaping materials. Locations must be compatible with building and site design.
 - (6) No temporary structures may be constructed or trailers located within the LSC except for those approved by the Director to service a construction project and only for the duration of the construction.
- (j) **Site lighting standards.**
- (1) Site lighting must be provided to maintain a minimum level of illumination within the parking areas (ft. candle minimum maintained).
 - (2) Maximum pole heights for drives and parking lots must be approximately 24 feet with "cut off" type luminaries. Poles and luminaries must be compatible with established lighting in the existing core area.
 - (3) Lighting bollards must be used adjacent to pedestrian walk areas. The design must be compatible with architectural materials.

59-C-5.474. Landscaping guidelines.

- (a) Landscaping should be an integral part of the building design and should provide effective screening and shade.
- (b) Every effort should be made to avoid formality in plantings except as it may be integral to an architectural concept. Emphasis should be placed on the natural grouping of groves of trees and every opportunity should be taken to emphasize or take advantage of natural terrain features.
- (c) Plants should be restricted to those with low maintenance requirements and which have already proven themselves hardy and easily cared for in this area.

MONTGOMERY COUNTY CODE
ZONING ORDINANCE
Chapter 59

Division 59-C-5

- (d) To ensure year-round interest and beauty, a skeletal planting of evergreen trees and major shrubs of seasonal interest should be used in each project so that the design does not disintegrate at leaf-fall.
- (e) Native flowering trees should be planted in groves placed near areas of pedestrian use. Whenever possible, larger specimens should be selected in order to create an immediate effect at major points in the design. Smaller plantings may be used in peripheral areas.

59-C-5.475. Special trip reduction guidelines. Where the approved subdivision plan of the life sciences center allows a development density exceeding 0.3 FAR, it is the intent of the special trip reduction guidelines to achieve as a goal a reduction in auto trips for projects of 10 percent below the peak hour trip generation rates adopted by the Planning Board for the administration of the Adequate Public Facilities Ordinance. To help achieve the trip reduction goal, design measures should be incorporated in the project to meet trip reduction objectives established in this section, as well as non-design measures for the purpose of reducing dependence on single-occupant automobiles. The Planning Board may establish a schedule for achieving the goal and time periods during which the trip reduction measures will be in effect. Any or all of the following trip reduction guidelines or other measures proposed by an applicant are to be considered as appropriate on a case-by-case basis taking into consideration specific circumstances of the project.

- (a) **Design guidelines.**
 - (1) Buildings clustered near internal streets to minimize walking distance to available transit and to promote an attractive, active and safe pedestrian-oriented streetscape, to accommodate bus service, carpooling and vanpooling within a project.
 - (2) An uninterrupted pedestrian circulation system linking the various uses within a project. The pedestrian system should provide convenient connections to transit service and employee convenience services to reduce dependence on single-occupant automobiles and to promote an active streetscape.
 - (3) If convenience services are provided, space on the ground floor of a building for such services to reduce the need for private vehicle trips during the day.

MONTGOMERY COUNTY CODE
ZONING ORDINANCE
Chapter 59

§59-C-5.4

Division 59-C-5

(b) **Non-design guidelines.**

- (1) Trip reduction programs such as limiting off-street parking after consideration of market demand, flex time, the provision of or participation in share-a-ride programs, transit/vanpool fare discounts, bus shelters, emergency ride-home programs, reserved HOV spaces, or other acceptable measures that may be proposed; provided that a limitation on off-street parking below the applicable standards of Article 59-E shall not be required in order to achieve trip reduction goals.
- (2) Development phased in accordance with public or private transit availability.

(c) **Implementation.**

- (1) The Planning Board may establish a schedule for achieving the requirements and time periods during which the trip reduction measures will be in effect. The Planning Board may also require the applicant to enter into an agreement providing for the monitoring, enforcement, and other terms of the trip reduction program. Provision must be made in the agreement to allow for the inclusion of a maximum cost for the implementation of substitute components of the trip reduction measures in the event initial components do not achieve the requirements.
- (2) Results of on-site trip reduction programs implemented by the applicant to satisfy other traffic mitigation conditions of development approvals may be credited toward achieving the trip reduction requirement. All traffic mitigation requirements otherwise applicable remain in effect. The Planning Board may phase implementation of some or all of the trip reduction in accordance with the build-out of the project and/or availability of transit so that the measures are feasible and effective, except the Planning Board must not defer such implementation for more than 10 years from the issuance of any use-and-occupancy permit for a building in the project.

59-C-5.476. Procedure for application and approval.

- (a) The procedure for site plan approval in the LSC zone is set forth in Division 59-D-3.

MONTGOMERY COUNTY CODE
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Chapter 59

Division 59-C-5

- (b) The following regulations apply in the LSC zone:
- (1) In the Shady Grove Life Sciences Center except as provided below, an applicant for site plan or subdivision plan approval must comply with the requirements of the Amended and Restated Declaration of Covenants and Easements dated March 9, 1990 and recorded May 25, 1990 in Liber 9332 at folio 591, or as the Declaration may be later amended, that governs the development of the Shady Grove Life Sciences Center. Any project that receives site plan or subdivision plan approval on property identified as University Sites in the 1995 Shady Grove Life Sciences Center Development Plan is not required to comply with the Declaration.
 - (2) Properties within the Shady Grove Life Sciences Center except as provided below are subject to the provisions of :
 - A. an approved subdivision plan which may restrict the maximum density allowed, and
 - B. the 1986 Shady Grove Life Sciences Center Development Plan, as amended. This subparagraph does not apply to any project on the property identified as the University Sites in the 1995 Shady Grove Life Sciences Development Plan. Any application of the 1986 Shady Grove Life Sciences Center Development Plan to such University Sites arises by private agreement only.
 - (3) Any proposed development shown on a site plan or plan of development approved prior to June 11, 1996 may be constructed in accordance with the approved plan regardless of whether said development is built in one or more phases. Such development is not subject to the provisions of Section 59-G-4.1 and 59-G-4.25, and may be continued, repaired, reconstructed, or structurally altered in accordance with the approved site plan or plan of development. In cases where detailed review of subsequent phases of an approved plan is anticipated, such reviews will continue to be required under the provisions of Division 59-D-3.

59-C-5.477. Existing approved buildings, building permits, or uses.

- (a) Any existing building or structure for which a lawful building permit was issued, and any lawful use which was instituted on property within the Shady Grove Life Sciences Center and subject to the provisions of the 1986 Shady Grove Life

MONTGOMERY COUNTY CODE
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§ 59-C-5.4

Division 59-C-5

Sciences Center Development Plan, as amended, prior to a sectional zoning map amendment approved on June 11, 1996, where such lot was rezoned to the life sciences center zone by sectional or local map amendment, will not be regarded as a non-conforming use. Such building or use may be structurally altered, replaced or repaired, or may be changed in conformance with the requirements of the previous lease agreement or memorandum of understanding with the County entered into prior to June 30, 1984, so long as it remains an otherwise lawful use. Properties which are subject to a lease agreement or memorandum of understanding with the County entered into prior to June 30, 1984 may be developed in accordance with agreements and procedures applicable prior to June 11, 1996. Any lawful uses or development which were approved in a plan of development approved by the District Council may be instituted on the Shady Grove Life Sciences Center properties.

- (b) Construction underway in the Shady Grove Life Sciences Center pursuant to a building permit validly issued and existing at the time of reclassification to the life sciences center zone shall be permitted, and buildings and structures so constructed shall not be considered nonconforming.

(Legislative History: Ord. No. 8-63, § 1; Ord. No. 10-7, § 5; Ord. No. 10-32, § 4; Ord. No. 10-53, § 16; Ord. No. 11-8, § 2; Ord. No. 11-49, § 6; Ord. No. 11-50, §§ 9-22; Ord. No. 12-1, § 1; Ord. No. 12-13, § 1; Ord. No. 12-45, § 1; Ord. No. 12-78, § 1; Ord. No. 13-33, § 1; Ord. No. 13-35, § 1; Ord. No. 13-58, § 3; 13-68, § 3; 13-76, § 1; Ord. No. 13-93, § 1; Ord. No. 13-112, § 1; Ord. No. 14-60, § 1; Ord. No. 15-07, § 1; Ord. No. 15-58, § 1; Ord. No. 16-30, § 1.)

Editor's note—Section 59-C-5.4 [formerly § 111-24] is quoted in part in Brown v. Wimpres, 250 Md. 200, 242 A.2d 157 (1968).

Gaithersburg West Master Plan
March 26, 2009 Planning Board Hearing

Good evening, my name is Jack Jaeger. I am President of DANAC Corporation, the developer of the DANAC Stiles Corporate Campus at the corner of Key West Avenue and Great Seneca Highway. Since 1963 DANAC, has developed over four million square feet of office, retail and residential property the vast majority of which is in Montgomery County. DANAC purchased the original Stiles Tract in June of 1969. Our office in Bethesda is at 7501 Wisconsin Avenue, Suite 1120, Bethesda, MD 20814.

I ask the Planning Board to: (1) recommend preserving both the CCT alignment and the Transitway Stop on the DANAC Stiles Corporate Campus; and (2) plan and recommend mixed use development to take better advantage of the Transitway Stop. Today, we are zoned I-3 and approved for only 0.5 FAR. Our illustrative mixed use concept plan, submitted earlier, would provide 1.2 FAR of retail, residential and commercial development. I am attaching another copy to my testimony. The plan would add about 600,000 SF of mixed use. DANAC has significant experience developing mixed use projects having recently completed Rockville Town Square in a public private partnership with the City of Rockville. I respectfully request that you consider it.

Preserving the DANAC CCT alignment will afford transit riders a more express route to the Shady Grove Metro Station. A local route could still pass further into the Life Sciences Center and serve Adventist, the PSTA, and Hopkins, where the Public Hearing Draft Plan recommends adding 10 million SF. The two alignments are not mutually exclusive.

The DANAC Transitway Stop will afford commuters convenient access to the DANAC Stiles Corporate Campus and other nearby residential and commercial properties. The stop will afford access for approximately 1,144 Decoverly households, which comprise about 35% of all of the existing households in the Life Sciences Center.

DANAC already committed significant "seed capital" to develop its property and the Life Sciences Center generally. We improved twelve intersections. Since 2001, we built about 350,000 SF, which is slightly over half of the total 669,538 SF approved. The site includes several businesses. Theracom Pharmaceuticals is a leading provider of services to pharmaceutical and biotech manufacturers. JDL Software, the successor to Manugistics, develops business solutions software, including supply chain management software, an essential tool in today's worldwide competitive marketplace. The MRIS ("Metropolitan Regional Informational Systems") has its headquarters there as well. Over 1,000 employees already work at the DANAC Stiles Corporate Campus. We dedicated land for the CCT alignment and designed our layout to accommodate the Transitway Stop. Significant land is still available for development, not including land that could be redeveloped. We can develop a vibrant mixed use center and take better advantage of being next to the Transitway Stop. We welcome the opportunity to plan for a mixed use and more transit oriented development.

Nothing would stop the DANAC Stiles Corporate Campus from being an international venue for other "world class" bio tech and high tech companies. We ask that the Planning Board: (1) recommend preserving the CCT alignment and the Transitway Stop; and (2) plan for and recommend a mixed use project, to take better advantage of the Transitway Stop. Thank you.
Attachment: Illustrative Mixed Use Concept Plan at 1.2 FAR

Montgomery County Planning Board meeting
March 26, 2009
Gaithersburg West Master Plan

Testimony: Dr. Richard Zakour, Executive Director, MdBio Division, Tech Council of Maryland

My name is **Dr. Richard Zakour** and I am the Executive Director of the **MdBio Division of the Tech Council of Maryland**, a non-profit profession organization that represents over 500 companies and 200,000 employees across Maryland involved in the Biotech and Technology industry. I am here tonight in support of the Gaithersburg West Master Plan.

- 1. This project represents a unique opportunity to fulfill the vision of the I-270 corridor as a world class center for health, science, and education.**
 - The Shady Grove Life Sciences Center will be the kind of place where the world's top scientists from Government , the bioscience industry, healthcare and education can come together to improve the health of the world.
 - It will elevate County's current position as a biotech leader to a position of national and international acclaim.
 - The work conducted at Shady Grove Science Center will convert basic research into safe consumer products that will assist us in our everyday lives.
 - Individual bioscience entrepreneurs will have access to a talented and trained workforce, will have a place to start and grow their businesses, and will have the opportunity to operate in surroundings that are conducive to a strong, pro-business environment that will spawn future innovation.
 - Many of the top County biotech and info-tech companies are committed to this vision for Shady Grove Science Center.

- 2. This is the only location in Montgomery County that NIH and other federal labs might consider for their long-range expansion plans, which we should try to secure here, rather than in a more dispersed pattern somewhere further away from their main campus in Bethesda.**
 - The staff draft of this master plan allows just enough commercial/lab space to accommodate the future expansion of federal research agencies like NIH, so that it can all be consolidated in one place.
 - This is the only place in Montgomery County where it would make sense for the federal labs to expand to over the long-term. And it makes sense for them to stay in the County.



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Douglas A. Doerfler
Chief Executive Officer

**Montgomery County Planning Board
March 26th, 2009 Public Hearing regarding the Gaithersburg West Master Plan**

Testimony of Ron Holtz, Chief Financial Officer of MaxCyte, Inc.:

My name is Ron Holtz and I am the Chief Financial Officer of MaxCyte, Inc. MaxCyte is a biotechnology company, headquartered in Gaithersburg Maryland for more than 10 years and focused on providing cell modification technologies to the biotech industry, with partners in the US, Europe and Asia. I live in the King Farm development and am speaking tonight in support of the Gaithersburg West Master Plan, both as an executive in the biotech industry and a lifelong resident of Montgomery County.

Our region already benefits from the internationally recognized assets of NIH, Hopkins, University of Maryland and many growing Life Sciences companies. The Gaithersburg West Master Plan represents a unique opportunity for the County to build on that infrastructure, accelerating our growth as a recognized center for Life Sciences, with all the benefits that that entails.

These existing assets and the perception of Life Sciences leadership for our region have the potential to be a self-fulfilling prophecy that leads to clear benefits for our entire community:

- Educational opportunities that are closely linked to high paying jobs in an industry that can deliver sustained job creation
- A World class health services infrastructure; and
- The quality of life that comes from mixed use development and a reliable engine for job creation

But, these benefits only come to those communities that can create the critical mix of research capabilities, educational institutions, and companies that can convert basic research into products. This critical mix of capabilities will only grow in those regions that aggressively leverage their life sciences assets and build the physical infrastructure and density of research, education, and commercial entities that attracts the people and capital that actually create a Life Sciences industry.

The Gaithersburg West Master Plan represents a unique opportunity to make best use of the many, unparalleled assets that we have in place and I urge the Planning Board to continue to lay the groundwork that will demonstrate our community's wholehearted commitment to fostering the growth of our Region's unique Life Sciences industry.

Testimony of Dr. Scott Koenig at the Maryland National Park & Planning Board for the Gaithersburg West Master Plan on March 26, 2009

My name is Scott Koenig and I am the CEO and co-founder of MacroGenics, Inc., a nine year old biotechnology company in Rockville, and a 25-year resident of Montgomery County. I am here to support the proposed Gaithersburg West Master Plan.

My professional career has been in translational biological research, working to develop cutting-edge therapeutic solutions to infectious diseases, autoimmune disorders, and cancer. I am a physician scientist who worked for 11 years at MedImmune where I was Sr. Vice President of Research. I also worked at the NIAID, NIH.

Just two weeks ago, Minnesota officials announced a \$1B business biosciences park near the Mayo Clinic. Other bioscience magnets with vast resources include Boston, California, North Carolina, Florida, and elsewhere around the world including Singapore, India, China, and Europe.

I have traveled to many of these places and I am here to tell you that Montgomery County needs to strive to become the preeminent biotech center in the world. This industry is composed of highly-educated and well-compensated individuals that are using the most advanced tools in science to create new drugs, devices, and diagnostic assays for improving human health and to identify and create new sources of energy.

We have a unique set of assets here: the federal agencies, NIH, FDA, NIST, and others initially helped to foster the creation of biotechnology companies in the 1980s and early 1990s. Since then, we have seen steady growth. If we want to accelerate the local evolution of our industry, we need to continue attracting biotechnology and pharmaceutical companies, manufacturers, and scientists, while nurturing those already here.

This can be achieved by providing attractive working and living conditions and a superlative school system focused on science education. The Gaithersburg West Master Plan provides for this. The concentration of jobs, housing, and retail in this center is particularly enticing for those who work in biotechnology, spend long hours in the labs, and seek ways to reduce their commuting time for non-work related activities.

This plan also addresses human resource issues. My company has difficulty finding individuals locally who have the specialized training needed in biology, chemistry, analytical sciences, regulatory affairs, manufacturing, finance, accounting, and marketing. We expend a lot of resources relocating personnel. The expectations for 60,000 new workers in the Life Sciences Center over the next 30 years will help to alleviate this issue.

Another result of the plan may be the relocation of new venture capitalists, not unlike what occurred in Silicon Valley and Boston in the 1990's. This influx of local capital will further boost the biotechnology sector in the County, making the path to success far easier for entrepreneurs.

The plans for the Life Sciences Center will position our community for tremendous job growth in a leading economic sector, will attract the migration of well-educated professionals, will entice other biotechnology and pharmaceutical companies to expand or relocate operations to Montgomery County and will enhance training opportunities and promote education in science and engineering for students who reside in the community. I can't imagine a better future for our County.

Draft Public Hearing Talking Points:

1. Lauren Nelson

- a. Resident of Montgomery County
- b. Employee of the Biotechnology industry (Employer: Biogen Idec)
- c. Affiliation: VP, Industry, Hopkins Biotech Network
- d. Student at The Johns Hopkins University

2. This project represents a once-in-a-lifetime opportunity to fulfill the vision of the I-270 corridor as a world class center for health, science, and education. (COMMUNITY)

- a. As the draft of the Gaithersburg West Master Plan (GWMP) indicates, it will provide opportunities for students from MCPS and local colleges to rub shoulders with leading scientists and researchers and expose them to future scientific and technical careers.
- b. It will elevate County's current position as a biotech leader to a position of national and international acclaim.
- c. Shady Grove Science City will create unique educational opportunities for future generations to move beyond the classroom into working labs.

3. The Shady Grove Science Center will create high-income jobs and provide unique economic opportunities for the residents of Montgomery County. (ECOMONIC GROWTH)

- a. This plan provides for 60,000 high-paying research and technology and related jobs in the Shady Grove area over the next 30 years.
- b. The jobs created are high-paying, highly- skilled jobs with a bright future in the new economy.
- c. The Shady Grove Science Center will add significant revenue to the County's tax base – (According to Sage Policy Group's Economic

Study at build-out it will generate a net fiscal benefit to the County of over \$11 Million annually.)

- d. Concentrating jobs, housing and retail right in the heart of what is currently zoned for intense commercial development will reduce travel demand
- e. This will help retain the best & brightest minds (and current students) in Mont. Co. by providing world-class opportunities. It will also help to eliminate the current “brain drain” experienced when our scientists and skilled professionals leave for other states seeking professional growth.
 - i. Current students and young adults, such as myself, are drawn to the convenience and community of living, working and socializing in the same area. We are looking to lay down our roots where we want to not only have a family, but also where we want to establish our careers.
 - ii. Bringing young, energetic minds together with seasoned professionals will help bring about the cultural shift needed to usher in the entrepreneurial spirit we so desire in Montgomery County.

**Testimony of Andrew Milisits
Managing Partner, AITHERAS, LLC**

Before the Montgomery County Planning Board
March 26, 2009

In support of the Gaithersburg West Master Plan

Good evening. My name is Andrew Milisits and I am here to support the Gaithersburg West Master Plan that is before you.

I live in Boyds and am the co-founder and Managing Partner of AITHERAS, LLC, an I.T. and professional services company that my business partner and I started back in 2002 with nothing but sweat equity and \$6,100 worth of “bootstrap capital”.

Since then we have grown to 25 employees, and over \$5 million in revenues, by offering our clients the highest quality validation, verification, IT program management and testing services.

Over time, AITHERAS has amassed an impressive client list, several high-level contracts in both the commercial and federal space and is responsible for the well-being of hundreds of systems directly affecting the health and livelihood of hundreds of thousands of people around the United States. Some of our current and past clients include:

- The Living Legacy Foundation
- Indiana Organ Procurement Organization
- Invitrogen, Inc.
- Transportation Security Administration
- MedImmune, Inc.
- National Quality Forum

Our slogan is “Clients MUST Succeed”. This message resonates through everything AITHERAS does. But in order for our clients to succeed, they need the kind of space that offers them a rich environment for collaboration, which is a major factor in our industry that allows them to succeed. That is exactly the kind of space this plan would provide right in the heart of the I-270 corridor. It is not just bioscience research firms that would prosper here, but many related fields including I.T.

We are a perfect example of the kind of company that wants to be in Montgomery County, that tried to be in Montgomery County, but is not in Montgomery County because we were not able to find the right space here at a cost-point that fits our business model. Multiply this by the hundreds of other companies like us that make the same decision every year, and think of the tax revenue you are losing. Money that could be flowing into our schools, or the County’s services.

As a result, we are now based in Prince George’s County.

AITHERAS wants to grow to a \$100MM organization utilizing local talent and businesses for its work around the country. We feel we have a lot to add to the communities we serve, and we have plans to expand and open up several satellite offices within the next few years. Whether one or more of these offices is in Montgomery County is entirely up to you.

Thank you, and please support the vision for a sound economic future that this plan represents.

Andrew Milisits
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THE VOICE OF MONTGOMERY COUNTY BUSINESS

GAITHERSBURG WEST MASTER PLAN

SUPPORT - MARCH 26, 2009

MCCC supports master plans in the I-270 corridor and throughout the County that maximize job creation, provide a sufficient and diverse supply of housing to meet future workforce needs, and increase future ridership on the Metro Red Line, Purple Line, CCT and other transit systems by concentrating future development in the areas around current and future transit stations and transportation corridors.

We believe the master plan now under consideration in Gaithersburg West meets this standard, and represents smart growth planning at its best. It will allow for adequate levels of job creation, housing and retail space in order to provide the kind of vibrant, walkable, mixed-use activity centers that makes Montgomery County an attractive place to live and work, and a pioneer in sustainable community planning and design. It also allows us to continue developing a world-class center for bio-science, technology and innovation right in the very heart of the I-270 corridor.

As the Planning Board reviews this plan and the design guidelines that will accompany it, we respectfully urge you to consider the following points:

1. The plan needs to include enough commercial square footage for this site to be considered by NIH and other federal research agencies for their long-term future expansion needs. The staff draft of the GWMP marginally provides this, but any reduction will have a detrimental impact on the consideration of this site for future expansion plans. Concentrating higher densities and a vibrant mix of uses around the transit stations, and providing more flexibility in height limits if needed there, will help make this plan more compatible with surrounding areas, and boost our chances of landing the next federal research campus here.
2. It is our hope that Montgomery County will be an attractive place for headquarter companies engaged in technology innovation now and in the future. In order to be a competitive location, we need to be proactive about creating the kinds of places where those labs and highly sought-after private-sector companies they need to collaborate with all want to be.
3. Currently approved master plans are all that MTA is allowed to use for their ridership projections for the Corridor Cities Transitway (CCT), which is nearing a critical phase in the federal funding process and is a high priority for MCCC. The County will only consider two master plans where densities could be increased enough to impact those ridership estimates – Gaithersburg West and Germantown – before these decisions are made. Right now the cost-effectiveness ratings are at the low end of what we need in order to compete against projects around the US for both light rail and bus rapid transit options. If we are serious about funding and building the CCT, we need to be committed to approving these master plans with enough density and walkable, transit-oriented design elements to boost ridership and raise the cost-effectiveness figures.

Gigi Godwin, President and CEO
Montgomery County Chamber of Commerce
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4. This plan is right in the heart of the designated growth area along the 270 corridor that has long appeared in local and regional plans, ever since the adoption of the Wedges and Corridors General Plan in Montgomery County. Concentrating future, transit-oriented jobs, housing and retail makes sense and allows us to preserve valuable open space elsewhere in the region in areas that are further away from transit and other infrastructure. This is smart growth as it was intended to be.

We respectfully urge your support for the vision that your staff has defined in this plan, which we feel is consistent with the principles that should guide all of our master plans.

Gigi Godwin, President and CEO
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**Statement of Gene Counihan (Vision 2030) on the
Gaithersburg West Master Plan hearing before the
Montgomery County Planning Board on March 26, 2009.**

I am Gene Counihan. I have lived in Montgomery Village for 37 years and the County for 46 years. I am retired and currently serve on the Boards of Montgomery College, the Universities of Shady Grove, the Shady Grove Adventist Hospital, the WSSC, and I co-chaired Vision 2030, an endeavor kicked off more than two years ago to bring Montgomery County citizens together to begin talking and thinking about the kind of community we want Montgomery County to be in 2030.

Vision 2030 was inspired by the recognition that it had been nearly 25 years since County Executive Charles Gilchrist and Councilman Bill Hanna had the inspired vision to create the Shady Grove Life Sciences Center (SGLSC) and the R&D Village. That leadership and vision was ultimately responsible for the transformation of Montgomery County from a bedroom community to an employment center that attracted emerging technology employers and enabled the County to become a leading center nationally for cutting edge research, development and life sciences supporting federal facilities like NIH and NIST. With the SGLSC Montgomery County soon developed a flourishing technology industry providing abundant jobs, another hospital, and higher education centers. Our schools flourished, restaurants located here, and centers for the arts soon followed.

Little has happened in recent years to expand that vision of the early eighties. With the explosion of technology centers nationally and around the globe Montgomery County is falling farther behind.

With the 270 Master Plans before you, we have an opportunity to move Montgomery County a giant step forward. We are at the crossroads. We can choose to embrace the bold visionary plans that enable us to move forward and to become a vibrant global center for creative jobs, technology, research, smart growth, and mass transit. Or we can choose the rear view mirror approach that leads to stagnation and decline with memories of what might have been.

The Gaithersburg West Master Plan is a key element in shaping the community we will be in 2030. It is at the very center of the I270 corridor and the County. I hope you share our vision and will provide the leadership so that we can expand the Gilchrist/Hanna vision to be a thriving center for intellectual capital, jobs, housing and transit that will be attractive to our children and grandchildren as a place to live, to work and to raise a family.

I'd like to leave you with a century old quote from an inspired American visionary and architect, Daniel Burnham:

"Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans: aim high in hope and work, remembering that a noble logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty. Think big."

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Gaithersburg West Master Plan: Belward Farm Testimony: 3/26/09

Gregg Gochnour

1600 Coral Sea Drive

Rockville, MD 20851

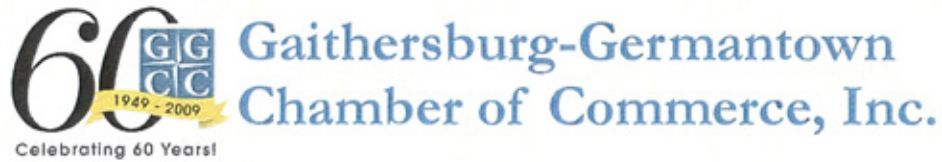
Occupation: MCPS Science Resource Teacher- Rockville High School

We need future jobs and internships/research possibilities for the local talent pool of students. Many MCPS students apply for internships at sites around our area but there are never enough spots for the numbers of qualified students to take them. An example, this year HHMI offers an annual high school internship for over 105 nominations at NIH, but only 18 or so students actually get chosen due to limited space and mentors in the research labs. These students are the researchers of the future, but what they experience now -whets their interest. To give them a place for mentoring and research lab experience is vital on their journey into the biomedical world. You have all heard the argument –“We would hire you if you had just had some experience”... What better place to get started with a positive experience than in your own "backyard"? Some of the issues of accessibility via mass transit have been addressed at other levels and by prior speakers, but remember some of our students don't drive. We have Rockville, Quince Orchard, Wootton, Richard Montgomery and Gaithersburg High Schools within a five mile radius of the Belward Farm site – a rough estimate of over 5,000 students are represented in this diverse population of students. Some would be close enough to ride busses, shuttles or even ride their bikes to this research location. For some of our students, having this research experience on their college applications could give them an advantage toward getting accepted to a college or maybe even open up possibilities for scholarships or provide further research opportunities in medical or graduate schools. An even more exciting possibility as well, would be that we could offer a future for college graduates to return to the area and begin a full-time career in biomedical research.

Anyone in science would attest to fact that collaboration is the model of research success. Think about it -we have the Craig Venter Lab by Shady Grove Hospital, NIH in Bethesda, HHMI in Bethesda, Johns Hopkins University- Shady Grove and University of Maryland- Shady Grove also within close proximity to one another. We also have numerous biotech corporations located in this Shady Grove/270 corridor - what a great possibility to help solve some of the world's health issues together. Additionally, there are numerous hospitals locally as well. With our current economy, time and money are precious. The cost of research equipment and facilities are daunting. This center of research might be able to offer the shared space and resources that could become a model of how to work with efficiency to fight against disease and sickness. By blending together these committed public and private sectors we add long term value to our greater community.

We have been preparing students for a world class challenges in science research all of the 36 years I have taught in MCPS- why not give them a chance to see a place where it can happen? Wouldn't this be a superb legacy to leave our children! I highly recommend to you this development project – who knows you may be the beneficiary of a cure or treatment that saves your life by the decisions you make today.

Thank you!



Marilyn Balcombe, President/CEO
4 Professional Drive, Suite 132, Gaithersburg, MD 20879
301-840-1400 x15 / mbalcombe@ggchamber.org

**Montgomery County Planning Board
Public Hearing – March 26, 2009**

GAITHERSBURG-WEST MASTER PLAN

My name is Marilyn Balcombe, I am the Executive Director of the Gaithersburg-Germantown Chamber of Commerce. Thank you for the opportunity to speak to you this evening.

