

Gaithersburg West Master Plan

Community Meeting
November 12, 2008

Gaithersburg West Master Plan

Community Meetings

Focus: The Life Sciences Center in the 21st Century

- | | |
|-------------|---------------------------------------------------------------------------------|
| October 29 | Presentations by Planning Department
with Break-out Groups |
| November 6 | Presentations by Property Owners |
| November 12 | Presentation/Break-out Groups: LSC-CCT
Stations |
| December 2 | Future of the LSC: Densities, CCT Stations,
Road Network, Open Space Network |

Gaithersburg West Master Plan Schedule

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

Gaithersburg West Master Plan Agenda for November 12

Presentation: Gaithersburg West Master Plan
Overview and Context

Break-out Groups: Discuss LSC Districts, Roads
Transit, Open Space

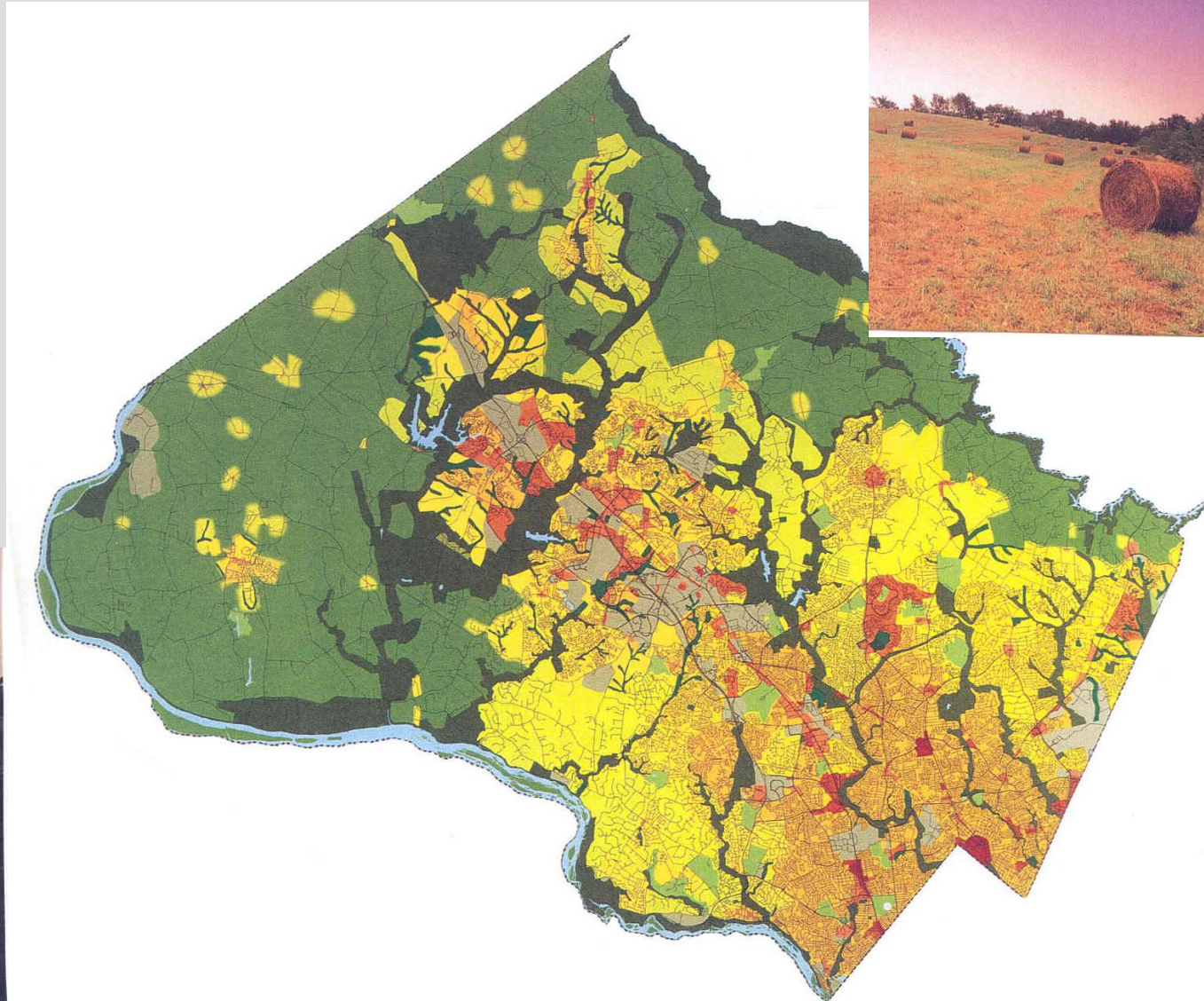
Reconvene/Reports: Summary of Group Discussions
and Issues