The Gaithersburg-Germantown Chamber strongly supports the overall vision expressed in the Gaithersburg-West Master Plan. The Shady Grove Life Sciences Center will complete the vision of the I-270 corridor as a world-class center for health, science, and education.

There aren't many places in the Country, or the world for that matter, that have everything it takes to build a visionary science and education center like the one proposed in this Master Plan. But we do. Here in Montgomery County, we have what it takes to really make this happen. When you look at this master plan, all the pieces are there: We have land available, we have proximity to higher education, we have proximity to the federal labs and to Washington DC. We also have a highly educated workforce. And hopefully we have the leadership and political will to see this come to fruition.

In addition to fulfilling the biotech vision for the Montgomery County, the Shady Grove Life Sciences Center will bring a significant number of high-level jobs to the Upcounty. This provides great synergy for the higher education institutions in the County. With the Universities at Shady Grove, residents can come from MCPS and Montgomery College and go on to get a four-year degree right here in Montgomery County. After the investment the County has made in these students it would be great to have jobs available to keep the newly educated work force employed in the County.

I also want to endorse the densities proposed in the plan. The density is needed to help justify the Corridor Cities Transitway. To be more competitive for federal transit dollars, we need to maximize the ridership of the CCT.

This is a great plan, with great vision. We cannot afford to let this opportunity pass. If we don't do it someone else will and if that happens, not only do we loose a great opportunity, we could potentially loose the biotech industry base that we have worked so hard to establish.

Testimony Before the Montgomery County Planning Board
Maryland-National Capital Planning Commission
March 26, 2009

Prepared by
Jeffrey E. Frank Ph.D., AICP

Good evening. My name is Jeffrey Frank and I reside in the Potomac Crest area of Montgomery County. I am here to support adoption of the West Gaithersburg Master Plan.

I am a Professionally Certified Urban Planner with experience along the I-270 corridor from 1980 to the present. I recently retired as President of the planning and engineering firm Patton Harris Rust and Associates where I served clients stretching from the campus of The National Institutes of Health in Bethesda to the National Cancer Institute in Frederick, including design and construction for the Shady Grove Executive Center in the Life Sciences Center and Cloverleaf Center in Germantown. Complementing this experience, I was awarded a Doctorate in 2001 with a research concentration on the characteristics of the biotechnology industry and linkages with NIH.

My comments will highlight three areas of the draft plan.

Issue 1. Expansion of the Life Sciences Center is Needed to Compete Nationally and in the Global Market with Bioscience Discoveries and Clinical Application.

The proposed Gaithersburg West Master Plan represents great potential for the bioscience community and associated clinical care institutions. Expansion of the County's research and medical applications should be commended. The combined federal, state and local institutions that comprise this local industry have no national parallel, but collectively they offer great potential for future scientific discoveries and improved health care.

Issue 2. Building Density and Floor Area Ratio (FAR) Must Achieve Plan Objectives

Higher density mixed use development supported by structured parking is viable in this market. Controls should be in place to require achieving near-maximum development densities thereby supporting transit service, walkable business centers and clustering of research facilities. The Board should look carefully at densities throughout the LSC to insure they are providing for a strong science vision and assurance that the CCT becomes a reality.

Issue 3. Flexibility in Building Uses and Design Needed to Accommodate Anticipated and Unforeseen Needs.

The Planning Board, in concert with the stakeholders in the LSC, should coordinate the preparation of a set of guidelines to accommodate research and clinical facility needs and guidelines for periodic reviews. The kind and mix of uses at the LSC should be evaluated during the six years reviews to ensure that our regulations are current with industry and market needs.

In Closing, I want to say that the LSC has been planned for growth since 1964. We need to provide for its future in a transit-oriented, sustainable way. The development that is proposed in this area planned for growth is consistent with preservation and enhancement of nearby residential communities. Approval of this plan is the right thing to do to achieve the health vision, to provide needed jobs for residents, and to create great transit oriented centers. It will also help us achieve the CCT. As a resident, I fully support the proposed plan and look forward to working with you through the review and approval process.

Thank you for this opportunity to address the Board.

Gaithersburg West Plan Public Hearing

March 26th, 2009

Good evening,

My name is Vik Subbu and I am an alumnus of the MS/MBA Biotechnology program from the Johns Hopkins University and I am here tonight to support the Gaithersburg West Master Plan. I reside in Montgomery County and accomplished the majority of my graduate work at the Montgomery County campus.

Since moving to Maryland in 2001, I have witnessed the growth of the I-270 corridor into one of the nation's leading life sciences hubs. I believe this growth is attributed to the entrepreneurial, business and scientific talent we possess in this region. In Bethesda, we are home to the crown jewel of our nation's scientific and healthcare breakthroughs: the National Institute of Health. In Baltimore and Montgomery County, we have the Johns Hopkins University, the nation's leading university in medical research funding and the home to the recently established Carey Business School. In College Park, the University of Maryland is rising to the top in the field in bioinformatics and genome sciences. And, in Montgomery County, we have leading biopharmaceutical companies like Emergent Biosolutions, MedImmune, Qiagen, and Human Genome Sciences developing cutting edge biopharmaceutical products for debilitating diseases.

However, despite the growth and wealth of talented resources, we remain just another life sciences hub and not THE life sciences hub in the nation. One reason for this is the lack of a unique center that connects our entrepreneurs, scientists and business talent and cultivates the free flow of knowledge and ideas. I believe the Shady Grove Life Sciences Center can be that center and can propel our region into the next level of innovativeness. I believe the creation of the new Shady Grove Life Sciences Center via the proposed Gaithersburg West Plan will lead to:

- the creation of new companies using the technology coming out of our labs
- increased job growth in the biosciences arena
- new opportunities for industry and academic collaborations and
- the cultivation of our entrepreneurs and business students into becoming our next generation bioscience leaders

In closing I would like to state that I am in favor of the development of the Gaithersburg West Plan and Shady Grove Life Sciences Center as it brings tremendous value and hope to young professionals such as myself who want to remain in the region and grow their family and careers in the years to come.

I thank you for allowing me to give this testimony.

TESTIMONY ON GAITHERSBURG WEST MASTER PLAN

March 26, 2009

The proposed Gaithersburg West master plan is not transit-oriented development. We have several fundamental objections to the plan:

- No direct access to rail transit is provided. A shuttle bus that uses highway shoulders on the way to Shady Grove seems to be all that is required before 100% of the plan's residential development and 80% of its non-residential development can go forward.
- The transportation analysis uses circular reasoning. It *assumes* that automobile use will resemble truly transit-oriented development and bases its predictions of traffic on that assumption.
- The street network is automobile- rather than transit-oriented. Pedestrian movement will be blocked by high-speed arterial highways.
- The location of the policy area is at the periphery of the transit system and therefore employment in the area will not be attractive to transit riders. Intense job development in this area would have the same selling point as Tysons Corner – it is convenient to the CEO decision-maker (near Potomac in one case, McLean or Great Falls in the other) who will enjoy an easy commute while his or her employees suffer through traffic jams.

We are firmly convinced that a large, dense, transit-oriented white-collar employment node can be created in Montgomery County only within walking distance of a rail station. There is no successful example to the contrary anywhere in the United States. Moreover, Gaithersburg West is located at the periphery of the transit network, and the analyses in the master plan provide no reason to believe that jobs located there will have high transit usage even if rail access is provided.

We recommend that the Planning Board reject the draft plan and draw up a new plan with land use and density appropriate to an area that is not transit-oriented.

Lack of transit

As the proposed master plan is currently written, the Corridor Cities Transitway could morph into nothing more than a shuttle bus that uses the shoulder of Sam Eig Highway during rush hour.

The staging requirement for Phase 2, which includes 80% of non-residential development, is that the county or state “Fund the CCT from the Shady Grove Metro Station to the Belward property.” (See pp. 62-63.) The plan anticipates that the CCT will be a bus rapid transit route. Bus rapid transit is a poorly defined term that can mean many things, anything from a bus that runs on ordinary roads and skips stops or gets a slight advantage at traffic lights to something on its own right of way with grade-separated crossings at intersections.

The ICC and its continuation, Sam Eig Highway, run directly from Shady Grove to

Belward Farm. On page 36, the shoulder of Sam Eig Highway is designated as a BRT route, to be used by buses only in the direction of peak flow (whatever that is). Traffic on the Intercounty Connector will be managed to limit congestion, so a bus running on the approach to the ICC between I-270 and would also satisfy many definitions of BRT. Thus, it would be easy to argue that the staging requirement would be satisfied by a shuttle bus that is allowed to use the shoulder of Sam Eig Highway during rush hour, similar to the Metrobus routes that use the shoulder of U.S. 29.

A further difficulty ignored by the master plan is that Montgomery County policies currently preclude the operation of at-grade BRT even if a transitway is built. The county's traffic engineering policy forbids any priority for buses over other vehicles. See ACT's letter to the County Executive of Dec. 8, 2008, which still awaits a substantive response. The master plan staging requirements only refer to construction of a BRT facility; they do not require that the buses actually operate as BRT.

To have real meaning, the staging requirement would need to be strengthened to require rail. At a minimum, the performance characteristics of the BRT line would need to be specified, such as station locations, dedicated right of way, and grade-separated intersections. Reversal of the county policy forbidding bus priorities would also be necessary as a Phase 1 staging requirement.

Transportation analysis based on circular reasoning

The premise of the proposed master plan is that new development will be transit-oriented and rely on non-automobile transportation. Its advocates base their support for it on this proposition. But its transportation studies provide no support for this assertion.

There are two separate analyses, an overall analysis for the Policy Area Mobility Review which used the MWCOG model and an intersection analysis for the Local Area Transportation Review. Neither analysis asks the fundamental question of how many people will drive to work in Gaithersburg West; instead, they simply assume that people will behave as planners desire.

The LATR intersection congestion analysis *assumes* that automobile trip generation rates (the number of autos that leave a building per unit of building size) will be the same as in the transit-oriented development like around White Flint. (See transportation appendix, pp. 49-50.) No evidence is presented for this assumption, and there are numerous reasons to think that a building in Gaithersburg West will generate more auto trips than the same building at White Flint:

- White Flint is within walking distance of Metrorail; Gaithersburg West will be connected to Metrorail by a shuttle bus (either running on its own right of way with numerous stops, or on the Sam Eig Highway shoulder).
- White Flint is closer to the core of the Metropolitan area and therefore travel times are shorter for the great majority of transit riders.
- White Flint will have good transit access via the Red and Purple Lines to biomedical institutions such as NIH, Bethesda Naval Hospital, Walter Reed Annex the FDA in College Park, and the University of Maryland. Gaithersburg West is far from these destinations – more than an hour from College Park.

The overall modeling for PAMR also starts from an *assumption* about how many commuters get to work without driving. As stated on p. 38 of the appendix, the assumption was that this percentage is

32.5%. (Planners subsequently reduced this to 30%.)

Unlike the models used for LATR, the COG model has the capability of predicting transit usage. Reflecting the actual conditions planned for Gaithersburg West, the model predicts a low transit mode share. For the scenario in which there is no residential development, the transit mode share is 8%. (When residential development is included in the plan, the overall transit mode share increases somewhat because many residents work in transit-oriented areas and have a greater propensity to use transit than people who work in the transit-inaccessible workplaces of Gaithersburg West.)

To produce model output, the master plan's plainly counterfactual assumptions about automobile use somehow had to be reconciled with the reality of low transit ridership. As best we can tell, this is the reason that the PAMR model results grossly exaggerate how many commuters will carpool.¹ In the high scenario, 24% of all employees arrive by carpool. This is absurd. Carpooling by Gaithersburg residents is currently at a 5% level, and the use of carpools has been on the decline for several decades.

Transit access to Gaithersburg West will resemble today's Rock Spring Park (accessible by frequent shuttle bus service running on roads with little congestion) far more than it resembles White Flint. It seems very likely that the transit mode share for Gaithersburg West will be even lower than Rock Spring Park due to the latter's greater proximity to transit trip origins. Transportation models for Gaithersburg West should assume trip generation rates similar to, or greater than, what is currently seen in Rock Spring Park. This would surely lead to the conclusion that the non-auto mode share will be no greater than Rock Spring Park today – perhaps a few percent above the 8% transit mode share for employees that the model predicts – rather than the entirely unreasonable 30% postulated in the master plan.

Anti-urban street network

Transit-oriented development requires a grid of streets that may or may not vary in width, but all encourage pedestrian activity. Although the master plan street network avoids the worst excesses of suburban sprawl office park design, it fails to create a pedestrian-scaled grid street network to optimize transit access. Instead, there is a fundamentally automobile-oriented design which funnels vehicles into high-speed traffic sewers that become obstacles to movement of people.

Not only are the streets inappropriately designed, but there are simply not enough streets to provide adequate connectivity. The planned street network has oversized, hard-to-get-around blocks like Rock Spring Park, not urban walkable blocks like downtown Bethesda and Silver Spring. Connectivity can be measured by the number of intersections per square mile. In the Belward, West, and Central subareas (the only subareas where the street network is being fully redesigned), approximately 39 interior intersections and 25 on the boundary are proposed. These subareas have an aggregate area of 400 acres, giving approximately 66 intersections per square mile. Under LEED-ND **standards** now under development, a minimum of 150 intersections per square mile is required, and at least 400 intersections per square mile are needed to win the highest score.

¹ The carpooling forecast is grossly inaccurate, whether or not we have correctly identified the cause of the error. Something important is clearly wrong with the model even if we are wrong about what the mistake is.

To create a street network oriented primarily toward transit rather than toward automobile use, changes along the following lines would be required:

- Convert Sam Eig Highway, Great Seneca Highway, Shady Grove Road, Darnestown Road, and Key West Avenue into boulevards with storefronts, active street life, and numerous signalized intersections, similar to what is proposed for Rockville Pike in the White Flint sector plan.
- Reduce all speed limits to no greater than 30 mph.
- Replace the seven proposed urban-diamond interchanges with Dupont Circle-like underpasses.
- Increase the number of streets to create smaller blocks, with at least 300 intersections per square mile.



Gaithersburg West Master Plan
March 26, 2009 Planning Board Hearing

Erik M. Feig, General Counsel
Metropolitan Regional Informational Systems, Inc.

Good evening, I am Erik Feig. I am General Counsel for Metropolitan Regional Informational Systems, Inc. ("MRIS"), located at 9707 Key West Avenue, Rockville, Maryland 20850. Our headquarters is located in a 72,000 SF building within the DANAC Stiles Corporate Campus. It is adjacent to the planned Corridor Cities Transitway Stop on Decoverly Drive. I have attached a photo of our building to my testimony.

MRIS is the premiere online real estate information service for nearly 51,000 real estate professionals located throughout Maryland, Washington DC, Northern Virginia, and parts of West Virginia and Pennsylvania. In that capacity, MRIS operates the largest real estate multiple listing service (MLS) in the nation. MRIS systems, services, and technology annually facilitate the purchase, sale and lease of billions of dollars in value of real estate within its coverage area.

We moved from our original corporate headquarters (at 9420 Key West Avenue) into our new headquarters around March, 2008. We have approximately 120 employees. Today, we are aware of very few employees that commute to our offices by public transit.

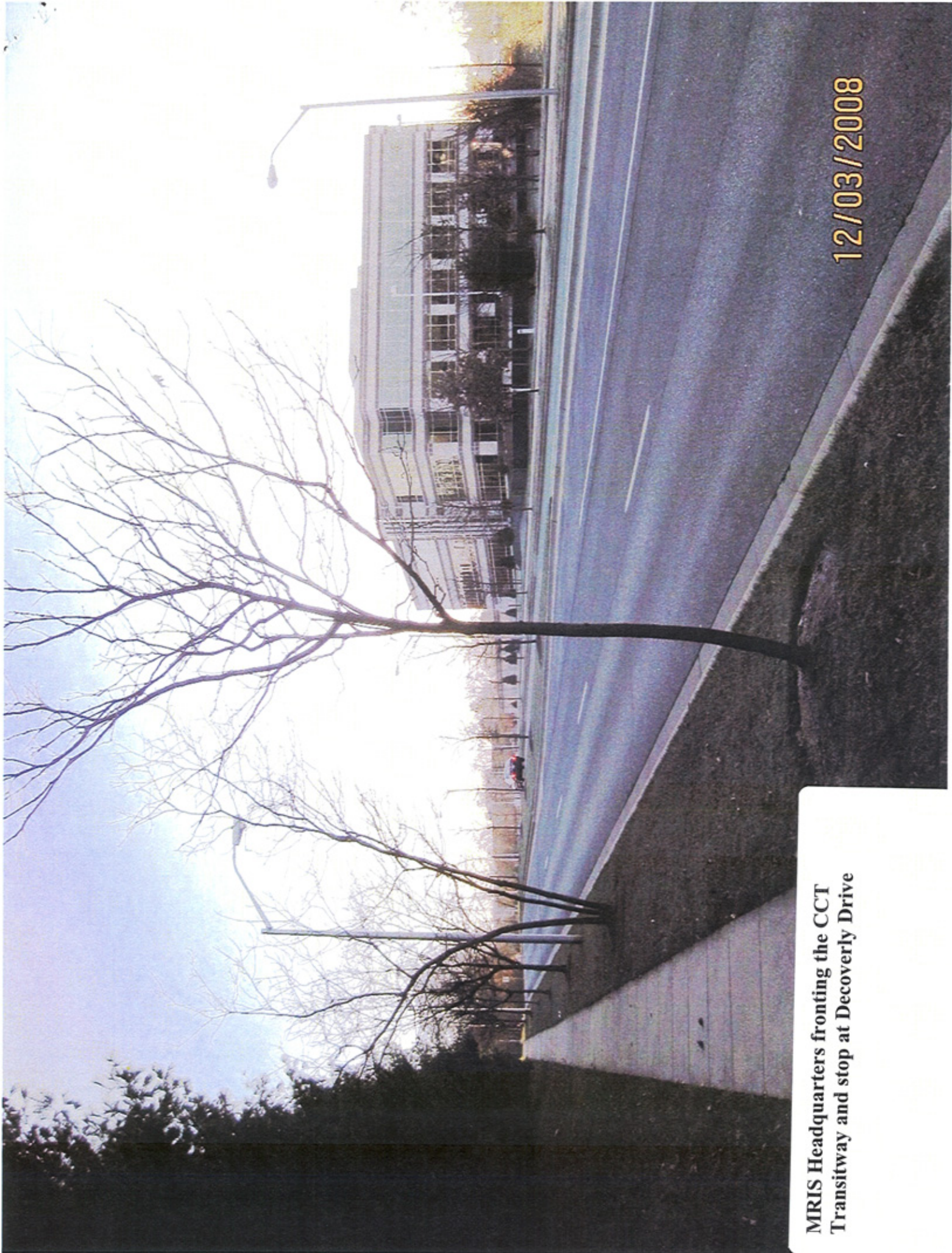
When deciding to move our headquarters and take an ownership stake in this new building at the DANAC Stiles Corporate Campus, we considered the Gaithersburg and Vicinity Master Plan, including the planned Corridor Cities Transitway Stop. From our discussions with DANAC, we hoped and understood that the Transitway Stop would someday provide a convenient option to our employees commuting by automobile or by Metro. As with any business in the area, we have a reasonable expectation that our employees' commute by auto will likely become more challenging as the Washington Metropolitan Area continues to grow and prosper, and as road congestion becomes more of an issue generally. And we do see the merit of encouraging use of mass transit as a viable option.

We appreciate the advantages of having the planned Transitway Stop next to our headquarters. From our understanding of the unmodified plan, MRIS employees and business associates would be able to more easily access our headquarters via the Corridor Cities Transitway. The DANAC Stiles Corporate Campus could become even more attractive to our employees if it were developed more densely into a vibrant, mixed use area of retail, residential, and office/research.

We respectfully ask that the Planning Board recommend the preservation of the CCT along the DANAC Stiles Corporate Campus and the Transitway Stop next to our headquarters. We also ask the Planning Board to recommend that the DANAC Stiles Corporate Campus be planned to allow for a denser, mixed use, complex to take better advantage of the Transitway Stop in the longer term.

Thank you.

Attachment: Photo of MRIS Headquarters adjacent to the planned CCT Transitway Stop



**MRIS Headquarters fronting the CCT
Transitway and stop at Decoverly Drive**

12/03/2008



March 26, 2009

5104 Elm St., Bethesda MD 20814 (301)652-6359 email--theelms518@earthlink.net

MCCF TESTIMONY TO PLANNING BOARD ON THE STAFF DRAFT REVISION
OF THE GAITHERSBURG WEST SECTOR PLAN

I am Jim Humphrey testifying on behalf of the Montgomery County Civic Federation as Chair of the Planning and Land Use Committee.

When examining master plan revisions, a chief focus of the Federation is determining whether all necessary information and data are presented in a clear and concise manner so that area stakeholders, the Board, and Council understand the proposed changes. We are pleased to see the chart on page 21 that the Federation recommended be included in each proposed master plan revision, which shows residential and non-residential density in four categories: existing; in the pipeline; allowed under the current plan; and, allowed under the proposed plan revision. But, the housing numbers in the chart are not the same as those in the text (Draft Plan - pg. 16).

In checking for clarity, we found that essential information was left out of the staging recommended for three of the five districts in the planning area--the LSC Central, West and Belward Districts (pg. 62). Staff proposes a maximum amount of non-residential square footage, including existing and pipeline, be allowed in each of three stages. But we could find no mention of the starting point--the current amount of existing and pipeline non-residential square footage in those districts. This is needed to figure the amount of new development being recommended in each of the three stages.

We urge you to link the staging for non-residential development with the residential component in this plan. Otherwise housing could be built before sufficient jobs are provided in the area, which would force new residents into their cars to commute to employment elsewhere, since an effective transit alternative may not exist for years. Also, approval of the majority of new development in this planning area should be staged to coincide with, or after, the opening of the CCT from Shady Grove to the area.

To that end, we urge the Board to work with the County Executive and Council, and our Senators and Representatives in Congress, in advocating for change in the Federal transit funding process. The new administration in Washington must allow counties and cities to request funding for transit projects that anticipate future growth, instead of only after

new growth has generated sufficient numbers of riders who then commute on increasingly congested roads while awaiting transit. It would be disastrous to repeat the mistake made in Clarksburg and invite residents to move into newly created housing, and employees to take newly created jobs, in the supposed transit-oriented communities of Gaithersburg West and Germantown when they may not see that transit for many years.

It is difficult for citizens to comment on the proposal to rezone nearly half of the acreage in the planning area into an LSC Zone recommended for altered standards ("modified to permit more uses, density and height" - pg.21), without knowing what specific changes to the zoning standards will be sought.

The LSC West District (PSTA site) is recommended for TMX-2 zoning, which has 1.0 FAR density and a 43 foot height limit for Standard Method development. The height limit for TMX -2 Optional Method is not specified in the zoning ordinance but instead should be set in master plans where the zone is used, yet there is no height limit in the plan for this District recommended for TMX. In addition, it is not stated whether staff recommend transfer of density between parcels in this proposed Transit Station Development Area. Through use of TDRs, BLTs, and density transfer within the district, could the threshold be reached which would trigger a requirement for workforce housing near the future CCT station (approximately 2.0 FAR or 40 dwelling units per acre)? If so, the workforce housing law would grant additional density above that already allowed under TMX Optional Method coupled with MPDU density bonus. The height of buildings near the CCT station in the PSTA, then, could greatly exceed the 110 foot height building height recommended near the Belward CCT station or the 143 foot height building height recommended near the CCT station in the LSC Central District.

We are concerned that staff has not adequately explained to area residents the heights and densities possible in the LSC West (PSTA) District. We know that transportation data necessary to understanding the impact of this proposed plan revision was only recently made available, even though public meetings began last fall. And residents had their repeated requests for creation of a citizens' advisory committee rejected by Planning Department staff. A primary concern of the Federation's is that you allow residents of Gaithersburg, North Potomac and Rockville, who will be impacted by this plan, meaningful opportunity to provide their input during upcoming worksessions.

Thank you.

Sturgeon, Nancy

From: Gail Isaacson [marcngail@comcast.net]
Sent: Wednesday, April 01, 2009 11:14 AM
To: Sturgeon, Nancy
Subject: Proposed N. Potomac Development - Gaithersburg, North Potomac, Rockville Coalition

Dear Ms. Sturgeon,

As a resident of Washingtonian Woods, and part of the Gaithersburg, North Potomac, Rockville Coalition, I am deeply concerned about the proposed development on the Belward Farm and vicinity. I will echo what some of my neighbors have stated.

- The density of "The Science City" is that of an urban area with a Metro station and is inconsistent with an established residential suburban community. The amount of proposed commercial space must be reduced to limit further traffic congestion. The amount of proposed housing must be reduced to alleviate already overcrowded schools, or additional schools must be built before the additional housing. The housing must be staged with the commercial development.
- Belward Farm is our most beloved landmark. The farm's late owner, Elizabeth Banks, sold her property to Johns Hopkins for a fraction of its value with the stipulation that the university would carry on the legacy of the farm by building a medical or educational campus instead of a high rise commercial complex with housing. Johns Hopkins has chosen to ignore or rewrite her intentions for the farm and disregard the requests of the community to develop the farm in a manner that would maintain its character and be in scale with our community.
- The intensity (jobs plus residents per acre) planned for Belward Farm is equal to the intensity of Rosslyn, VA and must be reduced to allow for more green space and alleviate additional traffic congestion. The architecture planned for Belward Farm must be in harmony with the farmstead, preserve the character of the land and be in scale with the surrounding neighborhoods.
- The Corridor Cities transit is expected to carry only 15% of the workforce and cannot be used to justify the massive increase in density. Also, it must not be aligned to run the length of Belward Farm.
- The county proposes seven "grade separated interchanges" (multi-level highway interchanges) similar to those found on Route 29 near White Oak which are inconsistent with the suburban residential community. The density must be reduced to a level that would not require "grade separated intersections" however improvements must be made to the Muddy Branch/ Seneca Hwy intersection.
- Any infrastructure and school improvements must be staged to coincide with the development process.
- The community has repeatedly asked to be represented by a Citizens' Advisory Committee but the requests have been denied. The residents of the neighborhoods surrounding the "Science City" must be allowed to have substantive input before the plan is finalized.

I would truly appreciate your support for our neighborhood in this matter.

Sincerely,
Gail Isaacson

Sturgeon, Nancy

From: Shivdasani, Heather [Heather.Shivdasani@montgomerycountymd.gov]
Sent: Wednesday, April 01, 2009 7:13 AM
To: MCP-Chair
Cc: Sturgeon, Nancy; Whipple, Scott
Subject: Proposed development of the Belward Farm and surrounding area.

To all:

As a concerned citizen living in Westleigh, and based on the in-depth research by the Gaithersburg-North Potomac, Rockville coalition I would ask that you reconsider the proposed development in its current form.

Thanking you for your consideration.

*M. Heather Shivdasani
Senior Planning Consultant
Montgomery County Government
DOT - Division of Parking Management
240-777-8726*

Sturgeon, Nancy

From: Jennifer Weil [jenweil@yahoo.com]
Sent: Monday, March 30, 2009 3:14 PM
To: MCP-Chair
Cc: jenweil@yahoo.com; Sturgeon, Nancy
Subject: Comments on the Gaithersburg West Master Plan Amendment and LSC Development from a Local Citizen

March 30, 2009

Dear Chairman and Members of the Commission:

I would like to register my complete support for the Gaithersburg West Master Plan amendment and future proposed Life Sciences Center (LSC) Development. As a full-time resident of the Amberfield townhouse development (#19 Earth Star Place, Gaithersburg), located in close proximity to the Belward Property site, as well as a long-time resident of the County, I fully appreciate and support the innovative thinking, planning, and design that has gone into the future proposed LSC development and on-going amendment effort, as managed by staff planner, Nancy Sturgeon.

From what I have seen of the project, it appears that the future development is consistent with many Smart Growth planning principles, including higher density development located near transit stations, a diversity of uses within the development (including ground-floor retail uses), and multiple ways to travel within the future development and between the proposed development and locations outside of the development through walking, biking, and transit. It is clear from the draft plan that the County has made every effort to minimize the future development's traffic, infrastructure, and visual impacts upon local, nearby neighborhoods by adhering to these "Smart" principles and by seeking to establish a transportation management district in conjunction with the new development. Additionally, I fully appreciate the County-State's attempt to grow our local economy through this national-level medical/life science-related development, which I believe will contribute to our general quality of life and the Montgomery County "brand".

I am especially excited by the prospect of having more commercial retail uses, recreational amenities, and jobs located within walking distance of my neighborhood. Furthermore, I welcome the increased accessibility that the future LSC development would bring to my part of the county through its related future planned BRT/LRT line and adjacent walking/biking trail.

I look forward to attending future meetings as part of the public planning process, and in following your progress as this exciting new development is further refined and implemented in the future.

Sincerely, Michael Weil

19 Earth Star Place
Gaithersburg, MD 20878
301-947-4249

PROPOSED INTENSITIES OF THE LSC AREAS

Area	Sq ft of		Housing units	Population	Intensity	WILL EQUAL THE CURRENT INTENSITY OF:
	Acres	commercial Jobs				
LSC Central	230	9,082,700	25,950	4,895	134	Rosslyn = 133
LSC West - PSTA	75	530,000	1,514	4,400	78	Pentagon = 67 Balston/VA Square = 97
Belward - Built	31	839,940	2,399	0	77	Pentagon = 67 Balston/VA Square = 97
Belward - Unbuilt	96	4,660,000	13,314	363	142	Rosslyn = 133 Downtown Washington = 167
LSC North	195	2,897,163	8,278	2,902	57	Tysons Corner = 45 Pentagon = 67
LSC South	235	2,527,500	7,221	2,310	40	NIH = 43

Intensity = jobs + population per acre.
 Figures used for LSC areas are for 2030.
 Jobs = commercial space divided by 350 sq ft per person.
 Population = housing units x 2.2 people per unit.
 Belward (Unbuilt) acres : 10 7 acres minus 11 acres for historic buildings = 96
 Belward (Unbuilt) Population: 663 households minus 300 = 363 to allow for overlap with jobs.
 LSC figures from Nancy Sturgeon and Tom Autrey.
 Figures in the last column from Arlington Economic Development, Issue Paper No. 8

Prepared by
 Donna H. Baron
 The Gaithersburg - North Potomac - Rockville Coalition
 baron234@comcast.net

Sturgeon, Nancy

From: Donna Baron [baron234@comcast.net]
Sent: Monday, March 30, 2009 3:24 PM
To: Sturgeon, Nancy
Subject: Additional Testimony

Hi Nancy,

I am attaching an additional document for my testimony. I'm not very good at Excel so if the format jumps around when you open it, just let me know and I will print it and send it. The numbers in the last column are centered for emphasis. Could you print it or copy it on the color printer?

Thanks so much!!

Donna Baron



401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
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The Honorable Adrian M. Fenty

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Council of the District of Columbia
The Honorable Vincent C. Gray

Executive Director

Marcel C. Acosta

**IN REPLY REFER TO:
NCPC File No. MP217/1200**

MAR 27 2009

**Mr. Royce Hanson
Chairman, Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910**

RE: Public Hearing Draft Gaithersburg West Master Plan

Dear Mr. Hanson:

Thank you for the opportunity to comment on the Public Hearing Draft Gaithersburg West Master Plan (Master Plan). The comments provided below focus on the National Capital Planning Commission's (NCPC or "the Commission") role as the central planning agency for the federal government in the National Capital Region. Our comments focused specifically on the recommendations for the National Institute of Standards and Technology (NIST) enclave and other elements with direct impacts to federal interests.

As the federal government's central planning agency for the National Capital Region, the Commission has several responsibilities that warrant federal - local planning coordination. Among our major responsibilities are preparing long-range plans and special studies to ensure the effective functioning of the federal government in the NCR; preparing the *Comprehensive Plan for the National Capital: Federal Elements* which includes the federal government's region-wide policies for transportation, the environment, workforce locations and open space; reviewing master plans and area plans proposed by state, regional and local agencies for their effect on the federal establishment; as well as evaluating the federal government's proposed capital improvement proposal. We invite you to visit our website, www.ncpc.gov, for additional information.

Gaithersburg West Draft Master Plan General Recommendations
NCPC supports the key recommendations of the Master Plan and finds them to be generally consistent with a number of policies of the *Comprehensive Plan for the*

Mr. Royce Hanson

Page 2

National Capital: Federal Elements ("Comprehensive Plan"). NCPC finds that the Master Plan recommendations are generally consistent with the *Smart Growth and Sustainable Development Planning Principles* of the Comprehensive Plan. We commend the Master Plan for identifying strategies that advance local, regional and federal interests, namely:

- concentrating mixed-use transit-oriented development within walking distance of major transit stops;
- identifying the Corridor Cities Transitway (CCT) as a priority for funding in the early stages of implementation of the Master Plan;
- introducing street grids into existing superblocks to improve walkability;
- developing a continuous regional bike trail system with the cities of Gaithersburg and Rockville; and
- protecting and enhancing natural areas through sensitive development.

NIST Enclave Recommendations

We identified the National Institute of Standards and Technology (NIST) as a primary federal interest. NCPC supports the concept of linking the various employment and residential areas along the I-270 corridor with a high-capacity transit system, but anticipate providing additional comments regarding site-specific impacts to federal interests when the NEPA environmental documents for this project become available for our review. The Master Plan shows part of the route running along the NIST boundary and providing a transit stop at the NIST. NIST is currently coordinating its master plan revision work with NCPC and we are requiring a Transportation Management Plan (TMP) for the NIST campus. The proposed CCT facility will increase mass transit access to the NIST site and enhance NIST's TMP. We also appreciate the Master Plan's recommendation for reciprocal plan review between NIST and Montgomery County. We would like to add to this the continued consultation with NCPC, as you are currently doing. On the natural areas recommendations, the Existing Land Use map for the NIST/Londonderry-Hoyle's Addition should show the location of the stream buffer areas and forests within the boundaries of the enclave so we can determine more accurately whether any federal interests will be affected.

Other Potential Federal Interests

The Master Plan referred to the stream valley parks in two different areas of the plan. First, under the Key Recommendations, the Piney Branch (a stream valley park) Special Protection Area was mentioned. In the Life Sciences Center Public

Mr. Royce Hanson

Page 3

Open Spaces section, it identifies stream valley parks as one of the elements of a comprehensive open space system. NCPC review would be required for any proposed changes to public parkland along the stream valley corridors to the extent that these areas are subject to the Capper-Cramton Act of May 29, 1930 (46 Stat. 482). Please contact NCPC staff for early consultation should you determine that there will be proposed changes to any of the Capper-Cramton stream valley parks.

We commend your proactive efforts in ensuring that the federal government is engaged in your planning endeavors and encourage you to continue doing so, especially with the NIST. We look forward to future coordination with the Montgomery County Planning Department. Please contact Amy Tarce at (202)482-7241 or amy.tarce@ncpc.gov if you have any questions.

Sincerely,



Marcel C. Acosta
Executive Director

cc: ~~Susan Cantilli~~
National Institute of Standards and Technology

Nancy Snyder
National Institute of Standards and Technology

Nancy Sturgeon, Planner Coordinator
Gaithersburg West Master Plan
Montgomery County Planning Department

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

March 26, 2009

Emily J. Vaias
evaias@linowes-law.com
301.961.5174

Debra S. Borden
dborden@linowes-law.com
301.961.5250

Via E-Mail & Hand Delivery

Ms. Nancy Sturgeon
Maryland-National Capitol Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Gaithersburg West Master Plan
Lot 1, Block A, 10109 Darnestown Road (the "Property"),
Academy Child Development Center, Inc.

Dear Ms. Sturgeon:

This office represents Academy Child Development Center, Inc. ("Academy"), which has requested that we contact you concerning the recommendations in the Gaithersburg West Master Plan (the "Master Plan") that relate to the Property on Darnestown Road. Academy operates a child day care center pursuant to an approved Special Exception, S-2453A. Recently Academy obtained a new Special Exception for a Private Educational Institution use, to add 1st and 2nd grades to its programs. Also Academy has a pending Application for Preliminary Subdivision Plan to incorporate an adjacent parcel into the existing Lot 1. The new lot will combine Lot 1 Block A, of the "Travilah Heights" Subdivision, recorded at Plat Number 22428, with the adjacent Parcel 60, which currently has a vacant single family home, a shed and paved parking area. (The Proposed Preliminary Plan is attached.)

With all of the effort Academy has put forth to resubdivide the Property and expand its programs to date, they are understandably concerned about the land use and zoning recommendations contained in the Master Plan text and maps. Academy wants to ensure that the Property is correctly noted on the maps contained within the Master Plan, and that the recommended zoning category reflects both existing conditions, and the vision for the future of the planning area. Academy sees itself as an important participant in the future of the Life Sciences Center because with the influx of residents and employees, the need for quality child day care will be, and is currently, vital to the community.

The Property is surrounded by a mix of residential, commercial and institutional uses. To the north lies the Montgomery County Public Service Training Academy. Adjacent to the east is a

Nancy Sturgeon
March 26, 2009
Page 2

PEPCO substation subject to Special Exception S1435. To the southeast, at the intersection of Darnestown Road and Travilah Road is a small neighborhood commercial center with C-4 zoning. To the south and across Darnestown Road is a townhouse development with R-200 zoning. To the west is a dance studio also located in the R-90 zone by special exception (S-2381). West of the dance studio a zoning case was recently approved (G-849) for Darnestown at Travilah, a proposed development of up to 39 townhouse units in the RT-8 Zone. It is our understanding that the area to the east of the Property which is currently the Public Service Training Academy is under consideration for redevelopment as a Life Sciences Center, utilizing a new or existing mixed use zone which will include a mix of commercial and residential uses.

In light of the existing land uses surrounding the Property, and the proposed development of an integrated Life Sciences Center, Academy requests that the zoning category for the Property, including Parcel 60, be designated as C-T (Commercial Transition) zone. The C-T zone was established for the purpose of providing for "low-intensity commercial buildings, which singly or in groups, will provide an appropriate transition between one-family residential areas and high-intensity commercial development." In order to implement that stated purpose, the C-T zone is allowed only in areas where either (1) the Master or Sector Plan recommends the C-T zone; or (2) on properties located between existing or proposed one-family residential uses and existing high-intensity commercial uses.

Academy will be located between existing and proposed one family residential uses and proposed high-intensity commercial uses in the new Life Sciences Center. The properties along Darnestown Road are uniquely positioned to provide the type of transition between traditional one-family residential uses and the more densely planned Life Sciences Center, which is envisioned in the C-T zone. Single-family residential zoning is simply no longer an appropriate zone for the Properties along Darnestown Road, and will certainly not be consistent with the planned development of the Life Sciences Center.

Please contact us if you have any questions. Thank you.

Nancy Sturgeon
March 26, 2009
Page 3

Very truly yours,

LINOWES AND BLOCHER LLP

Emily J. Vaia/DSS

Emily J. Vaia



Debra S. Borden

Attachment

cc: Ms. Marilyn Fleetwood



LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- EXISTING BUILDING
- FOREST BOUNDARY
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED CURB & GUTTER
- MOTORCYCLE PARKING
- PROPOSED SIDEWALK
- BIORETENTION AREA
- PROPOSED PARKING LOT
- EX. WATER LINE
- EX. ELECTRIC LINE
- EX. SEWER LINE
- EXISTING CONCRETE WALKS & PLAY AREAS
- MULCHED PLAY AREAS
- PROPOSED PROPERTY OUTLINE
- STORMWATER MANAGEMENT PIPES & INLETS
- PROPOSED FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR LINE
- EXISTING PARKING LOT
- BRL
- PARKING BRL
- PROPOSED DEDICATION
- LIMITS OF DISTURBANCE

LOT 2 - ZONING INFORMATION & SITE TABULATION

SPECIAL EXCEPTION USE S-2453-A & S-2726
Zoned R-90

AREAS	DEVELOPMENT STANDARD (59-C-1.32)	REQUIREMENTS	PROPOSED
PREVIOUSLY LOT 1 BLOCK A PLAT 22428	42,036 SF or 0.965 AC		
PREVIOUSLY PARCEL 60, L.21781 F.003	21,165 SF or 0.486 AC		
GRIDS TRACT AREA	63,201 SF or 1.450 AC		
PARCEL 80 R/W DEDICATION 50' FROM ROADWAY CL	1,379 SF or 0.032 AC		
NET TRACT AREA	61,822 SF or 1.414 AC		
MIN. LOT AREA	9,000 SF	61,822 SF	
MIN. LOT WIDTH	75'	107.93'	
MIN. LOT WIDTH AT PROP. STREETLINE	25'	214.66'	
MAX. PERCENT NET LOT AREA THAT CAN BE COVERED BY BUILDINGS INCLUDING ACCESSORY BUILDINGS	30%	20%	
MAX. BUILDING HEIGHT	35'	16' +/-	
BUILDING SETBACKS (59-C-1.323)	REQUIREMENTS	PROPOSED	
BUILDING SETBACK FROM STREET R/W	30'	EXISTING HOUSE 24.54'	EXISTING DAY CARE 146.83'
SETBACKS FROM ADJOINING LOTS SIDES:			
ONE SIDE	8'	EXISTING HOUSE 20.49'	EXISTING DAY CARE 8.94'
SUM BOTH SIDES	25'	EXISTING HOUSE 181.81'	EXISTING DAY CARE 27.22'
REAR	25'	EXISTING HOUSE 271.04'	EXISTING DAY CARE 80.03'
ACCESSORY STRUCTURE SETBACKS (59-C-1.326)	REQUIREMENTS	PROPOSED	
FROM STREET R/W	60'	PAVILION 201.76'	SHED 192.81'
FROM REAR LOT LINES	5'	PAVILION 24.5'	SHED 34.44'
FROM SIDE LOT LINES	5'	PAVILION 25.74'	SHED 58.41'
PARKING SETBACKS (59-E-2.83(b))	REQUIREMENTS	PROPOSED	
FROM FRONT STREET	30'	30'	
FROM REAR LOT LINES	25'	25'	
FROM SIDE LOT LINES	16'	5.3' / 19.5'	

PARKING TABULATION

PER (59-E-3.7) (FOR COMBINED DAY CARE AND PRIVATE EDUCATIONAL FACILITY)	PEAK STAFF W/OVERLAP
1 SPACE PER EVERY NON RESIDENT STAFF MEMBER	31 SPACES REQUIRED
1 SPACE (FOR DROP OFF) PER 8 CHILDREN (1.50 MAX / 8)	22 SPACES REQUIRED
2 SPACES FOR RESIDENCES	2 SPACES REQUIRED
TOTAL PARKING REQUIRED	55 SPACES REQUIRED
TOTAL PARKING PROVIDED	55 SPACES PROVIDED
TOTAL HANDICAP PROVIDED	3 SPACES PROVIDED
TOTAL MOTORCYCLE SPACES PROVIDED	2 SPACES PROVIDED
TOTAL BICYCLE SPACES PROVIDED	3 SPACES PROVIDED

*THREE REGULAR PARKING SPACES ARE BEING REMOVED FROM LOT 1 FOR THE PROPOSED DRIVE THAT IS CONNECTING THE NEW PARKING LOT TO THE EXISTING LOT

NOTES

1. THE PLAN PROPOSES 29 ADDITIONAL PARKING SPACES WITH 1 ADDITIONAL HANDICAPPED SPACE. 1 BUS WILL BE PARKED ON-SITE.
2. THE PLAN PROPOSES THE REMOVAL OF THE EXISTING HOUSE ON PARCEL 60.

STAGING SEQUENCE/DEVELOPMENT PROGRAM

THIS PROJECT IS PROPOSED TO BE CONSTRUCTED IN ONE PHASE.

GENERAL NOTES

1. Applicant/Owner: R.L.L. & C Corporation, C/O Ms. Marilyn Fleetwood, Academy Child Development Center, 861 Washington Avenue, Cheshamtown, MD 21620, Tel. (301) 424-6282
2. The boundary information shown for the parcel is from record deeds in the Land Records Office.
3. The topography shown is from field survey by Meridian Surveys dated June 2007.
4. The site does not contain any steep slopes or restrictive soils.
5. The soils information shown is from the July 1995, Montgomery County Soil Survey prepared by the US Dept. of Agriculture, Natural Resource Conservation Service.
6. Utility information shown on this plan was taken from available records. The exact location of the underground utility shall be field verified by the contractor prior to construction.
7. Site is currently zoned: R-90
8. Water category, W-1; sewer category, S-1.
9. Soils are classified as 37B, Trough sil, 3-8% slopes, by the US Dept. of Agriculture, Natural Resource Conservation Service.
10. Property is within the Gaithersburg Vicinity Master Plan, Shady Grove Study Area, Planning area 20.
11. MR/YSO #420080360 has been approved.
12. Watershed - Muddy Branch, Use Class I. This property does not include floodplains, wetlands, Special Protection Areas or sensitive areas.
13. The Preliminary Forest Conservation Plan was approved, July 13, 2008, during the Special Exception process.
14. The Concept Stormwater Management Plan #232461 was approved during the Special Exception process.
15. Local Utilities Include:
Sewer - WASHINGTON SUBURBAN SANITARY COMMISSION
Water - WASHINGTON SUBURBAN SANITARY COMMISSION
Electric - POTOMAC EDISON
Telephone - VERIZON

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MD. I CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS CORRECT BASED ON THE NOTED SOURCES.

DATE: STEPHEN J. WENTHOLD
MD PROFESSIONAL SURVEYOR #10767

SPECIAL EXCEPTION USE S-2453-A & S-2726

PRELIMINARY PLAN

PROJECT: ACADEMY CHILD DEVELOPMENT CENTER

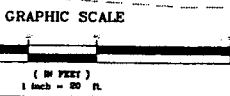
PROPOSED LOT 2, BLOCK A, TRAVLIAH HEIGHTS
LOT 1, BLOCK A, TRAVLIAH HEIGHTS & PARCEL 80 TAX MAP FRAGS, FS 341
10109 DARNESTOWN ROAD
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PREPARED FOR: ACADEMY CHILD DEVELOPMENT CENTER, INC.
C/O MS. MARILYN FLEETWOOD, PRESIDENT
10109 DARNESTOWN ROAD
ROCKVILLE, MD 20850
(301) 424-6282

HAINES NORTON LAND DESIGN LLC
811 RUSSELL AVENUE, SUITE 301
GAITHERSBURG, MD 20879
P.301.216.9650 F.301.216.9649
WWW.NORTONLANDDESIGN.COM

REVISIONS:

WATER CLASS	1	WATERSHED	MUDDY BRANCH	FEMA FLOODPLAIN MAP PANEL	240048 D125 C
PREF. MAP	FR343, FS 341	PROJ. NO.	219 NW10	DATE	28 FEB 04
SCALE	AS SHOWN	DATE	NOV. 2008	PROJ. NO.	990376
				SHEET NO.	1 OF 1



Statement of Robert Scheer, president of Scheer Partners, on the Gaithersburg West Master Plan hearing before the Montgomery County Planning Board on March 26, 2009

My name is Robert Scheer, founder and president of Scheer Partners, Inc. I have been in commercial real estate in Montgomery County for 28 years and have been a business owner for almost 20 years.

It has been nearly 25 years since County Executive Charles Gilchrist and Councilman Bill Hanna had the vision to create the Shady Grove Life Sciences Center. And, for many years, this vision transformed the County into a center of excellence for life sciences.

Now it is not enough.

Over the years, I have had the privilege to advise the County's most significant technology companies, many in biotech on various real estate matters. In the past, the Shady Grove Life Sciences Center was a national landmark and a very compelling location for research organizations. But, we just haven't kept pace. Now, when we do tours, particularly with organizations outside of the area, they are disappointed and surprised at the Shady Grove Life Sciences Center's lack of density, amenities and vitality. These are organizations familiar with other life science hubs around the nation and they view our life science center as a low density, less vibrant alternative.

I view this plan for Shady Grove West as our best chance to revitalize the life sciences sector so we can build on our foundation. This is a once-in-a-generation opportunity to fulfill the vision of the I-270 corridor as a world class center for health, science, and education. It will elevate the County to a position of national and international acclaim in the life sciences community.

In summary, this plan provides what we need to foster long term success.

1. It is at the very center of the I-270 Corridor and the County
2. Provides a mix of uses
3. Meets the transportation challenge

4. Offers density for technology companies
5. Creates a community that has failed to materialize yet

I hope you share this vision and will provide the leadership so that we can expand the Gilchrist/Hanna vision to create a thriving center for intellectual capital, jobs, housing and transit that will be attractive to future generations as a place to live and work.

Robert I. Scheer
President
Scheer Partners, Inc.
9713 Key West Avenue, Suite 250
Rockville, MD 20850
301.337.4700



THE VOICE OF MONTGOMERY COUNTY BUSINESS

GAITHERSBURG WEST MASTER PLAN

SUPPORT - MARCH 26, 2009

MCCC supports master plans in the I-270 corridor and throughout the County that maximize job creation, provide a sufficient and diverse supply of housing to meet future workforce needs, and increase future ridership on the Metro Red Line, Purple Line, CCT and other transit systems by concentrating future development in the areas around current and future transit stations and transportation corridors.

We believe the master plan now under consideration in Gaithersburg West meets this standard, and represents smart growth planning at its best. It will allow for adequate levels of job creation, housing and retail space in order to provide the kind of vibrant, walkable, mixed-use activity centers that makes Montgomery County an attractive place to live and work, and a pioneer in sustainable community planning and design. It also allows us to continue developing a world-class center for bio-science, technology and innovation right in the very heart of the I-270 corridor.

As the Planning Board reviews this plan and the design guidelines that will accompany it, we respectfully urge you to consider the following points:

1. The plan needs to include enough commercial square footage for this site to be considered by NIH and other federal research agencies for their long-term future expansion needs. The staff draft of the GWMP marginally provides this, but any reduction will have a detrimental impact on the consideration of this site for future expansion plans. Concentrating higher densities and a vibrant mix of uses around the transit stations, and providing more flexibility in height limits if needed there, will help make this plan more compatible with surrounding areas, and boost our chances of landing the next federal research campus here.
2. It is our hope that Montgomery County will be an attractive place for headquarter companies engaged in technology innovation now and in the future. In order to be a competitive location, we need to be proactive about creating the kinds of places where those labs and highly sought-after private-sector companies they need to collaborate with all want to be.
3. Currently approved master plans are all that MTA is allowed to use for their ridership projections for the Corridor Cities Transitway (CCT), which is nearing a critical phase in the federal funding process and is a high priority for MCCC. The County will only consider two master plans where densities could be increased enough to impact those ridership estimates – Gaithersburg West and Germantown – before these decisions are made. Right now the cost-effectiveness ratings are at the low end of what we need in order to compete against projects around the US for both light rail and bus rapid transit options. If we are serious about funding and building the CCT, we need to be committed to approving these master plans with enough density and walkable, transit-oriented design elements to boost ridership and raise the cost-effectiveness figures.

Gigi Godwin, President and CEO
Montgomery County Chamber of Commerce
51 Monroe Street, Suite 1800 Rockville, MD 20850
301-738-0015
www.montgomerycountychamber.com

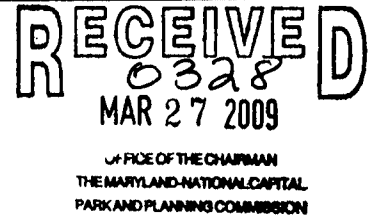
4. This plan is right in the heart of the designated growth area along the 270 corridor that has long appeared in local and regional plans, ever since the adoption of the Wedges and Corridors General Plan in Montgomery County. Concentrating future, transit-oriented jobs, housing and retail makes sense and allows us to preserve valuable open space elsewhere in the region in areas that are further away from transit and other infrastructure. This is smart growth as it was intended to be.

We respectfully urge your support for the vision that your staff has defined in this plan, which we feel is consistent with the principles that should guide all of our master plans.

Gigi Godwin, President and CEO
Montgomery County Chamber of Commerce
51 Monroe Street, Suite 1800 Rockville, MD 20850
301-738-0015
www.montgomerycountychamber.com

Coleman, Joyce

From: Robert C. Thompson [rcthompson@sanaria.com]
Sent: Thursday, March 26, 2009 9:16 PM
To: MCP-Chairman
Cc: MCP-CR
Subject: Gaithersburg West Master Plan Public Hearing 3/26/2009
Attachments: RTGaithersburgWestPersonalTestimony.pdf



Dear Chairman Hanson and members of the Planning Board,
Due to a personal conflict I was unable to attend tonight's hearing on the Gaithersburg West Master Plan. I am enclosing my personal written testimony which I hope you will read and accept as input to your process.

Very truly yours,

Robert C. Thompson
Vice President Operations,
Sanaria Inc.,
9800 Medical Center Drive, ste A209
Rockville, MD 20850
(240) 403-2750 Direct, rcthompson@sanaria.com
(301) 461-2191 Mobile, (301) 770-5554 Fax, main (301) 770-3222
www.sanaria.com

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Sanaria Inc.

SANARIA INC

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Direct: 240-403-2750
Email: rcthompson@sanaria.com
www.sanaria.com

March 26, 2009

The Honorable Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Md. 20910

Re: Public Hearing March 26, 2009 – Gaithersburg West Master Plan

Dear Chairman Hanson and fellow Commissioners,

Due to a personal emergency, I am unable to attend tonight's hearing, but I wish to submit my written testimony.

Very truly yours,



Robert C. Thompson
Vice President, Operations

Home address: 5 Finegan Ct, Darnestown, MD 20874

GAITHERSBURG WEST MASTER PLAN PERSONAL TESTIMONY

03/26/2009

I represent Sanaria Inc., located on Medical Center Drive, immediately across the street from Shady Grove Hospital. We are located in the Alexandria Life Sciences and Translational Research Center, formerly the HGS Building, originally the Life Technologies Headquarters. Sanaria was founded in 2002, we occupy 27,000 SF in what is now a multi-tenant facility and we currently employ 50 people. Our company is the only one in the world dedicated to the development of a vaccine against *Plasmodium falciparum* malaria; *Plasmodium falciparum* malaria is responsible for more childhood mortality than any other single infectious agent. Sanaria's vaccine development efforts are focused on African children, the population most urgently in need of protection. Annually, malaria is responsible for more than 100 million cases and 1 million deaths among African infants and children. Globally there are additional unmet medical needs of enormous proportions, and multiple potential markets. We plan to begin human clinical trials in May. Our major partners in this effort are the PATH-Malaria Vaccine Initiative and the National Institute of Allergic and Infectious Diseases in Bethesda. The Naval Medical Research Center in Forest Glen and National Naval Medical Center in Bethesda, and the University of Maryland Center for Vaccine Development in Baltimore. We are definitely a Maryland and a Montgomery County company. In the next four years, assuming our trials are successful and remain successful, we will need to build at least a 60,000 SF vaccine manufacturing facility for product launch and hiring at least 100 more employees. The senior management of the company lives in Rockville, Gaithersburg, and Darnestown. The majority of our employees live in Montgomery County as well.

As you can see, we have a vital interest in the development strategy of Montgomery County.

- We need affordable housing for all levels of workers, proximate to good transportation centers, high technology, biotechnology, and medical centers.
- We need a high concentration of high technology, biotechnology, and medical centers to attract and retain a critical mass of talented people in the Greater Shady Grove Life Sciences Center Area.
- We need to have close proximity to other life science companies, centers, and service providers upon whom we depend, and with whom we collaborate.
 - We need to be able to provide reasonable housing so that we can reduce the number of people who have to commute from Frederick and beyond, or Fairfax and beyond, purely because they sought less expensive housing options.
- Development of a major employment center in Northern Rockville and the Upcounty will have a long term benefit by affording the opportunity to reduce commute distances, by providing thousands of additional jobs closer to the center of the County, rather than relying on most job growth to occur inside the beltway.
 - Part of the overall effort should be Montgomery County lobbying the Federal Government to locate more agencies in middle and upper Montgomery County.
- The relocation of County Services and Service areas from Crabbs Branch, and replacing it with transit-oriented housing makes perfect sense.

- The proposed County acquisition of spaces and buildings like the GE site on RT 28, the Finnmarc warehouse, North side of Shady Grove Rd, and the Webb Tract and consolidating and updating County facilities in those locations make perfect sense, as the County can shed leaseholds and consolidate operations at the same time.
- As a concept eliminating leases for County owned buildings makes perfect long-term sense, again the transitional numbers have to make sense.
- We prefer to do as much as we can right in the area we are. It is close to our headquarters and our homes. We would like to expand without relocating and believe that we are in a world-class competitive arena.
- Montgomery County needs to pay the same attention that it pays to our world-class public schools to the infrastructure that it provides to businesses and their employees, and the management of the services provided to all citizens.
- We believe the proposed Johns Hopkins University Vision 2030 project, and the proposed Montgomery County Smart Growth project, are both complementary and synergistic towards fulfilling the objectives of the Gaithersburg West Master Plan..
 - There are some concerns among the local citizenry about traffic impact, particularly on RT 28, from Gaithersburg, through Darnestown and beyond that need to and surely can be worked out.
 - There are some concerns among the local citizenry about the size and speed of the development in the Muddy Branch, Great Seneca Highway, RT28 vicinity of Belward Farm that need to and surely can be worked out.
 - The Corridor Cities Transitway must be part of an expanded mass transit vision for this project.
- We believe that it is both opportunistic and excellent asset management to make better use of the Public Service Training Academy property at Great Seneca and Key West, by converting it to housing development to complement the expansion of the Life Sciences Center and JHU Vision 2030.
- This Smart Growth development project will provide economic stimulus in the short-term by creating many jobs in planning, construction and support. It will also provide long-term improvement by providing an enhanced tax base.
- As citizens and business people we demand world-class services from our Government service providers, at all levels. The facilities from which those services are provided need to be efficient and modern, and suited to the long-term needs of the County and its customers.
- We are moving ahead strategically with our business plans, even in a terrible economy; I believe the County should have a long term growth and development plan, regardless of the short term problems.
 - Are there opportunities to tap into Federal Government stimulus programs to support part of this effort?
- This initiative affords us the opportunity to practice "green development", and well and "green redevelopment" of some not so attractive industrial and semi-industrial sites. It will improve the image of the County.
- This project helps Montgomery County justify continual ongoing protection of the Agricultural Reserve, while allowing for significant population, jobs, and transportation growth.

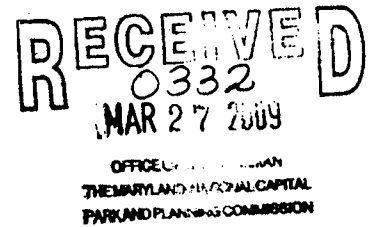
Sanaria Inc.

In conclusion, I am enthusiastic about the Gaithersburg West Master Plan. It is a 21st century approach to growth. Living and working in Montgomery County, it needs both a long term strategy and a project implementation plan starting now, after a thorough evaluation of all the details and determination of all of the real costs, effect on neighborhoods, transit, and the environment.

GAITHERSBURG



GlycoMimetics, Inc.