Citizen Presentation: Don O'Neill, Montgomery Village,
The Citizens' Vision

Gaithersburg West Master Plan

93,000 acres in
Agricultural
Reserve

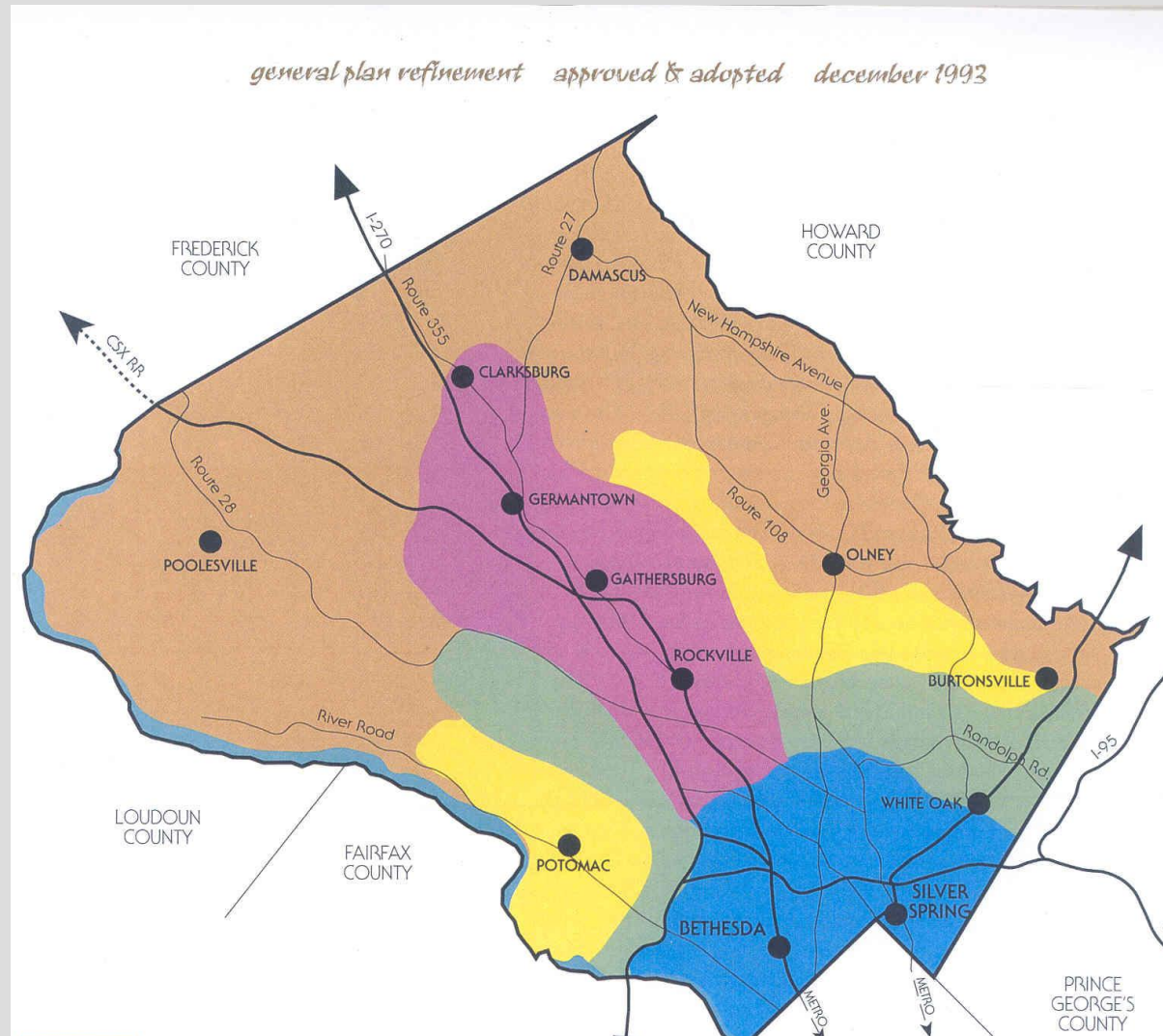
33,900 acres of
Parkland with
408 Parks



Gaithersburg West Master Plan

The General Plan's Corridor Vision:

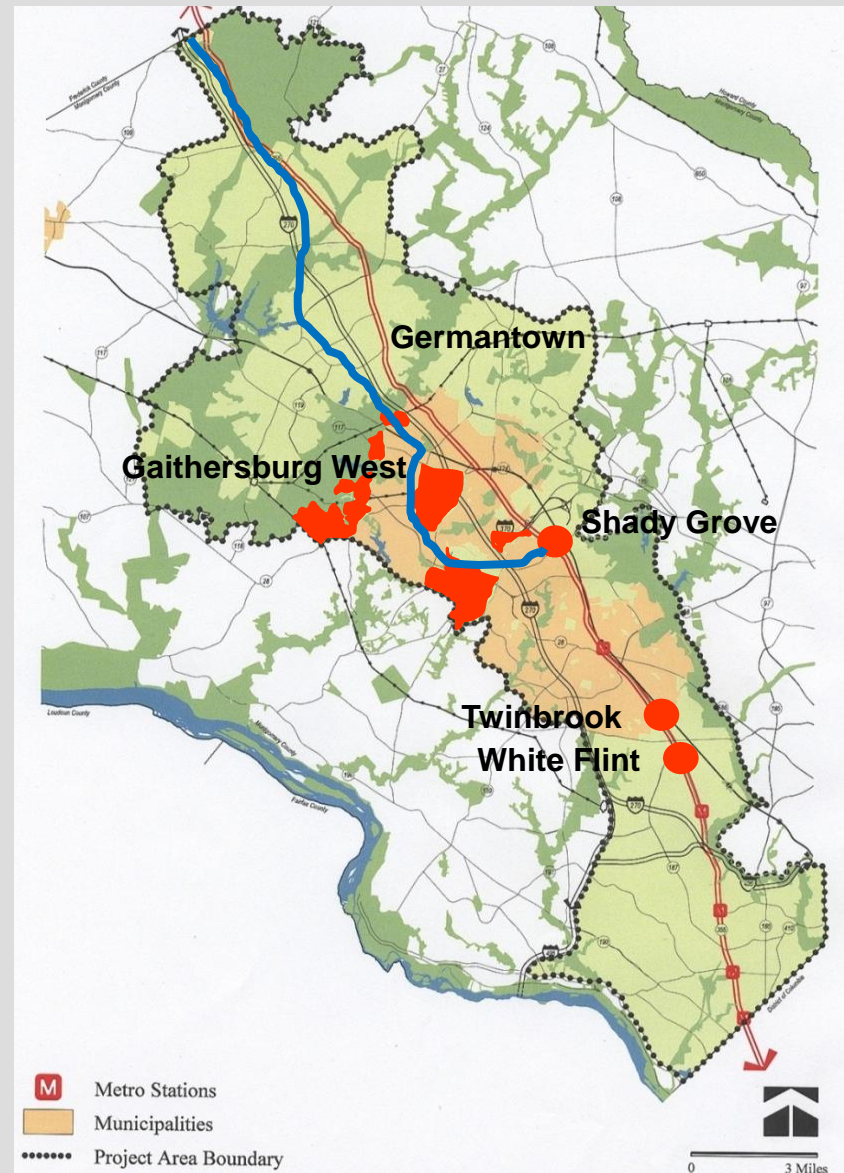
- Mixed-use, transit-oriented
- Dense centers, decreasing toward edges
- Varied transportation options
- Public/Private Investment