Mr. Royce Hanson, Chair
Maryland-National Capital Park & Planning Commission
6611 Kenilworth Avenue
Riverdale, MD 20737

Re: The Life Sciences Center and the Gaithersburg West Master Plan

March 25, 2009

Dear Mr. Hanson,

Please accept this letter as written testimony in support of the Gaithersburg West Master Plan as submitted by the Montgomery County Planning Department.

As the CEO of a life sciences company in the county, I see tremendous advantages to be realized in both the near and long terms by county residents and businesses alike from the expansion of the Life Sciences Center, as the planning department envisions it.

First and foremost, the implementation of the plan will help create many much-needed jobs at every level in our local economy. Builders and construction crews and all the local services and businesses that support them will benefit almost immediately. Job creation in this time of economic uncertainty ought to be an urgent priority.

Over the next 30 years, it is estimated that the expansion of the Life Sciences Center will create 60,000 high paying, knowledge economy jobs. One study estimates a net fiscal benefit to the county of over \$11-million each year. The proceeds can help fund our schools to create the best and brightest minds, and the opportunities that The Life Sciences Center offers will help attract and retain them.

The Gaithersburg West Master Plan accommodates this increased growth by concentrating housing, transit, retail and green space within its own boundaries, thereby reducing travel demand on already overburdened transit corridors. The plan as submitted is an excellent example of sustainable growth.

Montgomery County has a strong, national reputation for biotechnology. The expansion of the Life Sciences Center will solidify that reputation, and place us on similar footing with regions like Cambridge, Massachusetts, and Palo Alto, California. Our proximity to the NIH and FDA will enhance our standing among our peers, drawing the interest of additional employers and venture capital.

The debate over the proposed expansion of the Shady Grove Science Center recalls in many ways the dissent thirty years ago over its inception. No one today can argue that it has not been a success, or discount the economic benefits and quality of life improvements it has brought to the county. I believe that, in time, the currently proposed expansion will also bring significant benefits to our community.

Sincerely,

Rachel King, President and CEO
GlycoMimetics, Inc.

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0316
MAR 25 2009

MCP-CTRACK

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

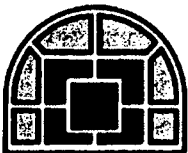
From: Cheryl Cort [cheryl@smartergrowth.net]
Sent: Wednesday, March 25, 2009 1:49 PM
To: MCP-Chairman
Subject: Request for second hearing for Gaithersburg West Plan

Dear Chairman Hanson:

Given the high amount of interest in the Gaithersburg West Plan, we request an additional public hearing be convened.

Thank you for your consideration.

Cheryl Cort
Policy Director
Coalition for Smarter Growth
4000 Albemarle St NW, Ste 310
Washington, DC 20016
(202) 244-4408 ext. 112
cheryl@smartergrowth.net
www.smartergrowth.net



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Comment for the Record
To the Montgomery County Planning Board
Regarding the
DRAFT Gaithersburg West Masterplan

RYAN S. SPIEGEL

Although I serve as a City Council Member in the City of Gaithersburg, I submit these comments in my personal capacity as a citizen of the county and a resident of the Washingtonian Woods community adjacent to Belward Farm. I also echo the request in a recent letter from Mayor Katz to the Planning Board to change the name of this Masterplan to something that does not include the word "Gaithersburg," as the current name of the Masterplan has understandably generated confusion among citizens who mistakenly think that the Draft Masterplan falls within the City's purview.

While I support the general principles of transit-oriented Smart Growth development and high-tech job creation underlying the proposed "Science City" in the Gaithersburg West Masterplan, I remain concerned about how the Masterplan will be implemented in a way that adequately addresses the challenges of traffic, noise, density, adequate public facilities, pedestrian safety, historic preservation, environmental impact, and other issues that will undoubtedly be significantly magnified by the proposed development.

The draft Masterplan calls for tremendous density, and while density is not necessarily a bad thing, it must be planned carefully. I share the concerns of County Council President Andrews that the proposed transportation infrastructure and mass-transit upgrades offered to support and justify the proposed densities will not be online for many years. What will happen if today's assumptions about roads and transit, cited to justify the scope of the Science City, are overoptimistic? What will be the consequences of having a highly dense mix of housing, office space, and retail in the midst of an already clogged traffic region if the CCT and the proposed highway interchanges are not realized until many years *after* the buildings are occupied?

At the very least, areas of increased density and higher buildings should be concentrated away from existing residential communities. I am pleased to see that the draft Masterplan recognizes this concept, but the Planning Board needs to ensure that it is implemented. Additionally, the draft Transportation Appendix contemplates the construction of interchanges at several major intersections, four of which are about a mile from my residential neighborhood. It is hard to imagine how this vast array of road projects will be coordinated, built, and paid for in a way that maximizes efficiency, minimizes delay, and avoids massive gridlock around these already-overburdened intersections.

While I strongly support the use of mass-transit and ride Metro everyday, estimates and projections of transit ridership need to be realistic for purposes of traffic studies that affect planning and density. I echo County Council President Andrews' call for supporting documentation to justify the Planning Department's rather high estimates of current and future transit use. It would be very costly and dangerous to inflate or overestimate these statistics simply to justify unsustainable density.

I strongly support the CCT and even published an op-ed in the Gazette this month calling for more attention to the CCT effort, but the CCT's construction, alignment, and incorporation into the Masterplan need to be carefully thought out. The Masterplan assumes that the state will eventually support the alternate alignment running through the Belward property; indeed, many of the Masterplan's assumptions about walkability and transit ridership depend on this assumption. What will happen if this alignment is ultimately rejected? How will that affect traffic levels and other plans for the movement of people in and out of the Science City? How might it affect the alignment of the buildings on the Belward property by eliminating the rationale for the current site plan? Moreover, as with the proposed road projects, we must be cautious in our assumptions about how long it will take for the CCT to really be built. The economy is in a recession and many capital projects are being scaled back, delayed indefinitely, or cancelled. If many of the proposed buildings are built and filled with people several years before the CCT is even a reality, consider the extent of the problems that such density will cause if planners cannot rely on the CCT ridership projections, especially where the CCT is a critical part of the formula for justifying higher density and projecting less automobile use.

Specific recommendations for the Belward property:

Assuming the alternate alignment for the CCT, the Transitway will turn south from Great Seneca Highway onto Muddy Branch Road, continue for approximately 0.4 miles, then turn east into the Belward property. This short stretch of the CCT route along Muddy Branch Road raises some concerns about traffic flow and pedestrian safety. Currently there are no traffic lights or stop signs along Muddy Branch Road at the intersections of Midsummer Drive. (Midsummer Drive is a U-shaped street that intersects Muddy Branch Road twice.) Even under current conditions, it is dangerous and difficult to turn from Midsummer Drive onto Muddy Branch Road, given the limited visibility and the high speed of traffic on Muddy Branch Road. Where exactly will the CCT be placed along Muddy Branch Road? If it runs in the median, then the CCT will need to cross the northbound side of Muddy Branch Road in order to enter and exit the Belward property. (If instead the CCT runs along the edge of the Belward property, then it would not need to cross Muddy Branch Road to enter Belward, but such a route would interfere with the residences on Mission Drive and might greatly diminish any aesthetic benefit from a landscaped buffer along this edge of the property.) If the CCT is running cars or buses every few minutes, how will the CCT's route be reconciled with the flow of traffic on Muddy Branch Road? I recommend a system of lights that incorporate the already dangerous intersections at Midsummer Drive, so that the CCT may turn into Belward safely, and cars may turn safely from Midsummer Drive. However, the system of lights needs to be designed in a way that minimizes any buildup of traffic on Muddy Branch Road between the existing lights at Darnestown Road and Great Seneca Highway. Such a system of lights should also incorporate robust crosswalks with electronic signals, as this will encourage pedestrian flow into the Science City. Currently, the stretch of Muddy Branch Road between Darnestown Road and Great Seneca Highway is dangerous for pedestrians.

It will also be important to ensure that the CCT is a fairly quiet system, and to explore noise abatement plans to the extent that the CCT will pose any significant increase in noise, given the proximity to traditional residential neighborhoods.

I strongly support the proposed buffer of *at least* 300 feet along Muddy Branch Road on the Belward property, and I would prefer an even wider one. It is imperative that the buffer be sufficiently landscaped with enough trees to make the buffer meaningful, and to reduce noise and cover any structures that are incongruous with the suburban streetscape. I also strongly support the proposal to preserve the landmark tree along Muddy Branch Road on the Belward property. I suggest that the tree be incorporated into the site design plan in such a way that allows it to remain visible from Muddy Branch Road and also be highlighted as a focal point for a passive park space, without compromising the effectiveness of the buffer.

Another possibility for enhancing the buffer is to maintain the natural raised topography of the land along Muddy Branch Road, while grading down the areas where the buildings will be placed. This will create the effect of having the buildings appear lower from Muddy Branch Road, without sacrificing actual density and height. It would, in effect, covert the natural topography in the buffer zone into a berm that would be aesthetically pleasing while also blocking noise from the development. Of course, reducing the height allowances for buildings on the Belward property would be an additional way to minimize this problem. While some reasonable height is understandable, in the end the goal is to ensure that Washingtonian Woods and other nearby traditional residential neighborhoods are not trapped in the shadow of adjacent monstrosities. The final site plan should do everything it can to avoid such incongruity and to preserve the quality of life enjoyed by the residents in those neighborhoods. Indeed, working to ensure that taller buildings on the Belward property are not even visible from most of the streets of Washingtonian Woods would be a very admirable goal. The Draft Masterplan's proposal to concentrate taller buildings in the southeast quadrant of the Belward property, farthest away from Washingtonian Woods, is a great start.

The residences along Mission Drive will also be severely impacted by the proposed development at Belward. The Masterplan should, and apparently does, incorporate significant buffers between the Mission Drive homes and the proposed development.

Finally, while there is no realistic way to truly preserve the bucolic beauty of the Belward property, final site plans should attempt as best they can to preserve some homage to the original rural landscape that so many people have enjoyed. It reflects our community's roots and the value that we still place on agriculture and nature even in modern times. The preservation of the historic buildings on the Belward farm, which is already noted in the draft Masterplan, is a good start. And if possible, those buildings should be used for a public or community benefit – whether a museum, a community theater, etc. But designers and landscapers should also try mightily to reflect the bucolic flavor of the farm's rolling green hills by maintaining significant open space and ensuring that views of the property from Darnestown Road still reveal some of that open space.

Thank you very much for considering my comments. I remain hopeful that the County will ultimately adopt a Masterplan that successfully balances the very real concerns expressed by many residents with a vision that brings vibrant, sustainable, technology-focused and transit-oriented development to the County.

Coleman, Joyce

From: Spiegel, Ryan S. [RSpiegel@winston.com]
Sent: Wednesday, March 25, 2009 4:11 PM
To: MCP-Chairman
Subject: Draft Gaithersburg West Masterplan - written comments
Attachments: Belward testimony.doc

RECEIVED

MAR 25 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Please see attached comments/testimony for the record. Thank you.

Ryan Spiegel
203 Midsummer Drive
Gaithersburg, MD 20878

Ryan S. Spiegel

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1700 K Street, N.W.
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DARNESTOWN CIVIC ASSOCIATION
14100 DARNESTOWN ROAD
DARNESTOWN, MD. 20874

March 25, 2009

The Honorable Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Md. 20910

Re: Public Hearing Draft March 26, 2009 – Gaithersburg West Master Plan/ p. 43 / Smokey Glen Farm

Dear Chairman Hanson and fellow Commissioners,

Our Executive Board on behalf of the DCA is in full support of the Smokey Glen Farm's request to delete their location in the Gaithersburg West M.P. as a possible future site for a local park. Our area has benefited greatly from the presence of, and the many valuable community activities held at Smokey Glen Farm over these many years. Since the Sweet family considers this possible suggestion as an encumbrance, we trust and concur in their judgment. It is our hope that the Smokey Glen Farm continues to improve their facilities and operate for many years to come.

Additionally, the DCA requested that Smokey Glen become part of our Potomac Sub-region in the last Master Plan, which the County approved and adopted in 2002.

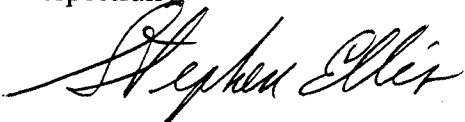
May I say that, this is another example of a Gaithersburg annexation having potential adverse consequences on surrounding communities.

As for Parks in our area, the DCA is looking forward to the day when the Armenian Youth Center and Church property transfers the approx. 2.4 acres to P&P for the expansion of the Darnestown Local Park. We certainly need additional parking and another basketball court and perhaps a volleyball court.

A suggestion: A few hundred yards down Riffle Ford Rd. from the Smokey Glen entrance and within the Seneca State Park lies the vacated (never to return) National Capital Skeet and Trap Club, Inc shooting area. There is a good deal of flat ground that could be used for ball fields. We would speculate that the County could get a financially favorable long term lease from the State.

A scraping of the top half-foot or so of soil should remove most of the lead shot. About 5 years ago our association had a professional environmental contractor test the Creek and some pools in the flood plain below the gun club for lead levels when the lead "pollution" issue was inserted into whether the gun club lease was to be renewed. There is really no problem with lead in the Creek; otherwise, we would have made an issue of it.

Respectfully



Stephen Ellis, Trustee 301-330-0699

For our Executive Board

Lisa Patterson Troike, President 301-548-0999

Coleman, Joyce

From: Ethan Goffman [goffmane@yahoo.com]
Sent: Wednesday, March 25, 2009 7:46 PM
To: MCP-Chairman
Subject: Gaithersburg West Public Hearing

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MAR 26 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

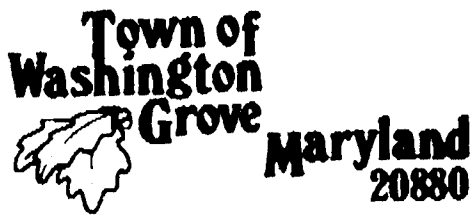
Dear Planning Board,

I believe that the procedures for the March 26th Gaithersburg West public hearing have been unfair and do not include a representative group of voices. In the two weeks after the hearing was announced, large numbers of the plan's proponents signed up for most of the available spots to give testimony. This means that numerous local residents, who will be greatly affected by the plan, are not able to speak, nor are representatives from the Coalition for Smarter Growth and the Audubon Society. Indeed, I believe that I am the only representative of an environmental organization--the Sierra Club--who will be speaking.

It would be nice, and only fair, if a way could be found to allow these people to speak before the planning board. In addition, I wonder if the "first come, first served" nature of such proceedings is the best way to go if the system can be so easily gamed.

Sincerely,

Ethan Goffman
523 N Horners Ln
Rockville, MD 20850
301-637-6511



P.O. Box 216
Washington Grove, Maryland
20880-0216

March 24, 2009

Royce Hanson
Chairman, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Dr. Hanson:

On behalf of the Town of Washington Grove, I would like to first thank you and your staff for reflecting the many concerns that have been expressed in the recently adopted Washington Grove Master Plan with an emphasis on keeping the Oakmont/Deer Park area consistent with the residential nature of Washington Grove. Your input was valuable in assisting us in producing our final Master Plan. We are appreciative of this approach, and hope that it will be maintained in the future by the Planning Board.

The Town of Washington Grove has been involved from the beginning as a neighbor of Gaithersburg in working sessions regarding the Gaithersburg West Master Plan. We appreciated the opportunity to have input at the meetings, and this opportunity to submit comments regarding recommendations contained in the Public Hearing Draft of the Gaithersburg West Master Plan. The following sections contain comments regarding sections of the Public Hearing Draft.

Re: Commercial Transition (C-T) Zoning

The Town concurs with the recommendation to remove C-T zone designation for properties within the Oakmont community. The County has failed to demonstrate a sustained capability to enforce the intent of the C-T zone to protect adjacent properties, and use of this zone designation should be discontinued. The one property with this designation, 16950 Oakmont Avenue, has been a blight on the neighborhood for decades, including the storage of oil trucks, and is incompatible with adjacent residential areas.

Re: Oakmont Avenue -- Transit Easement and Width

The Town concurs with the recommendation to remove the transit easement along Oakmont Avenue, and to maintain Oakmont Avenue as a two-lane arterial west of Aitcheson Crossing. With the decision to route the Corridor Cities Transitway directly west from Shady Grove through King Farm north towards Clarksburg, the transit easement on the west side of the railroad right-of-way is no longer necessary and should be abandoned. This portion of Oakmont Avenue should be reclassified as a two-lane

road to reflect the residential communities on both sides of the railroad tracks and to minimize through traffic on the local residential roads.

Re: Deer Park/Humpback Bridge

The Town supports improved maintenance and preservation of the existing single-lane historic humpback bridge. We concur with the recommendation to support the ongoing assessment of the humpback bridge's condition and rehabilitation to address safety, mobility, and preservation. In 2005, the Town hired a bridge engineer, who is nationally recognized for historic preservation, to study the bridge. In a July 12, 2005 letter, the engineer stated, "My conclusion is that the bridge is in good condition structurally, and can be preserved for decades to come with the appropriate maintenance and rehabilitation." Part of the justification for earlier consideration of four-lane bridge replacement options by the County was that Oakmont Avenue was identified in earlier Master Plans as a four-lane road. This designation assumed connecting Oakmont Avenue to a four-lane Girard Street. However, since the earlier County Master Plans were written, significant changes have taken place on area roads. The City of Gaithersburg has placed a traffic circle on Girard Street to reduce traffic to 15 miles per hour and does not support its connection to Oakmont Avenue. State Route 124 has been re-located and Washington Grove Lane is now a residential road with speed humps. Given these changes, expansion of Oakmont Avenue to four lanes with a multi-lane bridge would be clearly incompatible with the surrounding road system and residential communities.

Re: Muddy Branch Stormwater

The Town concurs with the recommendation to preserve and create stormwater runoff connections following Muddy Branch parallel to Central Avenue. A number of years ago, the Town undertook an aggressive multi-species planting effort to jumpstart re-growth of woodlands in Morgan Park. Besides establishing a visual and noise buffer, the re-growth has successfully increased absorption of runoff in this Muddy Branch headwater area. However, once the stormwater runoff leaves Morgan Park, there are significant hindrances to stormwater flow that need attention, all within County jurisdiction. First is the drainpipe under County-maintained Railroad Street -- this needs to be replaced and lowered about 6 inches. Next is the larger drainpipe under the railroad track -- where accumulated gravel and silt have filled about half of the pipe's diameter. Next, stormwater flow through the drainpipe under Oakmont Avenue and into County-owned Oakmont Park is hindered by the excessive accumulation of wood chips. These wood chips, dumped in the last decade in Oakmont Park by trucks of the Asplundh Corporation, have inhibited water flow and killed trees and other vegetation that should be helping to absorb and filter the runoff. Some cleanup of these drainpipes has been done over the years by Town volunteers, but much more work is needed by the County to restore flow capacity and filtering of this stormwater that drains into Muddy Branch.

Re: Municipal Growth Areas

The Town notes that the Gaithersburg West Master Plan includes overlap with areas that are identified as municipal growth areas by the City of Gaithersburg and by the Town of Washington Grove. Within the Town's recently updated 2009 Master Plan is "Area 3", the industrial parcels located east of the City of Gaithersburg limits and west of the humpback bridge, along the railroad tracks. One of the parcels in this area is already owned by and within the corporate limits of the Town, and developed as "Railroad Park" to commemorate the historic ties to the B&O Railroad. The Town's 2009 Master Plan proposes annexing the other six parcels (total area is 35,652 square feet) into a new zone within the Town to enable development of local industrial uses that can be compatible with the historic character of Washington Grove.

Thank you for the opportunity to comment on the Public Hearing Draft of the Gaithersburg West Master Plan and we look forward to working with you in the future to protect the historic nature of Washington Grove, the viability of growth in this area of the County, and making the upcounty area liveable for all Montgomery County residents.

Best regards,



Darrell Anderson
Mayor



Gaithersburg

A CHARACTER COUNTS! CITY

March 24, 2009

Chairman Royce Hanson
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman Hanson:

Congratulations on the near completion of the *Gaithersburg West Master Plan!* It is a well thought out and thorough document which champions the elements of smart growth. Thank you for forwarding the draft for our review. The draft Plan was discussed by the Gaithersburg Planning Commission at our regular meeting on March 18, 2009 and we offer the following comments:

1. The smart growth elements of the plan are in keeping with the *City of Gaithersburg Smart Growth Policy*, a master plan element adopted in 1999. As such, the City is encouraged to see such elements embodied within the plan.
2. The annexation of the McGown property would be a logical extension of the City's corporate limits. Accordingly, the City supports the plan's recommendation for the McGown property.
3. The City supports the County fully funding construction of the CCT from the Shady Grove Metro Station to the proposed Belward station.
4. The City supports the plan to utilize multi-story schools with shared recreational fields.
5. The Commission would like to reiterate the City's request that the name of the document be changed to "The Mid-County South Regional Plan." Additionally, we add that the County may want to consider a more evocative name for the Life Sciences Center; one which is more representative of the mixed use nature of the plan, and which provides a sense of place and respect to the historic roots of the property.
6. The Plan refers to several unincorporated areas as "enclaves" and describes these areas as being surrounded by the City. The term "enclave" suggests that these unincorporated areas are in violation of the Maryland Annotated Code which prohibits "...any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the municipality...." In fact,

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
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Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Angel L. Jones

only the National Institute of Standards and Technology (NIST) property and the Londonderry/Hoyle's Addition neighborhood is an "enclave." Furthermore, the NIST property is a federally recognized enclave not within County jurisdiction. The remaining neighborhoods are only partially surrounded by the City.

Accordingly, the City of Gaithersburg recommends that an alternate word be used to refer to these areas, or that the definition of "enclave" be revised to state "completely or nearly completely surrounded by a municipality", since four of the six areas described are only partially surrounded by a municipality.

7. The first paragraph of the subsection "Annexation" describes the statutory requirements for municipal establishment of Maximum Expansion Limits. This paragraph is concluded with the statement "Ideally, the boundaries between the County and the municipalities would be logical and well-defined, following roads or natural features such as streams." The incorporation of this County-stated policy within this paragraph infers that the state regulations require conformance with this statement, when, in fact, the state regulations include no such statement.

Accordingly, it is recommended that this statement be removed from this paragraph. It is more appropriately placed within the subsequent paragraph which clearly states the County's position regarding the City's Municipal Growth Element.

8. On page 51, the Plan states "Both the Londonderry and Hoyle's Addition areas are appropriate for annexation by the City of Gaithersburg." Please be advised that in regard to property other than Belward and McGown, the City has a policy of not actively seeking annexation. In all cases, annexation into the City is a purely voluntary action initiated by the property owner. Because of this policy, the City recommends that the language be modified to state "Both the Londonderry and Hoyle's Addition areas are appropriate for annexation into the City of Gaithersburg."

Furthermore, on page 48 the plan recommends that the City prepare annexation fact sheets and hold information seminars with residents to inform them of requirements for annexation. Because the City does not actively seek annexation of these areas, we request that this language be removed entirely.

9. All maps showing the CCT should include the alternate Kentlands station and route adjustment along the south side of Great Seneca Highway. For consistency, all of the area/enclave maps should show the proposed CCT alignments, including the alternate Kentlands CCT station and route (two of the maps do not show the CCT).

Tom

10. The Plan should clearly state the acceptable alternative build scenarios in the event that the MTA does not support the proposed CCT realignment or if the CCT is not constructed in the near-term.
11. Specific height limits and dimensions of the buffers for the portion of LSC Belward directly adjacent to the Mission Hills neighborhood should be provided within the LSC Belward subsection.
12. The Mayor and City Council have publicly opposed Longdraft Road retaining the four lane arterial road classification. The City of Gaithersburg supports Longdraft Road remaining in its current configuration with spot improvements.
13. There is no room for a grade-separated interchange at Diamondback Drive and Sam Eig Highway and this recommendation should be summarily removed. Beginning in 2005, the City of Gaithersburg annexed both the Crown Farm and the Crowne Pointe subdivisions. During these annexations, preliminary plans were submitted for these areas, neither showing a full diamond interchange, nor Diamondback Drive extended across Sam Eig Highway. The County was aware of these designs and approved the right-in-right-out, left-in entrance into the Crown Farm from Sam Eig Highway. Single family homes have been occupied, and entitlements have been granted for residential and commercial buildings that are sited within areas that would be used for the right-of-way of a grade separated interchange.
14. The proposed master plan of streets shows an increase in the ROW for most of the major roads. No details are provided to explain the need for this additional ROW, how the additional ROW will be used, nor any impacts to the transportation mode split. No information is provided on how this increased ROW acquisition will be funded or whether it is supported by the Maryland State Highway Administration.

Decord

see appendix

The City is particularly concerned with the ROW recommendations for Frederick Avenue, Muddy Branch Road, Quince Orchard Road, Sam Eig Highway. However, it is difficult to comment without a detailed discussion on the recommendations. Accordingly, it is recommended that a more thorough discussion of these needs be provided within the document.

15. The retention of a CCT stop near the existing DANAC stop, possibly at the intersection of Diamondback and Decoverly Drives would seem to make sense given the proposed densities for the LSC North and the existing densities within the Decoverly neighborhood.

Chairman Royce Hanson

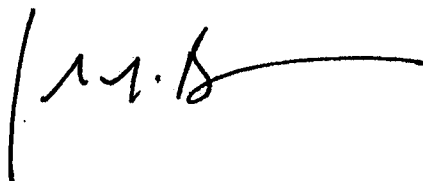
March 20, 2009

Page 4 of 4

16. What is the timing for the LSC Central? Have the current landowners accepted the realignment and conceptually agreed to any dedication of CCT ROW, at the time of CCT approval? In the absence of the County fully funding the construction of the CCT, or any agreement which fast tracks the construction of the CCT, the City of Gaithersburg would oppose an approved realignment that would delay the overall project waiting for numerous owners to allow what is being proposed.
17. The staging plan does not include housing – it only includes “nonresidential development.” No information is given as to the impact of the proposed additional 4,700 residential units on schools, traffic, water/sewer, and other community facilities. Without incorporating the housing within the staging plan, it would seem that housing is permitted without any ties to the CCT or other developmental milestones within the LSC.
18. The future pedestrian stations should be designed and located so as to promote free and accessible access to patrons from throughout the region. Specifically, the Commission would object to any “gating” of the campus areas which would restrict access to only those who are permitted access to the gated areas.
19. The County has done an excellent job of reaching out to the public during the development of this plan. The Commission encourages the County to continue such efforts in the future planning and development of the Life Sciences Center.

We thank you for the opportunity to comment on the Plan. Your consideration is appreciated. If you have any questions contact me at 301-258-6310.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Bauer', with a long horizontal flourish extending to the right.

John Bauer, Chair
Planning Commission
City of Gaithersburg



Gaithersburg-Germantown Chamber of Commerce, Inc.

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The Gazette



HUGHES



March 20, 2009

Dr. Royce Hanson
Planning Board Chair
Maryland-National Capital Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Gaithersburg-West Master Plan

Dear Dr. Hanson,

The Gaithersburg-Germantown Chamber of Commerce strongly supports the vision of the Gaithersburg-West Master Plan. We will provide a letter of support under separate cover.

Unfortunately, the purpose of this letter is to bring up an issue that we would like you to reconsider. On page 43 of the draft plan, there is some discussion about identifying potential sites for additional recreation facilities in the I-270 Corridor. While I agree that there is a need for recreation facilities, the Master Plan should identify realistic sites that have true potential for becoming a County park.

One of the two sites proposed in the Master Plan is the Smokey Glen Farm property, which clearly is NOT a viable option for a County park. As the draft plan states, "The Smokey Glen Farm has operated for over 50 years as a private recreation facility providing outdoor events for large groups." This is a family owned, family run business, with operation of the facility being passed from generation to generation. Smokey Glen Farm is a very important part of the local community. The family has no intention of selling the property or the business. They are enmeshed in the business community, they are very supportive of the local non-profits, and they are very good neighbors.

Including the Smokey Glen Farm as a viable option for a County park is disingenuous. Not only does it unfairly single out an ongoing business entity as potentially going out of business, it does not meet the objective of the Master Plan to identify viable options. The Master Plan needs to reflect the most probable scenario given the facts at hand. The property owners have clearly stated that the property is not for sale and will not be for sale in the foreseeable future. This site is not a viable option.

Please remove Smokey Glen Farm as a potential site for a County park in the Upcounty.

Sincerely,

Marilyn Balcombe
mbalcombe@ggchamber.org
301-840-1400 x15

RECEIVED

MAR 24 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Increase the Value of Your Business!
www.ggchamber.org

Residents for Reasonable Development

RECEIVED
MAR 10 2009

January 3, 2009

Royce Hanson, Chairman, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring MD 20910

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Re: Gaithersburg West Master Plan

Dear Chairman Hanson and Planning Board members:

Residents for Reasonable Development is a group of residents in the neighborhoods near Gaithersburg West, representatives of local civic associations, and representatives of environmental groups. We are very concerned about the extent of development that is being proposed and are dismayed at the public process to date. We suggest positive steps to improve both the public process and the resulting plan.

The planning staff's process for public input was far more constricted than the process for other recent master plans. Gaithersburg West had four meetings over a five week period. For the Potomac master plan, a citizens advisory committee interacted with planners for 18 months. For Shady Grove, regular interactive public meetings were held over two years.

Requests for a citizens advisory committee and for more public input into planning this area are not new. One such request was made by letter dated November 6, 1996 from the Mission Hills Architectural Review Board to Mr. William Hussmann, Chairman of the MCPB which read as follows: "A commission, with representation for the neighboring communities, should be created that will work with the planners/builders to insure that impact to the surrounding residential areas is minimized." Much more was discussed in this letter, but a response was never received.

During the third and fourth Gaithersburg West public meetings (only two of the four meetings allowed for community participation!), members of our group began to outline a comprehensive alternate approach to development of the area. We made a formal presentation of our ideas during the final meeting. Our approach strives to meet the goals of County officials and landowners for further growth, while preserving the integrity of the surrounding low density neighborhoods. Although community members conveyed the essentials of our plan in break-out discussions during the third public meeting, the presentation given by the planning staff during the final meeting did not respond to our input at all. In particular, their set of development caps for the traffic zones is identical to the excessive caps they proposed before the public process began.

Furthermore, we have been unable to get information and answers to questions from the planning staff. In other words, we have been deprived of the normal interaction between staff, residents and developers that characterizes the master planning process. For example, we have tried repeatedly to obtain traffic modeling results that we know the staff has done, with no results.

Now the public meetings are over. Planning staff has a very limited amount of time to prepare a draft plan for the Planning Board. The purpose of this letter is to provide a snapshot of the alternative plan being prepared by Residents for Reasonable Development. We ask that the staff respond to our proposals and integrate them into their own draft as appropriate.

THE ALTERNATIVE PLAN

Our "Reasonable Plan" recognizes the benefit of some urban redevelopment of the planning area: using the land more efficiently, providing for growth of biomedical businesses, orienting development more toward transit, and accommodating more housing. *Our goal is to cap development over the whole planning area at about the maxima that are theoretically achievable under the existing plan*, but to rearrange it in a more compact, transit-oriented form. Densities would follow an overall gradient from densest on the east side, to least dense in the west.

The upper limit would thus be about 38,000 jobs, 12.5 million square feet of non-residential building (which amounts to about 6 million sf of new construction for the entire Gaithersburg West development area). Where appropriate, housing should be increased and commercial/industrial development reduced. The number of housing units is uncertain, and would depend on what seems feasible in mixed use development on the outer parts of the LSC properties, Danac and other low density buildings near the LSC station. We will send shortly a chart showing preliminary targets for jobs, housing, and square footage of commercial space for each traffic zone in the planning area.

The logical place for the central core of Gaithersburg West is around the Life Sciences Center CCT stop in the eastern part of the planning area, encompassing parts of traffic zones 215, 216, and 218. This center would span Key West Avenue and encompass expansion planning by Shady Grove Hospital (Adventist Group).

The area centered on the LSC CCT stop is closest to the existing and currently planned large scale development around the hospital, Crown Farm, Danac property and Fallsgrove. It is farthest from small scale residential neighborhoods. It has the highest accessibility in the planning area, with the shortest transit trip to the Shady Grove Metro station. The relatively direct transit trip to Metro and the presence of nearby residential areas at Decoverly and Crown Farm make this a logical place for a mixed use center which includes significant housing. This center should be the location of highest density and tallest buildings. Density should taper down near the residential areas of Decoverly and Crown Farm, with compatible residences as a transition to the residential areas.

We agree with the need for housing and support the staff's proposal to *move the PSTA facilities and develop housing and public services, including a potential school, on that site.* We generally agree with the proposed density of about 2000 units, assuming a compatible form for the buildings.

Belward Farm is closest to neighborhoods, farthest from the current center of biomedical activity, farthest by transit from the center of the I-270 Corridor, and perhaps for those reasons is

the last major green place in the planning area. *Our goal for Belward is to keep as much green space as possible, with a large park like area on the north, west and south sides and generous buffer for the farmstead.* We propose to move the proposed CCT station farther east toward the currently developed part of the original farm. Development should be clustered around the station. Buildings should be compactly spaced and limited to five stories in height.

Because Belward Farm is so valuable as green open space, part of its potential development should be transferred elsewhere in the planning area. This would be done via a Transfer of Development Rights program, similar to the program by which farmers in the Agriculture Reserve are awarded TDRs which they cannot use to build on their farms. Rather, the TDRs are sold to developers in urban and suburban areas, who receive a density bonus on the developing property.

In this case, the owners, JHU would be awarded TDRs for Belward Farm, which could be transferred to their classroom property at the LSC CCT station, or sold to other developers in Gaithersburg West.

The Reasonable Plan would improve the vision of the staff draft by concentrating the densest development in a single center with highest accessibility, and tightening the axis along which development nodes are placed at adjacent transit stations. The transit station developments would follow a logical hierarchy, with the major center at the LSC, associated housing at PSTA, and a smaller more specialized Science City on Belward.

Finally, we note that neither JHU nor the planning staff has offered a detailed plan for the use of the Belward property that would justify the densities that have been proposed. The famous Biopolis in Singapore, offered as an example by JHU, is a smaller part of a larger technology and other office and residential urban center. Biopolis itself has only about two million square feet of space and 2000 bioscience-related employees. [See article in "Urban Land" magazine, October 2008]

TRANSPORTATION

This plan is intended to be truly transit oriented, with the CCT being the only major new facility added. Further construction of highway interchanges is not acceptable, though smaller road improvements may be needed. If the level of development proposed above cannot be served adequately by a lightly augmented road system, the CCT, added bus service, bikeways, transit use incentives, etc., then development capacity should be reduced. Staging of development must depend on funding for construction of the CCT as far as Metropolitan Grove.

Finally, The Reasonable Plan would change the route of the CCT. As stated, the Belward stop should be moved farther east. The route then would turn north to Great Seneca Highway. This route would better protect the green farm, and take the CCT off Muddy Branch Road which has a narrower right of way than Great Seneca. Muddy Branch Road near the intersection with Great Seneca Highway is frequently clogged with backed-up traffic, and thus difficult for pedestrians to cross. We do not want the CCT to create another obstacle.

In addition, a station could be added on Great Seneca near the site of the currently planned station. This would serve the Danac property and Decoverly. In the short term, this station may substitute for the PSTA station if redevelopment does not occur.

The Reasonable Plan should increase CCT ridership compared to current forecasts, making the CCT more competitive for public funding without gross increases in development. First, the plan clusters development in a more intense pattern around the stations, focusing on the strong center at the LSC station. Second, the more concentrated urban pattern should increase the feasibility of infill or redevelopment in the designated areas. Thus it becomes more feasible to achieve the employment level theoretically possible with the existing master plan. Adding housing would further increase transit ridership.

CONCLUSION

The members of Residents for Reasonable Development will continue to work hard to provide a reasonable alternative plan for Gaithersburg West. We intend to function as a citizens advisory committee, which has been denied a role in this plan. We will ask for a reasonable amount of assistance and information from staff as we work on the details of our plan.

Our criticism of the process and its lack of responsiveness is not directed at staff. We realize that their schedule is as constricted as ours has been. This plan, however, will not be acted on by the County Council until September 2009. During the next months, we hope the public input process will continue, and that the Planning Board will respect and respond to our efforts, as they have done with citizen efforts in other master plans.

James Fling
Jean Fling
10510 Baswell La
Pikorama MD 20854

Rev. Leonard Nichols
(Travilah Baptist Church)

Maria Nichols



Gaithersburg
A CHARACTER COUNTS! CITY

March 5, 2009

Chairman Royce Hanson
Maryland National Capital Park and Planning
8787 Georgia Avenue
Silver Spring Maryland 20910

Re: *Gaithersburg West Master Plan*

Dear Chairman Hanson:

Thank you for forwarding the draft *Gaithersburg West Master Plan* for our review.

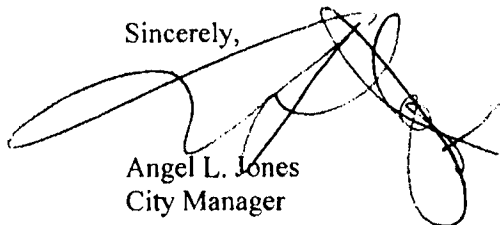
During the course of a recent work session held by the Gaithersburg Mayor and City Council and Planning Commission on February 9, 2009, it was noted that there is continued confusion among City and County residents regarding the City's work on its own Master Plan and the work being conducted on the *Gaithersburg West Master Plan* by the Montgomery County Planning Department.

Each jurisdiction is responsible for guiding future development through their respective master plan process. By incorporating the word "Gaithersburg" into a Montgomery County plan, City and non-City residents believe the recommendations proposed reflect the needs and objectives of the Gaithersburg Mayor and City Council, the Planning Commission, and the citizens of Gaithersburg. While much of the study area of the *Gaithersburg West Master Plan* is within the Gaithersburg postal code, none of it is within the incorporated limits of the City of Gaithersburg.

As you are aware, the former "Gaithersburg Vicinity Master Plan" was divided into two study area master plans, East and West, using Midcounty Highway as the dividing line. Accordingly, the City of Gaithersburg is requesting that the Planning Board change the name of the *Gaithersburg West Master Plan* to "**The Mid-County South Master Plan**" to prevent any further confusion as to what jurisdiction is responsible for the recommendations and to whom they apply. This proposed name will be appropriate both from a County study area perspective as well as a geographic perspective.

Your consideration is appreciated. If you have any questions contact me at 301-258-6310.

Sincerely,



Angel L. Jones
City Manager

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry E. Marrafia, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Angel L. Jones

Coleman, Joyce

From: Latha Ramesh [latha_ramesh01@yahoo.com]
Sent: Wednesday, March 04, 2009 9:43 PM
To: MCP-Chairman
Subject: Muddy Branch- Belward Farm

RECEIVED
0255
MAR 05 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I am a resident of the Woods at Muddy Branch in Gaithersburg. We purchased our home for the community and schools. I am very concerned about the volume of development proposed at Belward Farm. We must take into account the potential negative impact the the number of proposed housing units and the square footage of office space will have. These numbers need to be reduced.

Blackman, Jason

RECEIVED
0250

MAR 04 2009

From: Donna Baron [baron234@comcast.net]
Sent: Saturday, February 28, 2009 12:48 AM
To: Youla, Sandra; Whipple, Scott; Farris, Lorin; Kelly, Clare; Silver, Joshua
Cc: Sturgeon, Nancy; MCP-Chairman; Phil Andrews
Subject: Belward Farm
Attachments: photo-biopolis.jpg; Belward with shadows Zach Stern 2782191603_c4cc4f2f2d.jpg

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Hello,

I'm writing to all of you about my concerns for Belward Farm (See attachment) which is part of the property that is being rezoned by the Gaithersburg West Master Plan in the hope that I will reach a sympathetic soul who is willing to take a stand. I have lived near Belward Farm for 27 years and I, along with many of my neighbors, love the farm and want it to remain a special place even though we know it will be developed. The farm is a wonderful property with a contoured hillside and a well preserved Victorian home and barns that have been maintained and pampered for over a hundred years.

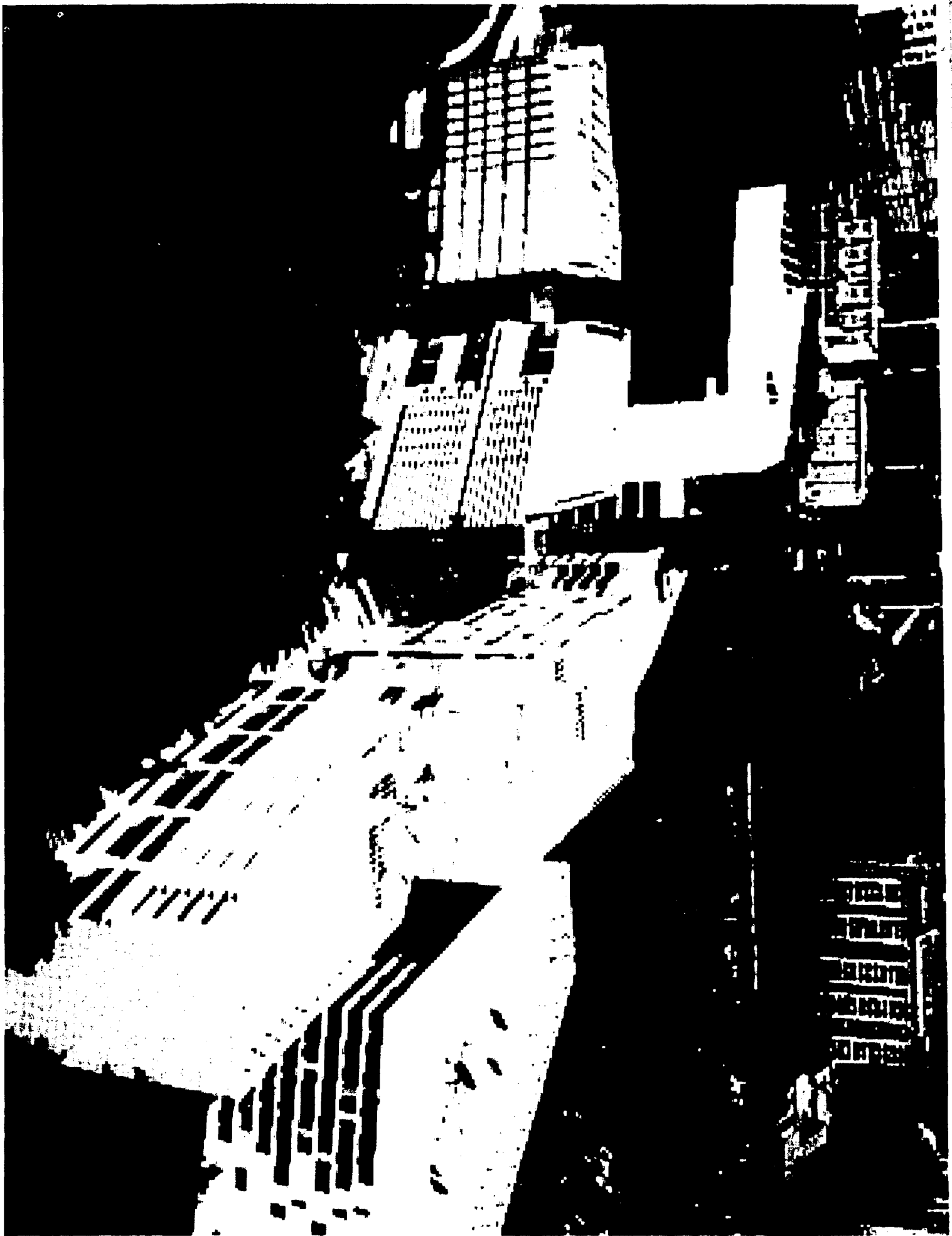
Johns Hopkins Real Estate owns the farm and, while they agree to work around the historic farmstead, they intend to replicate the Biopolis in Singapore (See attachment) on the farm. My research indicates that according to Section 24A of the Maryland Code, the development on a historic property must be compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site. It also says that the County's Preservation Ordinance protects the property from insensitive redevelopment. It would be impossible to place the Biopolis "sensitively" on the Civil War era farm. This approach to development would be visually incompatible with the Victorian House and barns and will destroy the character of the farm.

Will you enforce these Code provisions and require Johns Hopkins Real Estate to maintain the character of Belward Farm in their development plans?

In addition to the issue of the Biopolis there is the issue of the deed restrictions. I'm adding this in my note to those of you who deal with historic properties because you may be able to provide some insight about this issue in relation to the responsibility of the Planning Board. Mrs. Elizabeth Banks, the former owner, was adamant that she did not want housing on the farm. She lived on the farm for most of her life and during that time all of the property that surrounds the farm was covered with houses. In return for selling the farm at a fraction of its value, she added the restriction to the deed that the farm was to be used as a campus for medical or academic purposes. Unfortunately she allowed the phrase "and related purposes" to be added. Johns Hopkins Real Estate has said they will interpret this broadly. The Planning Board has included 300 housing units in the zoning for the farm. As with Wall Street, if they are allowed to do it, they will do it.

Will the Planning Board respect Mrs. Banks wishes and refuse to zone the farm for housing?

Best regards,
Donna Baron





Coleman, Joyce

RECEIVED
0349

MAR 31 2009

From: Cryor, Jean
Sent: Monday, March 30, 2009 1:49 PM
To: MCP-Chairman
Subject: FW: Smokey Glen Farm - Gaithersburg West Master Plan Draft
Attachments: 2009 - Gaithersburg West Master Plan Draft - 3-4-09 Letter to Staff.pdf; 2009 - Gaithersburg West Master Plan Draft - 3-24-09 Response Letter from MNCPPC Staff.pdf; 2009 - Gaithersburg West Master Plan Draft - 3-25-09 DCA Letter.pdf; 2009 - Gaithersburg West Master Plan Draft - 3-20-09 GGCC Letter.pdf; 2009 - MNCPPC Hearing Testimony 3-26-09 - FINAL DRAFT.pdf

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Jim Sweet[SMTP:JSWEET@SMOKEYGLENFARM.COM]
Sent: Monday, March 30, 2009 1:48:38 PM
To: Cryor, Jean
Cc: Martin, Anne C. - ACM
Subject: Smokey Glen Farm - Gaithersburg West Master Plan Draft
Auto forwarded by a Rule

Hi Jean,

It was good to see you on Thursday night. Your presence and smile helped to put me more at ease with my testimony. Thank you.

I hope you will support our position. Clearly, my family & I are quite disturbed by this. The language in the Draft is very detrimental to our business. Our position is to remove the reference to Smokey Glen Farm altogether. We met with MNCPPC Staff on Thursday morning. Despite our protests & concerns, they seem quite determined to leave us in there offering only to change the qualifying language.

Please let me know if there is any other information or background that I can provide.

Thanks again,

Jim Sweet

Jim Sweet
President

Smokey Glen Farm
Barbequers, Inc.
16407 Riffleford Road
Gaithersburg, MD 20878

Phone (301) 948-1518
Fax (301) 948-3188

E-Mail - jsweet@smokeyglenfarm.com



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Ms. Anne C. Martin
Linowes and Blocher Attorneys at Law
7200 Wisconsin Avenue, Suite 800
Bethesda, MD
20814

March 24, 2009

Re: Public Hearing Draft – The Gaithersburg West Master Plan

Dear Ms. Martin:

Thank you for your letter of March 4, 2009 concerning the Public Hearing Draft of the Gaithersburg West Master Plan and specifically the Smokey Glen Farm property. Since the plan is under discussion, Chairman Hanson has asked staff to respond and outline their thinking on the issue.

Your letter requests that the Planning Board remove from the Draft Master Plan the recommendation that the Smokey Glen Farm property be considered for possible future parkland. The language was intended to signal that, if at any point in the future, the property owners would be interested in selling, the Montgomery County Parks Department would be interested in discussing acquisition. If, in the future, these discussions were to occur, the Parks Department would seek independent appraisal of the property to determine fair market value.

It is possible that the property would never be for sale. It is also possible that the cost of acquisition in the future would be too costly for public investment. Because of Smokey Glen's large amount of acreage, future acquisition would require substantial public funding; therefore, any possibility of permanent public preservation, no matter how remote today, should be identified in a master plan. In any case, the master plan language provides an option to be pursued only by mutually agreeable parties.

Master plans are the primary venue for designating potential future open spaces and parkland acquisition to meet long term future recreation and preservation needs. It is important that they include all potential acquisition proposals. As Montgomery County builds out and urbanizes, land for recreation and open space acreage becomes increasingly scarce as do the opportunities to preserve it. Any master plan looks out over a 20 year (or more) horizon to see what possibilities, realistic or remote, may present themselves before those possibilities are eliminated forever. In many areas of Montgomery County, the Parks Department land holdings are the only open space open to the public all day every day. As more and more development occurs around the I-270 Corridor, we expect demand to increase for all types of recreation activities, and we need to anticipate acquisition of additional open space and recreation lands. The approved policy document on which we base needs assessment, the Parks Recreation and Open Space Plan (PROS), finds that in the Gaithersburg area, six additional playgrounds will be needed by 2020, and in the entire I-270 Corridor there will be a need

for 33.7 ball fields. You are correct that the property is in the Potomac Planning Area. The 2002 Potomac Sub-region Master Plan confirmed the RE-2C zoning for this property which is unchanged by any mention of future park acquisition. The Potomac Sub-region Master Plan boundary was changed by the Montgomery County Council via Resolution 14-1170 dated March 5, 2002. That resolution states: *"Unite all the Ancient Oak North subdivision and properties within the Darnestown Civic Association boundaries in the Potomac Sub-region by shifting the boundary line from the PEPCO right-of way to east of Riffleford Road. (See Map 23)"*. That attached map clearly shows the boundary of the entire Darnestown Civic Association and the Smokey Glen property at the extreme northeast corner.

The Montgomery County Parks Department provides picnicking and recreation facilities throughout the County. Group picnicking, ballfields, and open space recreation are consistent with the Parks mission and the current operation. Parks Department staff's recommendation in the Draft Master Plan is designed to ensure that the activities that the community has enjoyed at Smokey Glen for many decades could be preserved in perpetuity should the current situation change no matter how unlikely that may seem today or in the near future.

Parks Department staff would be happy to meet with you and the property owners to discuss your concerns. You are also invited to present written testimony for the March 26, 2009 public hearing for the Draft Gaithersburg West Master Plan. After the public hearing, the Planning Board will set work sessions to respond to comments from the public hearing which will include the park, open space and recreation recommendations in the Draft Plan.

Sincerely,



Mike Riley, Deputy Director,
Montgomery County Parks

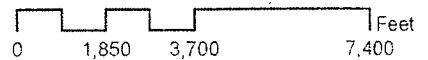
MR:cavg

cc: Royce Hanson, Chair, Montgomery County Planning Board
Montgomery County Planning Board Members
Rollin Stanley, Director of Planning
Mary Bradford, Director of Parks
Glenn Kreger, Acting Chief, Vision Division
Sue Edwards, Team Leader Vision Division, North Central Transit Corridor
John Hench, Chief, Park Planning and Stewardship Division, MC Parks
Mike Horrigan, Chief, Northern Region Operations

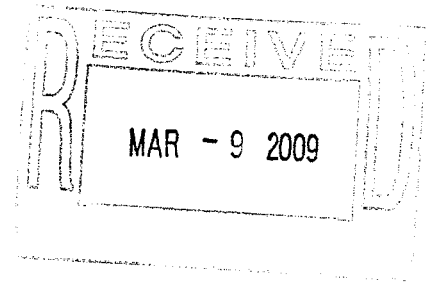
Darnestown Civic Association (Boundary)



- Roads
- Property
- Darnestown CA - boundary



LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW



March 4, 2009

Anne C. Martin
301.961.5127
amartin@linowes-law.com

The Honorable Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Public Hearing Draft- The Gaithersburg West Master Plan (the "Draft Gaithersburg West Plan")

Dear Chairman Hanson and Members of the Planning Board:

On behalf of Smokey Glen Farm, the 91.36-acre farm with recreation and picnic facilities located on Riffleford Road near Darnestown Road in the Potomac Master Plan area (the "Property"), we respectfully request that the Planning Board delete the reference to the Property as an ideal park for active recreation fields on page 43 of the Draft Gaithersburg West Plan if it "becomes[s] available in the future." Not only is the detrimental reference to the Property in the Draft Gaithersburg West Plan inappropriate since the Property is in a separate planning area, but the damaging suggestion that the Property may be available is inconsistent with the longstanding Montgomery County support and use of the farm and picnic use on the Property and the voluntary preservation efforts of Smokey Glen Farm. For these reasons, as detailed below, we request that the Planning Board remove any reference to Smokey Glen Farm from page 43 the Draft Gaithersburg West Plan.

As noted in the Draft Gaithersburg West Plan, the blended agricultural use with the picnic and event use on the Property has been a 50-year County tradition. In 1959, the special exception was granted to owners of the Property, the Sweet family, to add an outdoor restaurant facility and barbeque operations to the existing farm. The special exception was modified in 1984 and 1986 for modification to three of the cooking pavilion structures and a modification to the administrative offices. In 1986, the Sweet family proactively participated in the Gaithersburg Vicinity Master Plan and the voluntary recommendation to down-zone the Property from the R-A (similar to R-200) to the RE-2C zone in order to preserve the agricultural character of the Property and the existing use in the growing suburban area. The reclassification inadvertently made the picnic operation non-conforming. Therefore, in order to ensure that the Smokey Glen Farm continue its longstanding tradition of providing picnic facilities and barbeque catering for its significant base of customers throughout the region (as well as continue the existing tree farm), the County Council unanimously created a new use category on November 13, 2001 specifically to maintain Smokey Glen Farm in the RE-2C zone and permit the modifications to

The Honorable Royce Hanson

March 4, 2009

Page 2

the special exception necessary to improve the facilities. Subsequently, a special exception modification was granted in 2003 to continue the operation and permit the replacement of the main dining facility. Both of these actions were with the support of the Planning Board. Further, the Planning Board approved the Preliminary Plan of Subdivision for the property in January 2007, and the Sweet family made improvements to the Property, including costly retrofitting of the stormwater management facilities for the existing pavilions and sheds on the Property, in reliance on such approvals.

In consideration of the history of County support for Smokey Glen Farm's blended agricultural and recreation and picnic use, as well as the voluntary preservation by the Sweet family of the agricultural nature, character and use of the Property, we request that the Planning Board remove all references to this Property in the Draft Gaithersburg West Plan. The Sweet family was extensively involved in the Gaithersburg and Vicinity Plan, the recent Potomac Master Plan and the recent special exception modifications and subdivision processes. These longstanding community partners should not have their business efforts and Property significantly jeopardized by a suggestion in a Master Plan for another planning area that the picnic and event business may not continue, especially in this economic climate. Further, as a long standing special exception holder that has preserved the agricultural nature of the Property, the Smokey Glen Farm should not be subjected to the suggestion that their costly preservation efforts and the special exception approvals are not appreciated and valuable to the County and are subject to risk of government intervention for parkland.

Thank you for your consideration of our comments on behalf of Smokey Glen Farm and the Sweet family, and our request that the Planning Board delete the reference to their Property that is outside the Gaithersburg West planning area from the Draft Gaithersburg West Master Plan.

Very truly yours,

LINOWES AND BLOCHER LLP



Anne C. Martin

cc: Nancy Sturgeon
James Sweet

RECEIVED

APR 10 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8 April 09

Mr. Royce Hanson, Chairman of the MC Planning Board

Dear Mr. Hanson,

There are many aspects of the Gaithersburg West Master Plan that do not make sense to the members of the Gaithersburg – North Potomac – Rockville Coalition. Please consider re-writing the master plan to bring it into line with the scale and character of our community.

The density of "The Science City" is that of an urban area with a Metro station and is inconsistent with an established residential suburban community. The amount of proposed commercial space must be reduced to limit further traffic congestion. The amount of proposed housing must be reduced to alleviate already overcrowded schools, or additional schools must be built before the additional housing. The housing must be staged with the commercial development.

Belward Farm is our most beloved landmark. The farm's late owner, Elizabeth Banks, sold her property to Johns Hopkins for a fraction of its value with the stipulation that the university would carry on the legacy of the farm by building a medical or educational campus instead of a high rise commercial complex with housing. Johns Hopkins has chosen to ignore or rewrite her intentions for the farm and disregard the requests of the community to develop the farm in a manner that would maintain its character and be in scale with our community.

The intensity (jobs plus residents per acre) planned for Belward Farm is equal to the intensity of Rosslyn, VA and must be reduced to allow for more green space and alleviate additional traffic congestion. The architecture planned for Belward Farm must be in harmony with the farmstead, preserve the character of the land and be in scale with the surrounding neighborhoods.

The Corridor Cities transit is expected to carry only 15% of the workforce and cannot be used to justify the massive increase in density. Also, it must not be aligned to run the length of Belward Farm.

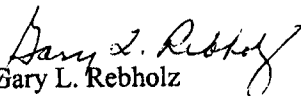
The county proposes seven "grade separated interchanges" (multi-level highway interchanges) similar to those found on Route 29 near White Oak which are inconsistent with the suburban residential community. The density must be reduced to a level that would not require "grade separated intersections" however improvements must be made to the Muddy Branch/ Seneca Hwy intersection.

Any infrastructure and school improvements must be staged to coincide with the development process.

The community has repeatedly asked to be represented by a Citizens' Advisory Committee but the requests have been denied. The residents of the neighborhoods surrounding the "Science City" must be allowed to have substantive input before the plan is finalized.

Please, respond to the requests from the community and make this plan make sense!

Sincerely,


Gary L. Rebholz
10904 Citreon Court
North Potomac, MD 20878
(Resident since 1986)

Jonathan and Andrea Pfeffer
11220 Freas Drive
North Potomac, MD 20878
April 4, 2009

RECEIVED
APR 10 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Mr. Royce Hanson
Chairman of the MC Planning Board
Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hanson,

There are abundant reasons why the "Gaithersburg West Master Plan" does not make sense to the members of the Gaithersburg – North Potomac – Rockville Coalition. Please give more serious thought and rewrite the master plan to bring it in line with the scale and character of our suburban community.

The density of "The Science City" is that of an urban area with a Metro station. It is not consistent with an established residential, suburban, family-oriented community. The proposed commercial space must be reduced to limit traffic congestion that we already have in this area. The proposed housing must also be reduced to alleviate already schools that are already overcrowded. Otherwise, additional schools would have to be built before the additional housing is built. The housing must be staged with the commercial development so that the proposed community is successful. Therefore, any infrastructure and school improvements must be staged to coincide with the development process.

Belward Farm is a special landmark to those of who live near it. The farm's late owner, Elizabeth Banks, sold her property to Johns Hopkins for a fraction of its value with the stipulation that the University would carry on the legacy of the farm by building a medical or educational campus instead of a high rise commercial complex with housing. Johns Hopkins has chosen to ignore or rewrite her intentions for the farm and disregard the requests of the community to develop the farm in a manner that would maintain its character and be in step with our community.

The intensity (jobs plus residents per acre) planned for Belward Farm is equal to the intensity of Rosslyn, VA and must be reduced to allow for more green space and alleviate additional traffic congestion that this area already experiences every day. The architecture planned for Belward Farm must be in harmony with the farmstead, preserve the character of the land, and be in scale with the surrounding, suburban neighborhoods.