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The 1993 General Plan Refinement

“The General Plan encourages the concentration of development in key centers, such as transit station areas in the Corridor that bring housing, employment, and retail opportunities closer together, offering a convenient, lively place to live and work.”



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The I-270 Corridor

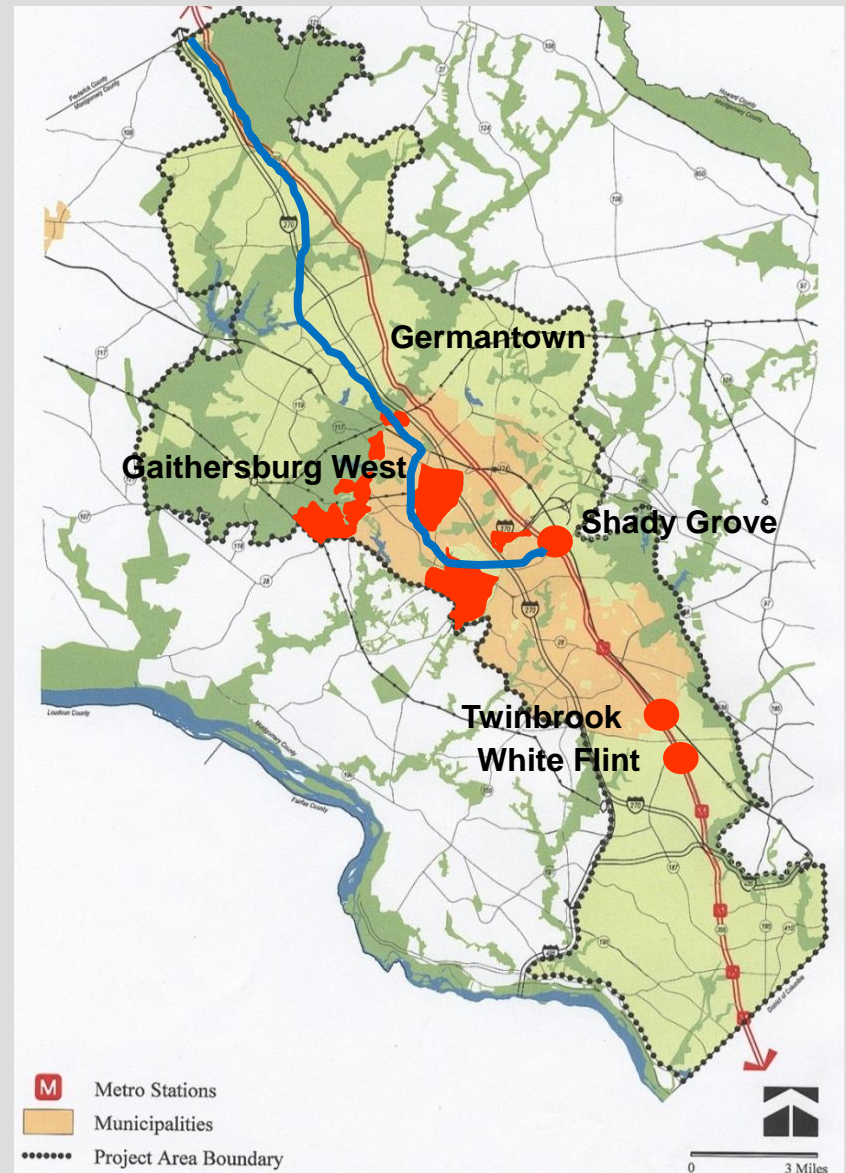
County's Economic Engine

Home to almost half of County's workforce

Demand for all types of housing has been high

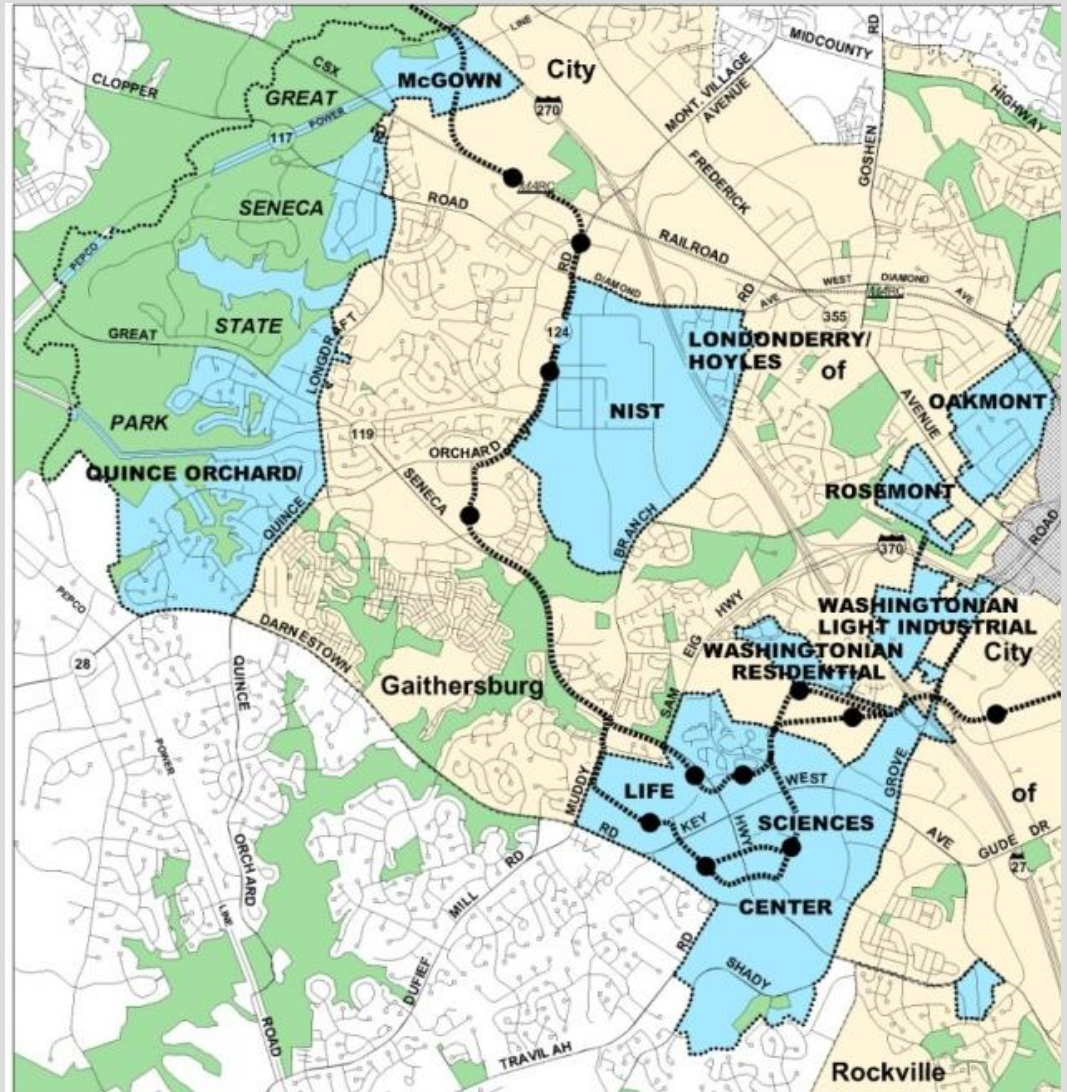
Growth is Inevitable

Managing Growth is County Policy