The Corridor Cities Transit is expected to carry only 15% of the workforce and cannot be used to justify the massive increase in density. Also, it must not be aligned to run the length of Belward Farm.

The county proposes seven "grade separated interchanges" (multi-level highway interchanges) similar to those found on Route 29 near White Oak which are inconsistent with the suburban residential community. The density must be reduced to a level that would not require "grade

The community has repeatedly asked to be represented by a Citizens' Advisory Committee, but the requests have been denied. The residents of the neighborhoods surrounding the "Science City" must be allowed to have substantive input before the plan is finalized.

Please, respond to the requests from the community and proceed with a plan that makes sense!

Sincerely,

Jonathan Pfeffer
Andrea Pfeffer

**9715 & 9711 MEDICAL CENTER DRIVE
ROCKVILLE, MD 20850**

*Ambulatory Care Associates, Limited Partnership
16220 S. Frederick Avenue
Suite 325
Gaithersburg, MD 20877
Tel. 301-208-6700 Fax. 301-208-1303*

*Medical Plaza Two, Limited Partnership
1201 Seven Locks Road
Suite 350
Potomac, MD 20854
Tel. 301-795-1400 Fax 301-795-1406*

April 10, 2009

Via Email

Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Gaithersburg West Master Plan ("Master Plan")
9715 Medical Center Drive, Ambulatory Care Associates LP, Owner
9711 Medical Center Drive, Medical Plaza Two LP, Owner**

Dear Dr. Hanson and Members of the Planning Board:

On behalf of the ownership of the two referenced medical office buildings located within the newly designated LSC Central District, we are writing the Board in support of the Gaithersburg West Master Plan draft of February, 2009 subject to the qualifications and suggestions outlined on page 2 of this communication.

In order to provide the Planning Board a brief background on the two medical ("ambulatory care") office buildings, we offer the following historical information pertaining to the terms of their original development and corresponding agreements. The developers of the two medical office buildings, Eisinger-Kilbane & Associates, collaborated with Montgomery County ("County") on the "Medical Center Plan" beginning in August of 1975, in conjunction with Shady Grove Adventist Hospital ("Adventist") and the Psychiatric Institute of Montgomery County ("Psychiatric Institute"). This collaboration culminated in leases and other agreements between the County and the parties, that provided for the initial development of the Adventist Hospital, the Psychiatric Institute Facility and the two medical office buildings for the parcels located at 9715 and 9711 Medical Center Drive that we now own. All of these parcels were located in the area later identified as the "Health Center Core" in the approved Shady Grove Life Sciences Center Development Plan Update of September 16, 1986 (attached with recorded covenants), as updated (the "Development Plan").

Working with the Montgomery County Office of Economic Development, the Adventist, the Psychiatric Institute and Eisinger-Kilbane & Associates organizations were instrumental in pioneering the Shady Grove Life Sciences Center making it into the interrelated medical community providing accessible and coordinated health care services to the greater Gaithersburg, North Potomac and Rockville area of the County that currently exists today.

**9715 & 9711 MEDICAL CENTER DRIVE
ROCKVILLE, MD 20850**

LSC Central: A Medical and Biotech Center – Land Use and Zoning

- *In keeping with the Planning Staff and Planning Board's recommendations and allowances near planned public transit centers, we are asking the Planning Board to increase the recommended FAR from 1.0 to 1.5 for the medical office buildings located in what was originally designated as the Health Center Core in the original Development Plan.* The medical office buildings located at 9715 and 9711 (and 9707) Medical Center Drive fall well within the ¼ mile transit radius of the proposed Corridor Cities Transitway ("CCT") station that is expected to be located in the LSC Central District. We support the recommended 1.5 FAR for those properties located within the ¼ mile transit radius of the proposed CCT station in the LSC Central District already recommended for a 1.5 FAR. If the intent of the new Master Plan is to encourage and concentrate density in the areas already commercialized and within the ¼ mile transit radius of the planned CCT stations, we believe that the medical office building parcels should be recommended for the same higher FAR of 1.5 that is afforded to its adjacent neighbors having the same proximity and character as these parcels. Based on most of the testimony observed during the public hearings, we believe that most citizens believe that the Health Center Core area is the most logical area to receive additional density and height allowances due to the proximity to the proposed CCT station and the observation that the Health Center Core is already highly commercialized and appropriate for additional density.

- *In keeping with the original Development Plan as updated, we ask that the new Master Plan and any subsequent update to the LSC Zoning Text retain the classification of offices for medical, dental, social work and other health services professionals ("Medical Office"). We ask that the Medical Office use category be considered as a "Permitted" use only in such locations originally designated as such in the Health Center Core and further limited in the Development Plan, recorded covenants and other agreements between the County and the parties.* This limitation will help to maintain the original purpose and goals for this area of the Shady Grove Life Sciences Center, which is to create and maintain an interrelated medical community providing accessible and coordinated health care services within the Health Center Core. We also ask that we have the opportunity to meet with the Planning Staff to review the previous land use and zoning limitations for the Health Center Core as currently outlined in the Development Plan.

LSC Central: A Medical and Biotech Center – Mobility

- Several plans presented at the public hearings recommended a new road grid in the area comprising the Health Center Core within the LSC Central District. *We ask that the new Master Plan take into consideration the considerable cost of demolition, relocation and reconstructing existing improvements located at 9715 and 9711 Medical Center Drive, along with the costs of relocating tenants and their considerable investments in those medical practices and services. Again we ask the Board to increase the recommended FAR from 1.0 to 1.5 for the medical office buildings located in what was originally designated as part of the Health Center Core in the original Development Plan.* This increase in FAR would promote and encourage new development on these sites that are in the Health Center Core and within the ¼ mile transit radius of the planned LSC Central District CCT station as a result of which a new road network could be considered.

**9715 & 9711 MEDICAL CENTER DRIVE
ROCKVILLE, MD 20850**

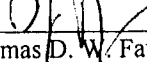
Eisinger-Kilbane & Associates, or their successor or affiliated entities, retain ownership and / or control of the two medical office buildings. We have been involved with the Shady Grove Life Sciences Center development since its inception and have regularly interacted with the many of the other property owners, tenants, research and laboratory firms, health care facilities, universities and other parties that comprise the Center. We have taken pride in being a good neighbor and an active member of the informal Shady Grove Life Sciences Center Association. We have attended and / or viewed almost all of the public hearings, Planning Staff hearings and Planning Board hearings available to the public and it is based on our observations during these hearings that we offer our sincere thanks to the Planning Staff for their time, effort and diligence in providing information to the public as part of their process.

As representatives of the current ownership in the medical office buildings located at 9715 & 9711 Medical Center Drive, we again wish to emphasize our general support of the proposed Master Plan, however would like the Planning Board and Planning Staff to consider our suggestions outlined above. We have been involved with the development of the original Shady Grove Life Sciences Center and maintaining ongoing ownership and management of the two medical office buildings since their inception. We would like to remain actively involved with the Planning Staff and the County to further realize the planned community benefits envisioned for the new Gaithersburg West Master Plan and help continue the vision that started over 35 years ago by the pioneering founders original Development Plan.

In conclusion, we would like to thank the Planning Board and the Planning Staff in advance for their consideration to our suggestions and would welcome any direct discussions or communication that might further clarify our suggestions to the Planning Board and Staff.

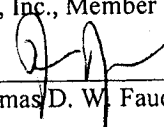
Sincerely:

Ambulatory Care Associates, LP
t/a 9715 Medical Center Drive
By: ACALLC, General Partner
By: Green, Inc., Member

By: 
Thomas D. W. Fauquier, President

Sincerely:

Medical Plaza Two, LP
t/a 9711 Medical Center Drive
By: KZ Limited Partnership, General Partner
By: SAR, Inc., Member

By: 
Thomas D. W. Fauquier, VP & Treasurer

Attachments: as indicated

cc:

Robert O. Eisinger
Sy Zuckerman
Allen Kronstadt

Jody Kline

Nancy Sturgeon via e-mail "Nancy.Sturgeon@mncppc-mc.org"
Planner Coordinator
Community-Based Planning Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Suite 300
Silver Spring, Maryland 20910

Sturgeon, Nancy

From: Navid, Sarah [Sarah.Navid@montgomerycountymd.gov]
Sent: Friday, April 10, 2009 3:49 PM
To: MCP-Chair
Cc: Saville, Leslie; Simpson, Bob; Sturgeon, Nancy
Subject: Gaithersburg West Draft Plan (Game Preserve Road)

Dear Chairman Hanson,

I am writing as the staff coordinator for the Rustic Roads Advisory Committee (RRAC) regarding the classification of Game Preserve Road between MD 355 and MD 117. The RRAC supports the draft Master Plan recommendation (default secondary residential road). However, we have reviewed the road for rustic designation and find that the road qualifies, but has a high accident rate. Because Watkins Mill Road extended is likely to relieve traffic on Game Preserve Road, we anticipate the accident rate to significantly decrease. Therefore, we would like to review the designation of Game Preserve Road for possible rustic designation following the completion of Watkins Mill Road extended. We request that this future review be noted in the Master Plan text.

The Rustic Roads Advisory Committee will submit a detailed letter of their review for your consideration during work sessions. Thank you for your consideration of our request.

Sarah Navid
Staff Coordinator to the Rustic Roads Advisory Committee

Department of Permitting Services
255 Rockville Pike
Rockville, MD 20852

t 240-777-6304 f 240-777-6339

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

April 10, 2009

Scott C. Wallace
301.961-5124
swallace@linowes-law.com

By Hand Delivery

Dr. Royce Hanson, Chair
and Members of the Montgomery County
Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: The Meridian Group – Gaithersburg West Master Plan Update (the “Master Plan Update”) – Shady Grove Executive Center

Dear Dr. Hanson and Members of the Planning Board:

This firm represents The Meridian Group (“Meridian”), the owner of two vacant parcels totaling approximately 6.9 acres in the Shady Grove Executive Center (the “Property”), an office park located at the intersection of Research Boulevard and Shady Grove Road. The Property is shown on the attached aerial photograph, Attachment “1”. The Property is currently zoned C-2 (general commercial) and is approved for the development of approximately 210,000 square feet of office uses in two buildings. The Property is included in the February 2009 Public Hearing Draft of the Master Plan Update (the “Public Hearing Draft”) in the area referred to as “Life Sciences Center North” and the Public Hearing Draft recommends retaining the C-2 zoning. However, Meridian believes that the best use of the Property is for residential development, which cannot be accomplished under the existing C-2 Zone. Accordingly, as discussed in greater detail below, the purpose of this letter is to request the Planning Board recommend in the Master Plan Update rezoning the Property to Planned Development (PD)-60 to allow for residential development.¹

By way of background, in 2006 Meridian sought approval of a Local Map Amendment to rezone the Property to the PD Zone to allow the development of approximately 370 dwellings units, including approximately 50 MPDUs, in three buildings with associated amenities. Although the Planning Board supported this rezoning request, a majority of the County Council did not support the rezoning on technical grounds because the 1990 Shady Grove Staff Draft Master Plan (the “1990 Master Plan”), which is being amended by the Master Plan Update, did not

¹ The PD Zone is a floating zone and if the Master Plan Update recommends rezoning the Property to the PD Zone, then Meridian would be required to initiate the rezoning of the Property to the PD Zone by filing a Local Map Amendment for review and approval by the County Council. Therefore, in addition to seeking a recommendation to rezone the Property to the PD Zone, Meridian wishes to retain the C-2 Zone as the “base zone” for the Property as recommended in the Public Hearing Draft.

Dr. Royce Hanson, Chair
and Members of the Montgomery County
Planning Board
April 10, 2009
Page 2

specifically recommend the Property for the PD Zone, or for residential development. In this regard, Meridian was directed to wait for the 1990 Master Plan to be updated and seek an appropriate recommendation for residential development on the Property at that time.

In this regard, Meridian is seeking such a recommendation in the ongoing Master Plan Update because it continues to believe that residential development is the optimal use of the Property. Moreover, Meridian has entered into discussions with BNA Washington, Inc. ("BNA"), the owner of approximately 10.5 acres of land across Research Boulevard from the Property, for the joint development of the Property with the BNA site. The BNA site is identified on Attachment "1".

Development of both sites with residential uses will create a critical mass of residents that better integrates the residential uses with existing office uses to create a vibrant, 24/7 community in this area of Shady Grove. This residential community will be in close proximity to the CCT stop and retail amenities proposed at the Banks Farm. Further, residential development will generate significantly less traffic than office uses and will allow workers to live close enough to employment centers to minimize auto-dependence for commuting.

In conclusion, Meridian supports the broad vision of the Public Hearing Draft to promote a world-class community for research and scientific advancement and is enthusiastic about the future of the Life Sciences Center area. A residential enclave on the Property as proposed by Meridian will contribute to this vision by providing housing options for the employees that will be generated by the growth contemplated in the Master Plan Update, and will promote the smart and efficient infill development of the office park.

Thank you for consideration of our testimony. We look forward to working with Staff and the Planning Board in finalizing the recommendations of the Master Plan Update.

Very truly yours,

LINOWES AND BLOCHER LLP



Scott C. Wallace

SCW:cp

Dr. Royce Hanson, Chair
and Members of the Montgomery County
Planning Board
April 10, 2009
Page 3

cc: Ms. Nancy Sturgeon
Mr. Les Holmes
Mr. David Cheek
Mr. Bruce Lane
Mr. John Wilkinson
Steven Robins, Esq.



Attachment "1"

Sturgeon, Nancy

From: Barbara Statas [em4bstatas@comcast.net]
Sent: Thursday, April 09, 2009 4:24 PM
To: MCP-Chair
Cc: Sturgeon, Nancy; Whipple, Scott; councilmember.andrews@montgomerycountymd.gov; oicemail@montgomerycountymd.gov
Subject: Citizen's Comments on Gaithersburg West Master Plan
Attachments: Citizen Comments on Gaithersburg West Plan.doc

April 9, 2009

Dear Mr. Hanson, Chairman of the Montgomery County Planning Board:

After attending the Planning Board's public hearing on the "Gaithersburg West Master Plan" on March 26th, as well as a community meeting on March 18th at which members of the planning board spoke and answered questions about the plan, I want to take this opportunity to provide some comments for your consideration.

My husband and I are 30+ year residents of Montgomery County, and we have resided in the Westleigh area of Gaithersburg for the past 22 years. As you know, this means we live very close to the Belward farm property which is included in the Gaithersburg West plan. Naturally, while we are very sad to see this beautiful farm developed in any fashion, we always knew this time would come. Since development is inevitable, I would like to say that overall we think the planned Life Sciences Center is a good use for the property. I would also like to say that it is obvious that a lot of hard work went into the plan that you and your staff are currently working on, and we recognize that it cannot be an easy job.

I would like to make a few more specific points regarding the plan:

- 1) **Transportation** – The roads in our area are already very congested during rush hour, and we are fearful of what any additional development will bring. **I don't think many of the current residents in the area want to see elevated intersections (e.g., Great Seneca and Muddy Branch) around this relatively low-density residential area.** I also understand that the plan counts on the CCT and bike lanes to help alleviate traffic.

We currently have bike lanes along Route 28, and I can count on one hand the number of times I've seen anyone using them to commute to the Rio/Washingtonian area even though it's less than three miles away. It seems that a lot of emphasis was put on the bike lanes at the community meeting, and while it sounds good, with all due respect, have you ever tried to ride a bike along Route 28? My husband did once (for recreation, not commutation) and ended up in the emergency room when a car suddenly pulled out from a side road. I must respectfully say that I don't think it's realistic to assume that bike lanes will significantly cut down on rush hour traffic.

Also, I have concerns about the utilization of the CCT, and therefore, about the dent that this will make in the amount of traffic in the area. It seems difficult to convince professionals in the suburbs to take mass transit. There is currently a county bus stop at the entrance to our development, and while I'm sure you have some statistics on it, I rarely see anyone using it.

With the improved service route the CCT would bring, (I'm assuming this will provide quicker access to the Metro), I could envision more folks using it, but **I was very disappointed to learn that there is no planned parking at the proposed CCT stops within Gaithersburg West. If there were parking, then current residents of the area who work elsewhere could benefit from it as well (i.e., in addition to the future Life Sciences workers that the plan hopes to attract).** For example, folks from Kentlands who live too far away to walk to one of the CCT stops, might be more inclined to use mass transit if they could park at one of the new CCT stops. **And it would seem that attracting these additional riders would help make the CCT more cost effective. So, please consider adding a public parking garage.**

As the development plan matures over the next few years, I would hope that the density of any proposed new construction is constantly monitored in light of the traffic situation so that we don't have a scenario in which building outpaces traffic/road improvements.

- 2) **Parks/Recreation & Single Purpose Use – I was also disappointed to see that the plan doesn't seem to offer much to the current residents in the area/county who don't work in the Life Sciences industry.** As I said, I still think this is a very good use of the property overall. However, we were **hoping for more consideration (like the aforementioned parking at the CCT stops), and ideally, we were hoping to see more land set aside for recreational purposes (not just narrow walking paths).** Also, we feel that some consideration should be given to allowing other industries to build in the area (after all, why put too many eggs in one economic basket – so far, we've been lucky that AstraZeneca has kept MedImmune open, but there's no guarantee these firms will stay here.).

Finally, I understand that large old oak tree along Muddy Branch Road will be preserved, which we think is great since there just aren't many magnificent specimens such as this around anymore, but I didn't see any details as to what would surround it. This seems like a great area for a medium sized park and it would add to the buffer zone between the Life Sciences area and the residents of Washingtonian Woods and Mission Hills. *Don't get me wrong, I know that the new jobs and growth are good for the county, but it would be nice if there was something of benefit in the plan for those of us who currently reside in the area, after all, we're going to be the most impacted by the additional traffic and the construction disruption.*

Thank you very much for your consideration.

Sincerely,

Barbara Statas
4 Thorburn Place
Gaithersburg, MD
20878
em4bstatas@comcast.net
301-294-0350

cc: Nancy Sturgeon, Montgomery County Planning Board
Scott Whipple, Supervisor, Historic Preservation
Phil Andrews, County Council President

Ike Leggett, County Executive

The Word file attachment includes the message above.

April 9, 2009

Dear Mr. Hanson, Chairman of the Montgomery County Planning Board:

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Thank you very much for your consideration.
Sincerely,

Barbara Statas
4 Thorburn Place
Gaithersburg, MD
20878
em4bstatas@comcast.net
301-294-0350

cc: Nancy Sturgeon, Montgomery County Planning Board
Scott Whipple, Supervisor, Historic Preservation
Phil Andrews, County Council President
Ike Leggett, County Executive



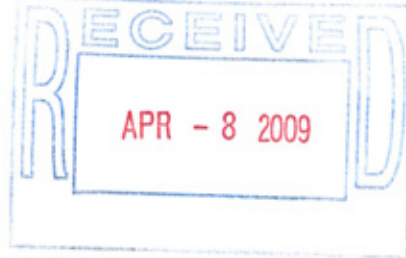
Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

COMMISSIONERS
Joyce Starks, Chair
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Hon. Adrienne A. Mandel
Dr. Juanita D. Miller
Dr. Roscoe M. Moore, Jr.

INTERIM
GENERAL MANAGER
Teresa D. Daniell

INTERIM DEPUTY
GENERAL MANAGER
Rudolph S. Chow



April 3, 2009

Ms. Nancy Sturgeon
Planner Coordinator
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Germantown West Master Plan Public Hearing Draft – WSSC Comments

Dear Ms. Sturgeon:

This letter is in response to your letter of February 20, 2009, regarding the subject master plan. First of all, we appreciate the opportunity to review the draft document. The Gaithersburg West master plan area is served by the WSSC's Muddy Branch, Seneca Creek, and Watts Branch sewer basins.

Concerning the text of the public hearing draft document, WSSC staff has no specific comments at this time. For your information, specific capacity evaluations will be performed by WSSC's Planning Group and Development Services Group when detailed information is provided as various parcels and properties are submitted for development review in this master planning area. The extent of any impact to sewer system capacity, whether of a localized nature or requiring a capital improvement programmed (CIP) project, will be determined by WSSC.

If you or your staff have further questions or require more information, please contact me via electronic mail at cfricke@wsscwater.com or via phone at 301-206-8815. Thank you and we look forward to further cooperation with you and your staff in the future.

Sincerely,

Craig A. Fficke
Planning Group Leader
Planning Group

Cc: Alan Soukup, Environmental Planning Specialist, Montgomery County Department of
Environmental Protection
Mary Dolan, Environmental Planning, M-NCP&PC



301-206-WSSC (9772) • 301-206-8000 • 1-800-828-6439 • TTY: 301-206-8345 • www.wsscwater.com



Adams, Holly

Nancy JK

From: MCP-CTRACK
Sent: Wednesday, April 08, 2009 3:38 PM
To: Kreger, Glenn
Cc: Adams, Holly; Stanley, Rollin; Burns, Tiffany; MCP-CTRACK
Subject: CTRACK #2009-0382/Cort - Gaithersburg West Master Plan
Attachments: 2009-0382-Incoming.pdf

**CTRACK ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE**

File Number:	2009-0382	Date Received:	4/8/2009
Correspondence Type:	Email	Date Of Letter:	4/7/2009
Agenda Date:	N/A		
To:	Royce Hanson		
From:	Cheryl Cort		
Description:	Correspondence regarding Gaithersburg West Master Plan		
Transmitted To:	Director and Chairman		
Action For:	Kreger, G		
Copies To:	Adams, H		
Date Due:	N/A		
Remarks From Chairman's Office:			
Received after Planning Board hearing; include in file			

Coleman, Joyce

RECEIVED

09-0382
APR 08 2009

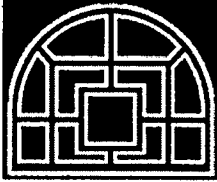
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

From: Cheryl Cort [cheryl@smartergrowth.net]
Sent: Tuesday, April 07, 2009 5:21 PM
To: MCP-Chair
Subject: CSG comments on Gaithersburg West Plan
Attachments: CSG test Gaithersburg West_PB_4-7-09.pdf; YouSendItAttachment0; 2009 03 31 Release re Maryland Clean Energy Center.doc; YouSendItAttachment1

Please accept the attached testimony regarding the Gaithersburg West Plan. Thank you.

Cheryl Cort
Policy Director
Coalition for Smarter Growth
4000 Albemarle St NW, Ste 310
Washington, DC 20016
(202) 244-4408 ext. 112
cheryl@smartergrowth.net
www.smartergrowth.net

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COALITION FOR SMARTER GROWTH

April 7, 2009

Chairman Royce Hanson
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Comments on the Gaithersburg West Plan, February 2009 Planning Board Draft

Dear Chairman Hanson & Board members:

Please accept these comments on behalf of the Coalition for Smarter Growth, a regional organization focused on ensuring transportation and development decisions are made with genuine community involvement and accommodate growth while revitalizing communities, providing more housing and travel choices, and conserving our natural and historic areas.

The County's own Transportation Policy Report and ICC alternative studies have demonstrated the need to shift more jobs to eastern Montgomery and to provide more housing close to jobs in the I-270 corridor in order to reduce traffic congestion. Therefore, we disagree with the major increase in jobs proposed in the Gaithersburg West Plan, dramatically above planned levels. We are concerned that locating this amount of new development in this location will exacerbate the existing jobs/housing imbalance in the I-270 corridor, shifting yet more jobs to locations distant from more affordable housing. Degrading the job/housing balance will increase county traffic congestion, increase vehicle miles traveled (VMT), and increase air pollution emissions. The magnitude of this project will also undermine the market for development at existing Metro stations in Montgomery County. Public infrastructure costs to serve greatly expanded use in outlying areas also diverts public and private investment that could have been used to upgrade aging infrastructure in older areas. The scale of employment growth proposed for this location and the existing jobs/housing imbalance need more serious analysis. For such substantial changes to the existing planned levels of growth, we are surprised by the lack of detail in the plan.

The plan is being pitched as having benefits because of its density and mix of uses. While the plan provides some improvements to a conventional suburban layout of a sparse, poorly connected road network, the proposed new streets and intersections do not rise to the level of small block sizes (below 400 feet) needed to create high quality pedestrian environments.¹ The long blocks, limited intersections, prominence of high speed roads and new interchanges in the plan are likely to constraint the number of walk trips. The relatively remote location requires time consuming long distance transit connections to have regional accessibility. Given these factors, we believe an overwhelming majority of workers will drive to this location. Density and mix of uses alone do not achieve a smart growth result.

The location's distance from the regional center and Metrorail should be considered as important limits on how much employment growth is appropriate here. A site's regional accessibility is a far more important factor for reducing VMT generated by that site than on-site design and density features combined. Regional accessibility predicts about 20 percent of VMT for a development, versus 13 percent

for density, mix of uses and pedestrian-oriented design combined.ⁱⁱ Both the prospect of long-term high energy prices and the threat of climate change to Maryland and the nation demand we take a rigorous approach to the regional location of development.


We believe that the County and region are likely to benefit from adding the proposed millions of additional square feet of commercial space of a "Science City" to more regionally-accessible and closer-in locations such as Twinbrook and White Flint Metro stations, or eastside locations such as Silver Spring or College Park Metro station in Prince George's County. The Metro station locations provide high capacity transit access and regional connectivity. Eastside TOD locations offer the additional benefit of reducing long-distance east to west commuting.

The proponents have argued that the alignment of the proposed Corridor Cities Transitway could be changed once again to provide access to this huge project. Yet, this would not resolve the regional accessibility problem. Transfers between Metro and CCT will take time and reduce ridership. The latest tortured route of the CCT will further degrade its effectiveness in taking mode share from cars. In the national financial crisis, funding for transit projects through an area with such spread out land uses will be an added challenge. The prospects for the CCT are too speculative at this time to be relied upon for approval of the scale and density of this project.

In summary, we believe that traffic, energy costs, climate change, and limits on infrastructure funds require the principles of smart growth to be rigorously applied. Also, these challenges compel us to recognize that regional location is the most significant factor to be considered in this case. We ask that the planning board consider the negative impacts of this tremendous increase in job growth in this I-270 location. The alternative of making this kind of employment growth a priority for Metro station sites and eastside locations would enhance the jobs/housing balance, reduce long distance travel (VMT), and increase job accessibility closer to the core and on the eastside of the county and region. We believe that a scenario that improves regional accessibility for jobs and housing will provide the most benefits overall to Montgomery County and the region's residents.

Thank you for your consideration.

Sincerely,



Cheryl Cort
Policy Director

Encl: Related Press Statement on the new Maryland Clean Energy Center

ⁱ See: Institute of Transportation Engineers, *Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities*. An ITE Proposed Recommended Practice. 2006.

ⁱⁱ Reid Ewing and Robert Cervero, "Travel and the Built Environment: a Synthesis" Transportation Research Board 1780. 2001:11.

COALITION FOR SMARTER GROWTH

PRESS RELEASE

For Immediate Release:

March 31, 2009

Contact:

Stewart Schwartz, 202-244-4408 ext 121

Good Idea, but New Maryland Clean Energy Center Fails to Cut Transportation Energy Consumption

“We appreciate the strong commitment of the state and area elected officials to invest in clean energy and the use of an existing, LEED-certified green building, but the location of the new Maryland Clean Energy Center at an isolated office campus in the I-270 corridor will unnecessarily consume much of the energy this initiative seeks to save. Most workers and visitors will drive to this location, which is far removed from the Shady Grove Metro Station,” said Stewart Schwartz, Executive Director of the Coalition for Smarter Growth.

“With so many underutilized Metro stations in both Montgomery and Prince George’s Counties, along with older suburban corridors ripe for redevelopment like Rockville Pike, the State is missing the opportunity to locate facilities in the most energy efficient location,” he said.

“Reducing energy consumption and stemming greenhouse gas emissions are among the greatest challenges faced by this nation. Yet, it requires more than efficient buildings, it requires regionally accessible locations that reduce how much people have to drive,” said Cheryl Cort, the organization’s Policy Director. The transportation sector contributes 35 percent of the United States’ greenhouse gas emissions while buildings emit 45 percent. Transportation is also the fastest growing source of emissions because of how we have continued to spread out development.

“Mixed use, compact, walkable designs help reduce transportation emissions and are a key solution, but the amount people drive is overwhelmingly determined by an activity’s regional accessibility. If we fail to account for location -- tying development to a high speed transit network -- we cannot effectively address climate change or reduce our dependence on petroleum,” said Cort.

The center’s Montgomery County site, at the University of Maryland’s Shady Grove campus is two to three miles west of the Shady Grove Metro station, the end of the Red Line. A far better showcase for energy efficiency would be placing the Clean Energy Center at one of the existing Metro stations in Montgomery or Prince George’s Counties.

ALSO SEE SIERRA CLUB – MONTGOMERY COUNTY GROUP STATEMENT and contact:
Pamela Lindstrom
Smart Growth Chair, Sierra Club – Montgomery County Group
Email: pamela.lindstrom@gmail.com Phone: 301-869-7139

Adams, Holly

Nancy JK

From: MCP-CTRACK
Sent: Wednesday, April 08, 2009 3:30 PM
To: Kreger, Glenn
Cc: Adams, Holly; Stanley, Rollin; Burns, Tiffany; MCP-CTRACK
Subject: CTRACK #2009-0380/Aronson - Gaithersburg West Master Plan
Attachments: 2009-0380-Supplement.pdf

**CTRACK ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE**

File Number:	2009-0380	Date Received:	4/7/2009
Correspondence Type:	Email	Date Of Letter:	4/7/2009
Agenda Date:	N/A		
To:	Royce Hanson		
From:	Diane Aronson		
Description:	Correspondence regarding Gaithersburg West Master Plan		
Transmitted To:	Director and Chairman		
Action For:	Kreger, G		
Copies To:	Adams, H		
Date Due:	N/A		
Remarks From Chairman's Office:			
Received after Planning Board hearing; include in file			

Coleman, Joyce

From: Diane Aronson [dparonson2@gmail.com]
Sent: Tuesday, April 07, 2009 9:57 AM
To: MCP-Chair; MCP-Chair
Subject: Comments:Gaithersburg West Master Plan
Attachments: MCPPC.comments.docx

RECEIVED
09-038d
APR 07 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Attached are my comments for the Belward Farm portion of the Gaithersburg West Master Plan. Please confirm that you receive this email and can read the attachment.

Thank you.

Joel Aronson
301-340-0029

Gaithersburg West Master Plan Comments – Belward Farm “Parcel B”
April 6, 2009

Members of the Montgomery County Park and Planning Commission (MCPPC):

The staff of the MCPPC is supporting the request of John Hopkins University (JHU) to revise the Gaithersburg West Master Plan to build 300 housing units on the Belward Farm “Parcel B” property. This property was deeded to JHU by Elizabeth Banks, her brother, and her sister. I am asking you to deny this request because it is based on a false interpretation of the Deed.

From the outset, I want to make clear that I do not oppose the building of the research facility. That is what Miss Banks wanted as her legacy.

The Deed dated 9 January, 1989 states, “Grantee shall further limit its use of such portion of “Parcel B”, if any use thereof is made, for agricultural, academic, research and development, delivery of health and medical care and services, or related purposes only....” JHU contends that the “or related purposes only” clause allows them to build 300 units since it is related to academic, research and development, etc.

However, the facts behind the grant of this Deed speak otherwise. While there is no explicit statement related to housing in the Deed it was well known within the community that Elizabeth Banks, who moved to the Belward Farm when she was a teenager, fought and fought hard to keep housing off her property. JHU’s personnel and/or lawyers’ interpretation of “or related purposes only” related to housing does not negate the intent of her deeding her property to JHU to keep housing off her farm. The Montgomery County Park and Planning Commission, of all entities, should remember the bitter fight Elizabeth Banks put up and the vast community support she received when the county tried to force her to sell her land to developers. Remember, the County took by eminent domain approximately 6 acres of her land to widen the road and put in sidewalks and curbs around her property. For that improvement, she was assessed \$752,000 in front foot benefit charges. It was known that she could not pay such a fee and the intent was to force her to sell her land to developers. There was tremendous community support and outrage on Miss Banks behalf, such that the charge was deferred to subsequent owners of her land. This was the impetuous for her to donate her farm (she sold it to JHU for \$5 million but it was reported to be worth up to \$40 million to JHU so that her land would be safe from housing. Obviously, the County knows quite well that Miss Banks did not want housing on her property.

JHU touts that the JHU Belward Research Campus will be a preeminent world class research institution. What is a major criteria critical to being such an institution? It is honesty and integrity in interpreting the facts resultant from their research without bias and/or manipulation.

A March 2005 JHU publication Titled “Hopkins Happenings at Montgomery County Campus” (published one and one-half months after Miss Banks died), excerpted from a Gazette newspaper article by Peggy Vaughn, describes what JHU knew at the time of the Deed and at her death:

"Often described as a feisty advocate of her land, Banks successfully fought off developers hungry to acquire one of the last remaining large parcels of land tucked between Gaithersburg and Rockville."

"Banks worked equally hard to neatly tie up the future of her 138-acre farm to keep it safe from the developers she abhorred."

"That move guaranteed the land farmed by her family since the 1800's would not be developed for housing or another strip mall."

Also, in a Washington Post article dated January 24, 2005 (very soon after her death), the following was written about Miss Banks:

"Liz always loved the land," said her sister Beulah B. Newell, who lives in Pennsylvania. "We made the decision that the land would never, ever be developed" for houses."

"Banks decided to sell her property to the university after Hopkins officials approached her."

"I thought Hopkins would take good care of it," Banks told a reporter in 2001. "When you say Johns Hopkins, people know who you are talking about."

"But years after reaching the deal with Hopkins, she became angry at school officials, claiming that they had torn down a buffer of trees they had promised to keep in place to block her view of the brick buildings that Human Genome Sciences is in. Some of her friends say she still held a grudge over the trees being destroyed, even though they were later replaced by saplings."

Obviously, Miss Banks and Mrs. Newell did not conceive that the "or related purposes" clause would be interpreted by JHU to include housing given their very strong determination of opposing housing on the land. They signed the Deed and JHU accepted it in 1989 with the intent of NOT placing housing on the land.

It appears the self-serving interests of JHU in requesting to build 300 housing units on the Belward Farm is more paramount than maintaining the integrity of Miss Banks desires to avoid housing on her property.

We have all seen in today's world that relying on the "respected" name of an institution does not guarantee honesty and integrity. We have seen how once "respected" financial institutions, banking institutions, insurance firms, and even drug companies have manipulated rules and regulations for their own self serving purposes.

JHU appears to have already violated the Deed once when the buffer of trees was destroyed even though at some later date they replaced them with saplings. Now they want to manipulate the Deed to build 300 housing units on the Belward Farm. Two violations!

As I said above, a major criteria critical for a preeminent world class research institution is honesty and integrity in interpreting the facts resultant from their research without bias and/or manipulation. Housing on the campus does not make them a preeminent world class research institution. Honesty and integrity does. Consequently, I am asking you to remove all housing from the Belward Farm portion of the Gaithersburg West Master Plan.

Sincerely,

JA

Joel Aronson
Member, Gaithersburg-North Potomac-Rockville Coalition
35 Treworthy Road
Gaithersburg, MD 20878
Telephone: 301-340-0029

Adams, Holly

Nancy JK

From: MCP-CTRACK
Sent: Wednesday, April 08, 2009 3:43 PM
To: Kreger, Glenn
Cc: Adams, Holly; Stanley, Rollin; Burns, Tiffany; MCP-CTRACK
Subject: CTRACK #2009-0383/DeNucci - Belward Farm
Attachments: 2009-0383-Incoming.pdf

**CTRACK ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE**

File Number:	2009-0383	Date Received:	4/8/2009
Correspondence Type:	Letter	Date Of Letter:	4/6/2009
Agenda Date:	N/A		
To:	Royce Hanson		
From:	Ronald J. DeNucci		
Description:	Correspondence regarding Belward Farm		
Transmitted To:	Director and Chairman		
Action For:	Kreger, G		
Copies To:	Adams, H		
Date Due:	N/A		
Remarks From Chairman's Office:			
Received after Planning Board hearing; include in file			

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09-0383
APR 08 2009

April 6, 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Mr. Royce Hanson
Chair, Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

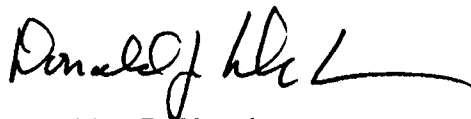
Dear Mr. Hanson and the Planning Board,

It is with great disappointment and sorrow that the citizens of North Potomac, Gaithersburg, and surrounding areas have become aware of the plans for inappropriate development of the former Belward Farm. This project represents a betrayal of trust on the part of Johns Hopkins University and Montgomery County on a scale similar to that which all Americans have recently experienced with the banking and investment industries.

Plans call for a project in our residential community that is similar in dimension and population density to that of the NIH Campus in Bethesda and the Rosalynn/Crystal City area of northern Virginia. The project as presently planned will further degrade an already stressed ecosystem and environment. The quality of life for the residents of Montgomery County will be significantly compromised by increased traffic and noise levels coupled with decreased air and water quality.

My fellow residents and I strongly urge the Montgomery County Planning Committee to reconsider its support for this massive and inappropriate project in a residential area of Montgomery County and to strive to balance any future project with the primary focus being the preservation and enhancement of quality life for the residents of the surrounding communities.

Respectfully,



Donald J. DeNucci
10925 Citreon Court
North Potomac, MD 20878

Nancy JK

Adams, Holly

From: MCP-CTRACK
Sent: Wednesday, April 08, 2009 3:47 PM
To: Kreger, Glenn
Cc: Adams, Holly; Stanley, Rollin; Burns, Tiffany; MCP-CTRACK
Subject: CTRACK #2009-0384/Agnostak - Gaithersburg West Master Plan
Attachments: 2009-0384-Incoming.pdf

**CTRACK ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE**

File Number:	2009-0384	Date Received:	4/8/2009
Correspondence Type:	Letter	Date Of Letter:	4/6/2009
Agenda Date:	N/A		
To:	Royce Hanson		
From:	William A. Agnostak		
Description:	Correspondence regarding Gaithersburg West Master Plan		
Transmitted To:	Director and Chairman		
Action For:	Kreger, G		
Copies To:	Adams, H		
Date Due:	N/A		
Remarks From Chairman's Office:			
Received after Planning Board hearing; include in file			

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09-0384
APR 08 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

2 Joshua Tree Court
North Potomac, Maryland 20878-2553
301.424.0532

April 6, 2009

Mr. Phil Andrews, President, MCC
COB 100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

Mr. Royce Hanson, Chairman, MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Gentlemen:

As a long-time resident and active member of Montgomery County, I would ask that all those involved in formulating the Gaithersburg West Master Plan, to please revisit the plan in order to consider the ramifications of such a departure from the character of the existing community. The architecture planned for Belward Farm must be in harmony with the farmstead, preserving the character of the land and in scale with the surrounding neighborhoods.

There are many aspects of this planned Science City that are totally out of synch with the area. For example, the density proposed is that of an urban area with an existing mass transit hub; retail/commercial space exceeds those parameters rejected in the early 1980's because of its size; housing increases will further impact schools, roads, etc.

Interestingly, and perhaps a marker of whether County and Hopkins officials are people of character, or just plain characters of ill-repute, is the fact that Mrs. Banks sold Belward Farm to Johns Hopkins for a fraction of its value with the stipulation that the university would carry on the legacy of the farm by building a medical or educational campus instead of a high rise commercial complex with housing. Hopkins officials, not uncharacteristically, have chosen to ignore her intentions and to develop the farm in a manner that would generate revenue for their already burgeoning coffers. The community is damned, as it were.

The density of jobs + residents per acre planned for Belward Farm is equal to that of Roslyn, VA! This is not right and *must* be reduced to allow not only for more green space, but to alleviate additional traffic and drainage issues, which are already an issue. If the Corridor Cities transit is expected to carry only 15% of the workforce how can it be used to justify the massive increase in density? Further, it cannot be aligned to run the entire length of Belward Farm.

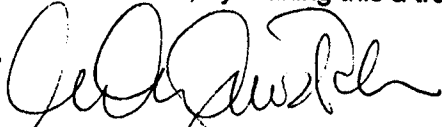
A county proposal of seven "grade separated interchanges," or multi-level highway interchanges, similar to those found on Route 29 near White Oak are inconsistent with the suburban residential community in place. The density must be reduced to a level that would not require these costly and city-scape changes, although, regardless, improvements will be needed in any scenario to the Muddy Branch/ Seneca Hwy/Rt. 28 intersections.

It is imperative, therefore that ANY infrastructure and school improvements must be in place **BEFORE** any development. Perhaps, most importantly, these improvements must be paid for by the developer and any bonds should be held for at least 5 years after completion to ensure all measures were done properly. **Further, any and all of this development should NOT be afforded any tax breaks!** The County, already in a deficit, not being able to fund our most valuable and quality of life resources, our teachers, police, fire and rescue; these resources should not be put in further jeopardy by lost tax revenue and further development expenses. Which countless studies have shown take years, if ever, to recoup the associated upfront and future expenses.

The communities surrounding the Belward Farm have repeatedly asked to be represented by a Citizens' Advisory Committee, but the requests have been denied. The residents of the neighborhoods surrounding the "Science City" must be allowed to have substantive input before the plan is finalized. Perhaps, another alternative would be for the Coalition to pursue legal action to secure our interests if we will not have any tangible input.

Thank you for your considerations in making this plan not only more compatible with the existing community, but one which will not cause the County's taxpayers anything and will in fact restore some of the lost revenue, by making this a true user (developer) fee based project!

Sincerely,



William A. Agnostak, Member
Gaithersburg - North Potomac - Rockville Coalition

Realtor, Veteran & Concerned Taxpayer.

Adams, Holly

Nancy *JK*

From: MCP-CTRACK
Sent: Wednesday, April 08, 2009 3:33 PM
To: Kreger, Glenn
Cc: Adams, Holly; Stanley, Rollin; Burns, Tiffany; MCP-CTRACK
Subject: CTRACK #2009-0381/Jenkins - Gaithersburg West Master Plan
Attachments: 2009-0381-Incoming.pdf

**CTRACK ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE**

File Number:	2009-0381	Date Received:	4/7/2009
Correspondence Type:	Email	Date Of Letter:	4/7/2009
Agenda Date:	N/A		
To:	Royce Hanson		
From:	Suzan Jenkins		
Description:	Correspondence regarding Gaithersburg West Master Plan		
Transmitted To:	Director and Chairman		
Action For:	Kreger, G		
Copies To:	Adams, H		
Date Due:	N/A		
Remarks From Chairman's Office:			
Received after Planning Board hearing; include in file			

Coleman, Joyce

RECEIVED

From: Suzan Jenkins [Suzan.Jenkins@creativemoco.com]
Sent: Monday, April 06, 2009 5:02 PM
To: MCP-Chair
Cc: Krasnow, Rose
Subject: Gaithersburg West Master Plan

APR 07 2009
09-0381
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
MARK AND PLANNING COMMISSION

Dear Mr. Hanson – As a member of the Board of Directors of the Committee for Montgomery, I had the pleasure of seeing and hearing Mr. David McDonough's presentation this morning as it pertains to the proposed Gaithersburg West Master Plan. Having visited a biotech park in Beijing in 2007, I know what global competition we face and understand the economic impact such an endeavor would make here in Montgomery County. I am writing now in support of this endeavor.

We believe that Montgomery County is well equipped to draw the crème de la crème of the creative community from across the globe to the proposed Gaithersburg West BioTech park ; we understand that they will demand high quality of life factors to live and work in Montgomery County and are confident that our cultural community can provide such quality. The fact is, the arts and humanities play an important role in economic development and bring people from diverse backgrounds together to celebrate what is special about their communities. These factors will be essential in the development of Gaithersburg West.

The Arts and Humanities Council of Montgomery County (AHCMC) would welcome the opportunity to participate as one of the non-profit collaborators of the Master Plan in the earliest phases of development. In this manner, AHCMC can provide counsel on building and inspiring communities through placemaking and in the development of cultural centers to create a common thread for dialogue and discussion. Thank you for the opportunity to contact you in this regard; we look forward to hearing more about this project as it develops.

Sincerely,
Suzan Jenkins

suzan jenkins
chief executive officer


arts & humanities
council of montgomery county

801 ellsworth drive, silver spring, md 20910-4438
301.565.3805 x23 fax: 301.565.3809
suzan.jenkins@creativemoco.com

 Please consider the environment before printing this email

RAYMOND T. JOHNSON, INC.

T/A **JOHNSON'S**
Florist & Garden Centers
BLOOMING SINCE 1933

10315 Kensington Parkway, Suite 205
Kensington, Maryland 20895-3353

(301) 946-6704
Fax (301) 946-0920

KENSINGTON MD
(301) 946-6700

OLNEY MD
(301) 987-1940

WASHINGTON DC
(202) 244-6100

April 6, 2009

BY EMAIL

Dr. Royce Hanson
Chairman, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20810

**RE: Gaithersburg West Master Plan – February 2009 Public Hearing Draft
Johnson Family Property – 12311 Darnestown Road, Gaithersburg, MD**

Dear Dr. Hanson and members of the Planning Board:

You may be familiar with my family's company, Johnson's Florist & Garden Centers, which has operated in Montgomery County and Washington, D.C. for over 50 years. We are very proud of our stores, our role in the community, and the numerous awards we have received. My family owns multiple properties in the County including the 14-acre parcel on Darnestown Road that is included in the Gaithersburg West Master Plan planning area (the "Plan"). Our property has an existing special exception approval for a retail/wholesale horticultural nursery and garden center. It is also largely vacant, as the Plan indicates. Page 43 of the February 2009 Public Hearing Draft of the Plan recommends that "consideration should be given" to acquiring 10 acres or more of our property for purposes of a County park site.

We do not object to the recommendation to consider the possibility of obtaining a portion of the property if that means simply encouraging the Parks Department to make a reasonable offer to purchase a portion of our property. If such an offer is not made, or if it is unacceptable, then we do not want the recommendation to be construed as limiting our property to only that use or to suggest that a significant portion of the property must be dedicated for a park site as a part of a future subdivision application.

If acquisition of a portion of our property for a park site is not possible, for whatever reason, then the Plan should recommend other uses on the property such as housing, an expansion of the existing retail/wholesale horticultural nursery and garden center special exception approval, or other permitted or special exception uses consistent with the R-200 zone.

Dr. Royce Hanson
April 6, 2009
Page 2

After the sentence that reads "The Johnson family owns...along with the adjacent C-1 commercial property," we respectfully suggest the addition of the following sentence: "If the Johnson property cannot be obtained for a park site through a voluntary purchase and sale arrangement, then the Plan recommends single-family attached, detached, and townhouse residential uses, other special exception uses allowed in the R-200 zone, or an expansion of the existing retail/wholesale horticultural nursery and garden center special exception, or a combination thereof."

Thank you very much for your consideration.

Respectfully,

Russell B. Johnson

with perm. by
Stuart R. Barr

Russell B. Johnson
Vice President, Raymond T. Johnson, Inc.
d/b/a Johnson's Florist & Garden Centers

cc: Nancy Sturgeon

Mailing Address

Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

RECEIVED
29-0376
APR 06 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

Mr. Royce Hanson, Chairman of the MC Planning Board

Dear Mr. Hanson,

There are many aspects of the Gaithersburg West Master Plan that do not make sense to the members of the Gaithersburg – North Potomac – Rockville Coalition. Please consider re-writing the master plan to bring it into line with the scale and character of our community.

The density of "The Science City" is that of an urban area with a Metro station and is inconsistent with an established residential suburban community. The amount of proposed commercial space must be reduced to limit further traffic congestion. The amount of proposed housing must be reduced to alleviate already overcrowded schools, or additional schools must be built before the additional housing. The housing must be staged with the commercial development.

Belward Farm is our most beloved landmark. The farm's late owner, Elizabeth Banks, sold her property to Johns Hopkins for a fraction of its value with the stipulation that the university would carry on the legacy of the farm by building a medical or educational campus instead of a high rise commercial complex with housing. Johns Hopkins has chosen to ignore or rewrite her intentions for the farm and disregard the requests of the community to develop the farm in a manner that would maintain its character and be in scale with our community.

The intensity (jobs plus residents per acre) planned for Belward Farm is equal to the intensity of Rosslyn, VA and must be reduced to allow for more green space and alleviate additional traffic congestion. The architecture planned for Belward Farm must be in harmony with the farmstead, preserve the character of the land and be in scale with the surrounding neighborhoods.

The Corridor Cities transit is expected to carry only 15% of the workforce and cannot be used to justify the massive increase in density. Also, it must not be aligned to run the length of Belward Farm.

The county proposes seven "grade separated interchanges" (multi-level highway interchanges) similar to those found on Route 29 near White Oak which are inconsistent with the suburban residential community. The density must be reduced to a level that would not require "grade separated intersections" however improvements must be made to the Muddy Branch/ Seneca Hwy intersection.

Any infrastructure and school improvements must be staged to coincide with the development process.

The community has repeatedly asked to be represented by a Citizens' Advisory Committee but the requests have been denied and the response from the M-NPPC to that request has been that the communities are too dispersed and the Citizens' Advisory Committee would have too large; perhaps M-NPPC CAN implement many committees to represent citizens' opposition to Hopkins plans to change our residential neighborhood into a crowded for profit neighborhood with the Washington Metro in our backyards. **WE DON'T WANT THAT NOR THE PROPOSED HIGH RISES.** We pay your salaries and expect to be represented by you in this endeavor to **STOP** the amendment of the Gaithersburg West Master Plan. The residents of the neighborhoods surrounding the "Science City" must be allowed to have substantive input before the plan is finalized.

Please, respond to the requests from the community and make this plan make sense!

Sincerely,

A handwritten signature in cursive script that reads "Carol Bleakley". The signature is written in black ink and is positioned above the typed name and address.

CAROL BLEAKLEY
10900 CITREON COURT
NORTH POTOMAC, MD. 20878

Adams, Holly

Nancy

From: MCP-CTRACK
Sent: Monday, April 06, 2009 5:19 PM
To: Kreger, Glenn
Cc: Adams, Holly; Stanley, Rollin; Burns, Tiffany; MCP-CTRACK
Subject: CTRACK #2009-0377/Young - Gaithersburg West Master Plan
Attachments: 2009-0377-Incoming.pdf

**CTRACK ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE**

File Number:	2009-0377	Date Received:	4/6/2009
Correspondence Type:	Letter	Date Of Letter:	4/2/2009
Agenda Date:	N/A		
To:	Royce Hanson		
From:	Stan Young		
Description:	Correspondence regarding Gaithersburg West Master Plan		
Transmitted To:	Director and Chairman		
Action For:	Kreger, G		
Copies To:	Adams, H		
Date Due:	N/A		
Remarks From Chairman's Office:			
Received after Planning Board hearing; include in file			

JK

Mr. Royce Hanson

Chairman of the MC Planning Board

M-NCPPC

8787 Georgia Avenue

Silver Spring, MD 20910

April 2, 2009

RECEIVED
09-0377
APR 06 2009
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
WORK AND PLANNING COMMISSION

Dear Mr. Hanson,

There are many aspects of the Gaithersburg West Master Plan that do not make sense to the members of the Gaithersburg – North Potomac – Rockville Coalition. Please consider re-writing the master plan to bring it into line with the scale and character of our community.

The density of "The Science City" is that of an urban area with a Metro station and is inconsistent with an established residential suburban community. The amount of proposed commercial space must be reduced to limit further traffic congestion. The amount of proposed housing must be reduced to alleviate already overcrowded schools, or additional schools must be built before the additional housing. The housing must be staged with the commercial development.

Belward Farm is our most beloved landmark. The farm's late owner, Elizabeth Banks, sold her property to Johns Hopkins for a fraction of its value with the stipulation that the university would carry on the legacy of the farm by building a medical or educational campus instead of a high rise commercial complex with housing. Johns Hopkins has chosen to ignore or rewrite her intentions for the farm and disregard the requests of the community to develop the farm in a manner that would maintain its character and be in scale with our community.

The intensity (jobs plus residents per acre) planned for Belward Farm is equal to the intensity of Rosslyn, VA and must be reduced to allow for more green space and alleviate additional traffic congestion. The architecture planned for Belward Farm must be in harmony with the farmstead, preserve the character of the land and be in scale with the surrounding neighborhoods.

The Corridor Cities transit is expected to carry only 15% of the workforce and cannot be used to justify the massive increase in density. Also, it must not be aligned to run the length of Belward Farm.

The county proposes seven "grade separated interchanges" (multi-level highway interchanges) similar to those found on Route 29 near White Oak which are inconsistent with the suburban residential community. The density must be reduced to a level that would not require "grade

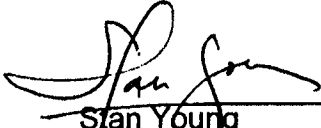
separated intersections" however improvements must be made to the Muddy Branch/ Seneca Hwy intersection.

Any infrastructure and school improvements must be staged to coincide with the development process.

The community has repeatedly asked to be represented by a Citizens' Advisory Committee but the requests have been denied. The residents of the neighborhoods surrounding the "Science City" must be allowed to have substantive input before the plan is finalized.

Please, respond to the requests from the community and make this plan make sense!

Sincerely,



Stan Young
Resident North Potomac

Adams, Holly

J/K
Nancy

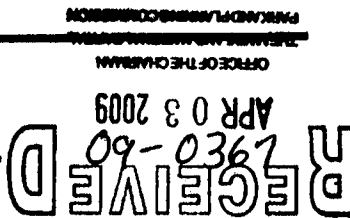
From: MCP-CTRACK
Sent: Friday, April 03, 2009 2:32 PM
To: Kreger, Glenn
Cc: Adams, Holly; Stanley, Rollin; Burns, Tiffany; MCP-CTRACK
Subject: CTRACK #2009-0367/Barron - Science City - Gaithersburg West Master Plan
Attachments: 2009-0367-Incoming.pdf

**CTRACK ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE**

File Number:	2009-0367	Date Received:	4/3/2009
Correspondence Type:	Email	Date Of Letter:	4/3/2009
Agenda Date:	N/A		
To:	Royce Hanson		
From:	Donna Barron		
Description:	Correspondence regarding Science City - Gaithersburg West Master Plan		
Transmitted To:	Director and Chairman		
Action For:	Kreger, G		
Copies To:	Adams, H		
Date Due:	N/A		
Remarks From Chairman's Office:			
Received after Planning Board hearing; include in file			

Coleman, Joyce

From: Donna Baron [baron234@comcast.net]
Sent: Friday, April 03, 2009 2:06 PM
To: mocoextra@washpost.com
Cc: MCP-Chair; Phil Andrews; "ocemail@montgomerycountymd.gov"
Subject: "Science City" - much more than you reported



Hello,

I represent the Gaithersburg – North Potomac – Rockville Coalition, a group of over 200 concerned neighbors of the proposed "Science City". In response to your coverage in the April 2, 2009, Montgomery Notebook, I'm providing additional information on this massive project.

The Gaithersburg West master plan:

- Primary goal: to change the zoning to allow for greater density as well as housing and retail in areas that were previously limited to research and development.
- Transform the Life Sciences Center areas, the Public Services Training Academy property and Belward Farm into "The Science City" with high-density, high-rise commercial space, housing and retail.
- Realign the Corridor Cities (CCT) Transitway (probably BRT, bus rapid transit) to go through the Life Science Center areas and Belward Farm.
- Replace the current activities on the Public Services Training Academy (PSTA) property with housing, retail, a fire station, an elementary school and office space.
- The master plan proposes a total of 20 million sq. ft of commercial space and 5,000 multilevel dwelling units for 60,000 workers.
- Additional commercial space proposed by the master plan in square feet: Belward (4,627,454), LSC areas (10,223,684), PSTA (200,710).
- Additional housing units proposed by the master plan: Belward Farm (300 units), Life Sciences areas (2,700 units), PSTA (2,000 units).

Included in the plan is the Belward Farm which is one of the most beautiful pieces of property in Montgomery County and is our most beloved landmark. The farm was sold to Johns Hopkins for \$5million instead of its \$40million value with the understanding that Johns Hopkins would continue the legacy of the farm which has been in the family of the former owner, Elizabeth Banks, for over 100 years. Ms. Banks stipulated that the land must be used for "agricultural, academic, research and development, delivery of health and medical care and services, or related purposes only".

In your article you mentioned that Belward Farm would have "some buildings". Johns Hopkins Real Estate has decided to ignore or rewrite Ms. Banks' wishes and in December said they would build 4.5 to 6.5 million sq ft of space with 12 to 15-story high-rise buildings. The draft master plan has cut the building height slightly and the square footage to the lower proposed level. However, at the Public Hearing, JHU asked for more square footage and taller buildings. The current statistics proposed for Belward Farm are:

3,407,614 sq ft commercial
300,000 sq ft residential
88,518 sq ft retail
1,703,000 sq ft "other"

This is certainly not the bucolic academic or medical campus Ms. Banks' envisioned on her farm. At the current level of proposed development, the unbuilt portion of Belward Farm would have an "intensity" (jobs + population per acre) of **Rosslyn, VA**...yet it is surrounded by quiet, established suburban neighborhoods, five miles from the nearest Metro. The area south of the Life Sciences Center, around University of Maryland and Human Genome Sciences, will have the lowest intensity in the "Science City". "Shallow bedrock and poor percolation rates severely limit development potential" so it would have "only" the intensity of **NIH**.

When you say the proposed density of the "Science City" concerns "some of the neighbors" you are underestimating the level of concern felt by the community. While we support the biomedical industry, we know that the traffic generated by the changes in the Gaithersburg West master plan will cause gridlock on our already congested roads and the additional housing will further overcrowd our schools where trailers have been used for classrooms for almost 20 years. The high-rise buildings will dwarf our homes and are completely out of character with our community. To handle the additional traffic, the plan proposes the Corridor Cities Transit that will probably be a rapid bus as well as six and eight-lane highways with seven multi-level highway interchanges.

The community has known there would be further development but we are shocked at the outrageous density. To add insult to injury, while the Planning Board and Johns Hopkins Real Estate had "community meetings", few if any of our suggestions or concerns were reflected in the development of the draft plan.

The Coalition insists that the density and building heights be scaled back reduce congestion and maintain the character of the community and Belward Farm.

Sincerely,
Donna H. Baron
The Gaithersburg – North Potomac – Rockville Coalition

Contact information:
301-762-0233
14820 Dufief Drive
N. Potomac, MD 20878

Coleman, Joyce

From: Clyne, Magda [magda.clyne@lmco.com]
Sent: Friday, April 10, 2009 11:57 PM
To: MCP-Chair
Subject: Gaithersburg West Master Plan

RECEIVED
APR 13 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Sir/Madam,

As a Mission Drive resident, I am a voice in a small community with only 52 homes. I appreciate that you are aware of the strip of houses along the Belward property which will have the most impact as a result of the development. A tremendous concern is the lack of buffer zone/ separation of those homes and lives from the high density development just across the fence.

Unlike the other communities in the surrounding area which will have the width of the road as well as a green buffer proposed, Mission Hills (and specifically the houses backing to the Belward property have precious little to separate them from the development.

I appeal to your sense of fairness when establishing the ground rules for a buffer between our property and JHU. I gather that the other larger communities have been pushing for larger buffers and are being heard, while the buffer is getting squeezed into a lot less than it should towards our community. In these matters, one community should not benefit at the expense of the others. I am sure that you appreciate that. Sharing the 'pain' of this enormous impact among the communities seems most sensible and reasonable.

Sincerely,

Magdalena V. Clyne

magda.clyne@lmco.com

April 10, 2009

Dear Chairman Hanson and fellow Planning Board Commissioners,

The West Montgomery County Citizens Association strongly opposes the proposed Gaithersburg West master plan on several counts. We are primarily concerned about the sheer magnitude and scale of this proposal and the inability of the surrounding community to absorb such a massive project.

As pointed out by others, the development in this master plan is not transit oriented, although its proponents would like us to believe otherwise. There is no direct access to rail transit under this plan. It leaves open the possibility of a shuttle bus to Shady Grove Metro that would travel on shoulders of the Sam Eig Highway during rush hour. This is neither smart growth nor mass transit. To allow all of the proposed residential development to move forward and 80% of non-residential development to go ahead as planned under such a transit proposal is ludicrous.

This project should be prevented from ever breaking ground unless the Corridor Cities Transitway incorporates real transit that gets cars off the roads and people to and from work.

The existing draft plan should be scrapped in favor of one that takes into account the current land use and density and simple reality that Gaithersburg West is not transit-oriented.

We recognize that without a certain amount of density, transit dollars from state and federal governments will not materialize. However we were also told that transit was undeniably part of the Trville development. That project went forward with no transit in sight. If the Gaithersburg West master plan is going to work, there must be a rail station within walking distance. Adding a shuttle bus to the mix will not absorb the approximately 40,000 additional professionals coming to and from work. Although it's been said the vast majority of professionals at Gaithersburg West will likely choose to live on site, history tells us that is often not the case. A glut of rentals and/or new single family homes will exist within a half mile radius of a professional's workplace, and yet for whatever reason(s), they choose to live elsewhere and commute (Bethesda, White Flint, Tyson's Corners).

Aside from the transit issue, we also know from past experience that developers and their attorneys routinely underestimate the number of families that move to sites designed for young professionals. Their numbers are often skewed in their favor, and assume wrongly that nearly all young professionals have one child at most and will move if they have any more children. It is no secret that Wootton High School is rated one of the top public high schools in the nation and many young families move to this region of the county specifically for the schools. This plan will only exacerbate the chronic issue of overcrowding at Wootton and at its corresponding middle and elementary schools.

Finally, we are deeply concerned about the cumulative effect this project will have on our environment. Montgomery County already violates the Federal Clean Air Act each year. A spreadsheet provided by transportation planners estimates that, assuming the CCT is built, 2030 transit trips would increase by 7,000 if the high scenario replaces the current planned land use. But car trips would go up by 30,000. That means more trips on I-270 than on the CCT. And that spells more air pollution, water pollution, and

gridlock. We urge you to rethink the Gaithersburg West master plan and downscale the number of housing units, and office floors as modeled in the draft plan.

Sincerely,

Carol Van Dam Falk

President, West Montgomery County Citizens Association



Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

April 9, 2009

Mr. Rollin Stanley
Director of Planning
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring MD 20910-3760

Dear Mr. Stanley:

The Maryland State Highway Administration (SHA) would like to thank you for the opportunity to provide comments on the Gaithersburg West Master Plan. SHA would like to submit several concerns in reference to transportation recommendations and the methodology presented in the Transportation Appendix in the Gaithersburg West Master Plan. Our intent is to provide detailed comments at the conclusion of our review of the transportation model and the proposed fatal flaw analysis.

Our immediate concern regards the overall pace of review and approval of this plan. In order to present a thoughtful evaluation of the draft, the current time line for concluding comments amongst the working group is rushed. We propose that this time line extend to the point where the Maryland Transit Administration can make a determination on the proposed Corridor Cities Transitway alignment. At a minimum, this issue needs attention from the working group, and a consensus regarding the time line should be developed.

Priorities for improvements to state roads are vetted through the Montgomery County Executive Council and legislative delegation. We look for their support before improvements are placed on Montgomery County's priority list for highway improvements. In 2008, Montgomery County's list for projects for addition to SHA's construction program exceeded \$800 million. This list does not include projects such as the I-270 Multi-Modal Study and future needed improvements to I-495 and other projects currently in planning; the costs of these projects alone could be well over \$7 billion. Given the current economic climate, we suggest that a financial plan be added as part of this plan.

The plan recommends seven interchanges in the Gaithersburg West area. A thorough evaluation of right-of-way impacts, environmental concerns, and concept plans for the proposed interchanges should be presented as part of the plan. The City of Rockville and the City of Gaithersburg currently do not show the recommended grade-separated interchanges in their plans. We recommend that the plan reflect support from these jurisdictions.

My telephone number/toll-free number is 410-545-0412 or 1-888-204-4828

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



Mr. Rollin Stanley
Page Two

SHA would like a better refinement of the phasing plan presented on page 61. The land-use/transportation plan should be balanced at the conclusion of each stage of the plan before developers are allowed to proceed with the next round of development. This will ensure that all of the transportation network needs are being addressed as the area develops instead of constructing all of the major roadway improvements at the last stage.

SHA is also concerned about the recommendation to widen Key West Avenue and provide a grade-separated interchange in this area. There is a forest conservation easement that would be impacted. It is contrary to page 25 where "The Plan recommends that the forested area at the corner of Great Seneca Highway and Key West Avenue be preserved and since, rare, threatened, or endangered species information has never been gathered for this site, a Natural Resources Inventory should be prepared when the site is redeveloped."

While the appendix lays out the methodology, SHA would like to further analyze the methodology and assumptions and consider the effects of the significantly greater density on the larger regional transportation network.

We appreciate the opportunity to provide comments and look forward to continued participation in the Gaithersburg West Master Plan working group. If we may be of further assistance, please do not hesitate to contact Reena Mathews, Regional Planner, SHA at 410- 545-5668, toll-free 888-204-4828 or via email at rmathews@sha.state.md.us.

Sincerely,



Gregory I. Slater, Director
Office of Planning and
Preliminary Engineering

cc: Ms. Reena Mathews, Regional Planner, Regional and Intermodal Planning Division,
SHA
Mr. Neil J. Pedersen, Administrator, SHA



Willows and Neighbors Citizens Association

*Serving the Communities of:
Willows of Potomac, Potomac Glen and
Hunting Hills Estates*

Maryland National Capital Park and Planning Commission
Honorable Royce Hanson
8787 Georgia Avenue
Silver Spring, Maryland 20910

April 8, 2009

Re: West Gaithersburg Master Plan

Dear Mr. Hanson and Planning Board Members,

I, Tom DeGraba, President of the Willows and Neighbors Citizens Association, and for the over 1400 homes in the association, request that you take our following comments into consideration when reviewing proposals for the West Gaithersburg Master Plan. The citizens have three major concerns with the Master Plan and its process.

- 1) Lack of opportunity for meaningful community involvement has led to limited continuity and integration with the surrounding communities, and limited sensitivity to the impact of this dense development on the existing suburban neighborhoods.
- 2) The density of this project far exceeds the scale of the surrounding community and ascribes unrealistic traffic mitigation to the transit plan.

The existing and proposed transportation infrastructure is inadequate to mitigate the traffic generation.

- 3) The plan provides no value added to the community and in fact, usurps the few local resources there are while potentially costing the tax payers as much as \$700,000,000 for infrastructure. The following represents our concerns and our recommendations.

Background: The most recent election of the County Council was a mandate against uncontrolled development in the county and for providing maximal citizen input into land use planning.

1. **We recommend that the Traville property remains MXN** at its current density. Since the Traville development was recently reviewed and approved by the Council and since the MXN zone was designed specifically for the property with its current density and imperviousness set, Traville should not be converted to TMX or TMX-2. The Traville development is on the head waters of the Piney Branch, and is on one of only three special protection areas in the County. The MXN zoning regulations have criteria for prohibiting water and environmental degradation that the TMX zoning does not have.
2. **The negative impact of the density** of the master plan on the surrounding regions can not be mitigated and overwhelms the character of the region, representing an unwarranted taking of value and quality of life. Even with the reduction of density, which we wholeheartedly recommend, mitigating solutions are necessary.
 - 2a) Staging of housing: Currently there is no provision for phasing of the housing

component of the Master Plan to coincide with job creation. Therefore, the housing can precede the jobs by years. Since traffic mitigation is in part predicated on the "work where you live concept", this flaw assures failure of traffic mitigation, since residents will be traveling else-where to reach jobs at rush hour.

2b) Transit infrastructure is not adequate for full build out of the plan. Though, the traffic data was incomplete in nature, it has been stated that the CCT would have to carry 30% ridership to mitigate the traffic generated. This is unrealistic by all prior studies and conventional wisdom of land use planning. This is particularly true when the transit is either a bus or a light rail that has a limited access and a slower speed than existing Metro. Additionally, 7 intersections are recommended for multi-grade improvements, estimated at 50 to 100 million dollars per intersection, as reported at an informational meeting. The citizens will be stuck with that bill, though most likely the cost will be prohibitive and the citizens will have to live with unmitigated traffic congestion as prior area improvements have never been fully implemented. One strategy to help reduce this cost is to increase the mandatory developer contribution.

3. **Over estimation of "transit mitigation:** In addition to the overestimation of the CCT use, patterns in the region clearly demonstrate a very low public transportation ridership in the Shady Grove Master Plan region. The Falls Grove community was touted by the City of Rockville and the County alike as a Smart Growth and public transit oriented community on Shady Grove Road. Ridership is so poor that the bus stop on the major bus route on Shady Grove Rd at the high density apartment complex is recommended by the transit authority to be discontinued. This is very concerning given that the CCT is leaning toward being a bus route that meanders up and down the region.
4. **Lack of commitment to follow through with transit projects:** Approval for the density and development on the Danac property was given based on the Transit Stations proposed for the site. The density was accepted by the citizens in part due to those assets. Now, the County is withdrawing the station from the Danac site and placing it on the PTSA in order to approve high density there. The citizens have grave concerns regarding this practice which now questions the credibility of the planning process.
5. **This Plan has no amenities or value-added to the community,** no active recreation parks and no connectivity: There are no added public amenities for active recreation proportional to the proposed concentration of people living and working in the city. The only open park shown in the Plan is a small park on the Traville property big enough only for a junior soccer field that was to be available for the high density of housing at the Traville apartments and the surrounding neighborhood. Now the proposal is to usurp an existing community amenity and overwhelm it with the density of a city where the majority of housing will be more than a half mile from the recreation site which will encourage residents to drive.. Sites for new park land must be identified and developed on the LSC West or other properties in the Master Plan.

There is no true connectivity with the existing community and no internal connectivity. For example there are no skywalks over roads of 6 and 8 lanes that will clearly be too congested to invite pedestrian travel from one site to another .

6. **Light wash;** Given the density of the project there and its location to the community, reduce maximum height and develop aggressive light mitigation plan.

Overall recommendation is that the citizens in the surrounding community be afforded maximal input from this point forward. Density and staging should be reconsidered and amenities that provide a value added to the community must be included.

1) Have the Planning Board require formal citizen input during the Work shop session in the spring and summer (similar to the overview of a CAC). Is this possible? Given the scope of the impact citizens from Potomac, North Potomac, Rockville must be included as well as citizens in the "West Gaithersburg" planning area.

Support the creation of the over-site board, which the staff reported at the meeting will be created to evaluate the impact of the development on traffic and can limit movement to the next phase of development if transit and other infrastructure are not adequate.

Thank you for your consideration of our requests.

Sincerely,

Tom DeGraba, President
Willows and Neighbors Citizens Association, Inc.

Coleman, Joyce

RECEIVED
0354

APR 01 2009

From: alanmadison@comcast.net
Sent: Wednesday, April 01, 2009 11:22 AM
To: MCP-Chair
Subject: Proposed Belward Farms Development

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

As a 17+ year resident of the Washingtonian Woods neighborhood, I have never seen such lack of respect or consideration for residents of the community. When Mayor Bohrer lived in our neighborhood, he spoke of and worked for development in the public interest with the impact on the local populace in mind. What happened to that attitude? Did it die with him?

The area has grown rapidly and services have been expanded to support this growth, but always keeping the impact on the residents in mind. You have maintained the residential flavor of the area while adding thousands of homes and business. Now you are trying to destroy all that we have by dumping this monstrous development next to our homes. And you are proposing multi-level intersections and transit system next to residences that have enjoyed relative quiet for over 20 years. How fair is that? What do you think will be the impact on our property values?

If we had wanted to live in a congested and noisy area, we would have. We don't want to live in Reston, VA or anything like it. Stop this rush to force this hideous proposal on the community and work with us through groups such as The Gaithersburg - North Potomac - Rockville Coalition and in open community forums to revise it to meet the needs of the developers without ruining our neighborhoods.

Alan Madison
507 Midsummer Drive
Gaithersburg

Blackman, Jason

RECEIVED
0360
APR 02 2009

From: RFOSCO@aol.com
Sent: Wednesday, April 01, 2009 7:36 PM
To: MCP-Chair
Subject: 370 are plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

This county board has already ruined the school system. Now you want to ruin the area I live in. Give me a break. I don't know if you realize that this area is already too crowded with people and traffic. Our taxes are high enough and we do not wish to pay for this ridiculous project. Do something.

Renee Orlove
Gaithersburg- North Potomac - Rockville Coalition

Worried about job security? Check out the 5 safest jobs in a recession.



OFFICE OF THE CHANCELLOR

March 26, 2009

Mr. Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman Hanson:

While I understand that the Executive Director of the Universities at Shady Grove, Dr. Stewart Edelstein, will be providing testimony in person, I wanted to offer support on behalf of the University System of Maryland (USM), for the expansion and enhancement of the Shady Grove Life Sciences Center (SGLCS) as part of the Gaithersburg West Master Plan.

As the first business park in the United States zoned exclusively for the biotechnology and life sciences industries, SGLSC has contributed to Montgomery County's tremendous success. The county has the country's third largest biotech cluster with over 200 private companies and over 45,000 professionals employed in the public and private sectors. Given the growing importance and economic impact of the life sciences industry, efforts to extend the reach of SGLCS will benefit not only Montgomery County, but all of Maryland.

The USM is proud that through the Universities at Shady Grove (USG), we are an important partner in this success. USG is committed to meeting the growing educational and workforce needs of Montgomery County. USG offers more than 60 undergraduate and graduate degree programs from nine USM institutions. Within a few years, enrollment is expected to surpass 5,000 students. With the recent expansion of the University of Maryland School of Nursing offerings, the addition of the University of Maryland School of Pharmacy program, and the addition of Salisbury University's Respiratory Therapy Program, USG is becoming a "Health Sciences" center in its own right, poised to support and strengthen the SGLCS.

With the anticipated continued expansion of the University of Maryland Biotechnology Institute (UMBI), including additional facilities that will help support a closer relationship between USG and UMBI, we are on the verge of establishing a true "destination location" for scientists and researchers. In this regard, we are

1807
University of Maryland,
Baltimore

1856
University of Maryland,
College Park

1865
Bowie State University

1866
Towson University

1886
University of Maryland
Eastern Shore

1898
Frostburg State University

1900
Coppin State University

1925
Salisbury University

1925
University of Baltimore

1925
University of Maryland
Center for Environmental
Science

1947
University of Maryland
University College

1966
University of Maryland,
Baltimore County

1985
University of Maryland
Biotechnology Institute

Mr. Royce Hanson
March 25, 2009
Page 2

particularly interested in the routing of the proposed CCT, which will be an important component in the development of the SGLCS. Given the plans for growth at USG and UMBI, we hope that further consideration will be given to locating a CCT stop on the campus.

USM pledges its support to work with public officials, business and community leaders, our partners in education, and the biotechnology and life sciences industries to help the Shady Grove Life Sciences Center reach its full economic and community development potential. SGLSC will foster the expansion of knowledge and discovery, while driving economic development and commercialization. In addition, it will be a catalyst for parallel endeavors that can have beneficial impacts for the county and state, such as the Maryland Clean Energy Center.

Sincerely yours,



William E. Kirwan
Chancellor

Life Sciences Center Transportation Problems

Despite some excessively favorable assumptions, traffic modeling for the Life Sciences Center under the draft master plan shows severe deterioration of already poor road level of service. This memo will document the congestion problem and the favorable assumptions. Some 90% of LSC workers and residents will be in cars and subject to the congestion. These high congestion levels will surely dismay and deter future technology employers and workers just as they dismay current residents.

The Congestion Problem

The model results show how far the Life Sciences Center is from a transit-oriented Smart Growth place. *The Policy Area Review tables in the Transportation Appendix, Fig. 22, 23, show how congestion increases and driving speed decreases as vehicle miles traveled (VMT) increases* despite the transit-not-driving rhetoric. Daily AM peak hour VMT rises within the policy area from 47,322 in 2005 to 80,750 in 2030. Average speed goes from 16.6 mph to 9 mph. In 2030, the LSC barely meets the minimum standard for auto mobility. Its Transit Mobility score -63 - is the second lowest in the County; only Damascus scores lower, even assuming the CCT is built to Clarksburg.

Fig. 25, the Intersection Analysis tells an equally grim story. Despite the low Transit Accessibility score, the Critical Lane Volume (CLV) standard is raised from the current suburban 1450 to a quite urban 1600. That is the same as greater Bethesda and Silver Spring which have much higher transit mobility scores of 84. Sixteen hundred is defined as 100% of the capacity of a lane, and the beginning of Level of Service F for failing.

Despite the high standard for permitted congestion, seven intersections would exceed it in 2030. Three exceed that standard today – they are all assumed to become interchanges and are not among to seven. Another 14 intersections will almost reach 1600. The average V/C ratio is 79% in 2005; 93% in 2030.

Consider the model forecast for number and mode of work trips from the high scenario. A spreadsheet sent by transportation planners shows that, assuming the CCT is built, 2030 transit trips would increase by about 7,000 if the high scenario replaced the currently planned land use. But car trips would rise by about 30,000. Judging from the origin of work trips, the high scenario appears to add more trips to I-270 than to the CCT.

The increased car commuting alone will add about 540,000 VMT per day in 2030 (assuming an average of 9 miles per trip, or 18 per round trip). The price of oil is forecast to continue to increase in real terms to about \$130 per barrel in 2030. Of course, nominal price will be higher depending on the rate of inflation. The high price of commuting and work related travel will increase the cost of doing business in the LSC.

The Problems with Analysis and Assumptions

1. The 2030 analyses contain unreasonable (and sometimes unclear) assumptions about transit service. The worst: assuming a 30% non-driver mode share as model *input*. This is justified partly by Johns Hopkins requesting it, and partly by a claim that the current non-driver mode share is about 16%. Model output actually shows 14% but that is still too high, since it is swelled by a claim of 9% of work trips by carpool passengers. This implies about 18% total carpoolers *now*. The high scenario generates 12% carpool passengers or about 24% total in carpools in 2030. This far exceeds census survey data showing 2-4% carpool passengers and 5-7% total in carpools. If the rate of carpooling is comparable to the rest of Montgomery County, the current non-driver mode share is 7-8%.

2. The congestion level may get worse than the 2030 forecasts due to the foibles of the staging scheme in the draft plan. Staging is supposed to tie development to construction of transportation facilities. In this master plan, however, only about 2/3 of commercial development is subject to staging. The rest of the development including all housing can go forward at any time. Since 12 of the 15 million square feet of staged commercial development, 75%, can proceed in stage 2, that means about 90% of total development can proceed in stage 2. Stage 2 requires only programming (and presumably constructing) the CCT to the Belward station, and requires no interchanges. Thus traffic congestion could be worse than the Appendix Tables show during later part of stage 2. The model needs to be run to show congestion levels at the end of stage 2, with 80-90% of total development, the CCT only to Belward, and no or minimal new interchanges.

3. The Transportation Appendix p. 49 states that the model assumed car trip generation per employee or household was the same as in the County's Metro station areas. Given the relative transit mobility here compared to the Metro station areas, that clearly assumes too few car trips. Using higher per capita trip generation will of course produce more congestion.

4. The table showing usage of commercial space may produce too few employees for a given square footage of development. The table assumes 1/3 of the building area is offices, a third industrial/R&D and a third education. Industry and education facilities have fewer employees per 1000 square feet than do offices. Yet we have no assurance (or reason to believe) offices will comprise such a low percentage of space.

To: The Montgomery County Planning Board
From: Mitchell G. Spiegel
Subject: Written Comments on the Gaithersburg West Master Plan
Date: March 31, 2009

I attended several Life Science Center (LSC) public meetings in February 2008 and served as a presenter to the full group on results of a breakout session. My previous work experience includes strategic management input to several early stage technopoles [1].

The draft master plan for Gaithersburg West proposes to enhance the value of the life sciences cluster in a number of dimensions within the I-270 corridor. The entire I-270 corridor is located within the larger regional cluster MD-DC-VA-WV and adjacent (to MD) parts of PA-NJ-DE. The region is remarkable for its economic employment strength and linkages across multiple specializations such as genomics and bioinformatics [2]. The key to the success of the LSC is to facilitate its role within the regional cluster [3].

The real structures of the LSC must be seamlessly connected with physical and virtual networks of entities within the regional cluster. Successful technopoles feature leading edge network and high performance computer technologies to allow collaboration across institutional spheres. Plans for rights of way, power generation, and other commitments must be made in conjunction with an estimate of the value created and costs avoided [4].

Another characteristic of a technopole is close proximity to an international airport. With the Metro silver line to Dulles now a reality in the regional cluster, a direct connection to it should be made by the CCT. For example, all CCT transport to and from Metro red line should reach the LSC. At an LSC station the line should split into a northern tributary to Clarksburg and a western tributary to a Potomac River crossing, e.g. White's Ferry.

The draft plan contains many excellent ideas related to sustainability. 2009 is a revision year for US Green Building Council recommendations for LEED buildings, and new guidelines for neighborhood development (ND) and renewal (NR). The master plan should cite these and also make provision for wastewater regeneration as a key feature.

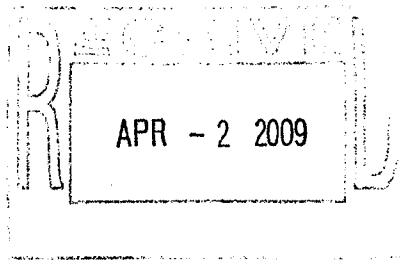
[1] Technopoles are a generic description of several institutional forms of science/technology/research/innovation parks or regions. See: Technology Capacity Building Initiatives for the 21st Century in [] Member Countries. UN. NY, NY. 2001.

[2] Porter, M. E. Clusters, Innovations and Competitiveness: New Findings and Implications for Policy. Stockholm, Sweden. January 22, 2008

[3] Etzkowitz, H. Making Science Cities the Triple Helix of Regional Growth and Renewal. Newcastle Upon Tyne, UK. Revised 2008.

[4] <http://smartgridcity.xcelenergy.com/media/pdf/smartgridcitysubstationmap.pdf> and/smartgridcityhypothesiswhitepaper_July2008.pdf

March 31, 2009



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Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Written Testimony from the City of Rockville on Public Draft of Gaithersburg
West Master Plan

Dear Chairman Hanson:

The purpose of this letter is to submit comments from the City of Rockville as Written Testimony on the Public Draft of the Gaithersburg West Master Plan.

First, I would like to express Rockville's sincere appreciation to your staff for coming to City Hall on March 9, 2009 to brief the Mayor and Council on the Plan. Nancy Sturgeon, Glenn Kreger, Sue Edwards and Eric Graye were extremely informative.

In general, Rockville supports the long-term economic benefits of the Life Sciences Center (LSC), which will be highly beneficial to Rockville residents in terms of job creation, health care and educational opportunities. Rockville agrees with the approach of the Draft Plan, to take a strong and forward-looking approach by embracing and leveraging key regional assets that distinguish this portion of Montgomery County from other regions of the country and the world, including NIH, NIST, FDA, Johns Hopkins University and the University of Maryland at Shady Grove, Montgomery College, and Adventist Healthcare.

The City also supports the enhanced approach to both multi-modal transportation and public amenities, including the explicit incorporation of pedestrian and bicycle infrastructure. The City particularly applauds the inclusion of connectivity of the proposed LSC Loop and other multi-modal trails to the Rockville, Gaithersburg and Montgomery County systems. By doing so, the Draft Plan is attempting to incorporate key quality-of-life components into an area that is being recommended for a great increase in density, rather than having those demands be served elsewhere in nearby communities such as Rockville.

The City of Rockville has areas of concern, however, which we believe must be addressed.

Development Totals and Phasing

The Draft Plan proposes a total of 20 million square feet of nonresidential development and 8,000 dwelling units, in the summary table of development, entitled

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Montgomery County Planning Board
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“Life Sciences Center: Existing and Proposed Development” (p. 21). This table shows that the plan would permit an additional 7.075 million square feet of commercial space, beyond the 12.925 million that is currently permitted. This addition does not appear to be consistent with the square footages discussed in the Staging Requirements, which the Draft Plan discusses on pages 62 and 63. In that section, it appears that 9 million square feet of additional commercial space would be permitted, which Park and Planning staff confirmed in a conversation with City staff. In order to understand the level of the development proposed, and the resultant impacts, it is crucially important that these numbers be clarified and reconciled.

With respect to the Staging Requirements themselves, they link permission of development to certain actions. The City of Rockville is concerned that too many of the actions involving real infrastructure development are deferred to Stage 3, especially considering that two-thirds of the additional commercial development is proposed for Stage 2. We would like to see additional public investments in public transportation and roads, as well as other public amenities, as part of the plan for Stage 2 so that the large increase in recommended development can be properly accommodated.

In addition, at present the Staging Requirements do not include requirements for the development of the residential units. The City believes strongly that this link should be made in the plan, so that there is adequate planning for the impacts of thousands of new housing units.

In general, the City also believes that the Plan should describe more specifically the advantages of the proposed level of additional development. The Plan should consider alternative methods of achieving the goals and visions of the Life Sciences Center, which may include revisiting the overall scale of development.

Traffic

The City of Rockville supports the approach of adding street network as part of the plan, including the creation of smaller and more walkable blocks. The City also supports the approach of concentrating building heights and densities around new proposed Corridor Cities Transitway (CCT) stations. The logic of building new housing, including affordable options, in close proximity to both the new employment locations and transit will offer the opportunity to reduce the amount of Vehicle Miles Traveled, as compared to what the total would be if the development patterns were different.

We do not believe, however, that the Draft Plan adequately accounts for and manages the negative impacts of the large amount of new automobile traffic in and out of the planning area. Even the most aggressive of the Draft Plan’s targets for alternative modes still anticipates at least 70% of new employees and residents using automobiles. Considering the large number of new employment and homes, we

anticipate both major arterials and secondary roads to be heavily impacted. Arterials of greatest concern to Rockville include Darnestown Road, Key West Avenue, West Montgomery Avenue (MD 28), and the I-270 ramps, in addition to the potential impact on I-270. Secondary roads that must be studied and then managed include Wootton Parkway, Fallsgrave Boulevard, Blackwell Road, Watts Branch Parkway and other Rockville streets.

The City believes that the plan needs a greater focus on how to manage and mitigate these impacts, in addition to the Plan recommendations on increasing the non-auto-driver mode share from 16 percent to 30 percent.

Transit

The Corridor Cities Transitway (CCT) is at the core of the Draft Plan and, once built, will pass through Rockville in the King Farm neighborhood. The Plan does not anticipate the CCT being operational until at least Stage 3 of the nonresidential development. The City strongly supports the development of the CCT, but the Plan should also consider alternatives should the State not fund the project or approve the Draft Plan's recommended realignment.

Open Space

The City supports the Plan's general statements regarding the provision of open spaces, but has the following recommendations regarding open spaces in the Plan:

- Developers should be required to meet at least minimal standards for provision of public open space or publicly accessible open space. A goal of 12 acres per 1,000 residential population would be appropriate, as this is the standard set forth by the National Recreation and Park Association.
- Parkland needs to be more than just "civic green spaces." The 15 percent public open space requirement needs to be made up of significantly sized park parcels, not just "urban squares," "urban promenades," stream buffers, and pieces of rights-of-way.
- Parkland should contain approximately 50 percent "developable" land for recreational amenities. The remainder can be forested stream valley and/or other "passive" open space to accommodate the recreational demands of the adults and the children who will occupy the 4,200 additional residential units.
- The preferred scenario is to dedicate public parkland to the MNCPPC, as that approach will provide greater insurance that the properties will be maintained over the long term.
- The Plan should include stronger language requiring developers and institutions to work with the Cities of Gaithersburg and Rockville to improve connectivity.

Royce Hanson, Chairman
Montgomery County Planning Board
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Other Public Amenities

The Draft Plan recognizes and plans for needs in the areas of schools, open spaces, civic spaces, transit and other public services and amenities. It is very important, however, that details on the locations, sizes, and types of facilities be carefully planned and programmed, both to serve the new residents and to minimize the impacts on surrounding communities such as Rockville.

As a final point, the City of Rockville requests that the implementation steps of the Plan, if approved, be coordinated between the County and the City. Examples would include exploring whether there are opportunities for joint policies that will ensure compatible development along the City boundaries, and final decisions on the amount, siting and the type of public facilities, such as community centers, schools, libraries, and others are made in collaboration with the City.

Thank you very much for your attention to this testimony.

Sincerely,



Susan R. Hoffmann
Mayor

cc: Councilmember John Britton
Councilmember Piotr Gajewski
Councilmember Phyllis Marcuccio
Councilmember Anne M. Robbins
City of Rockville Planning Commission
Scott Ullery, City Manager
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