Gaithersburg West Master Plan Areas and Enclaves

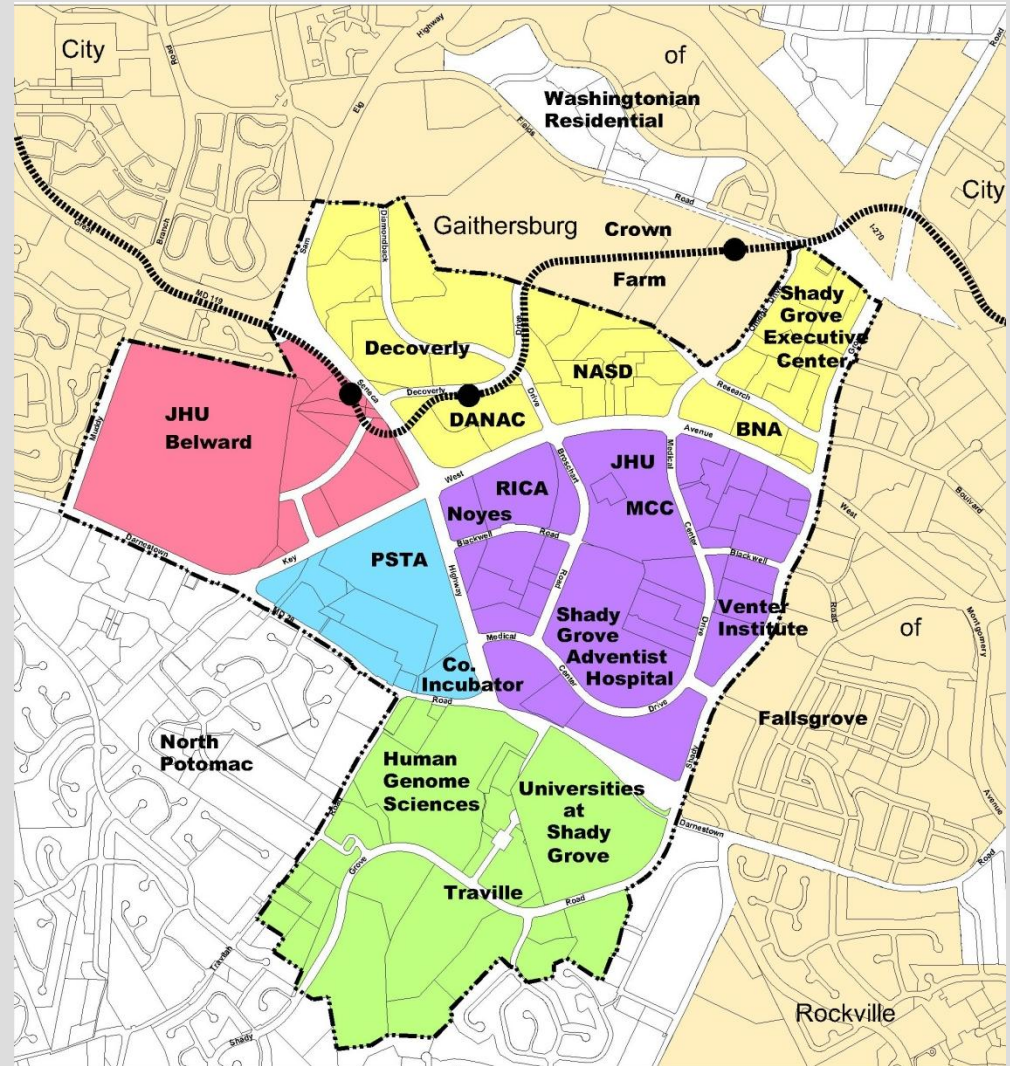
- Road Network
- Transit
- Municipalities
- Enclaves
- Life Sciences Center



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Origins of the Life Sciences Center

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

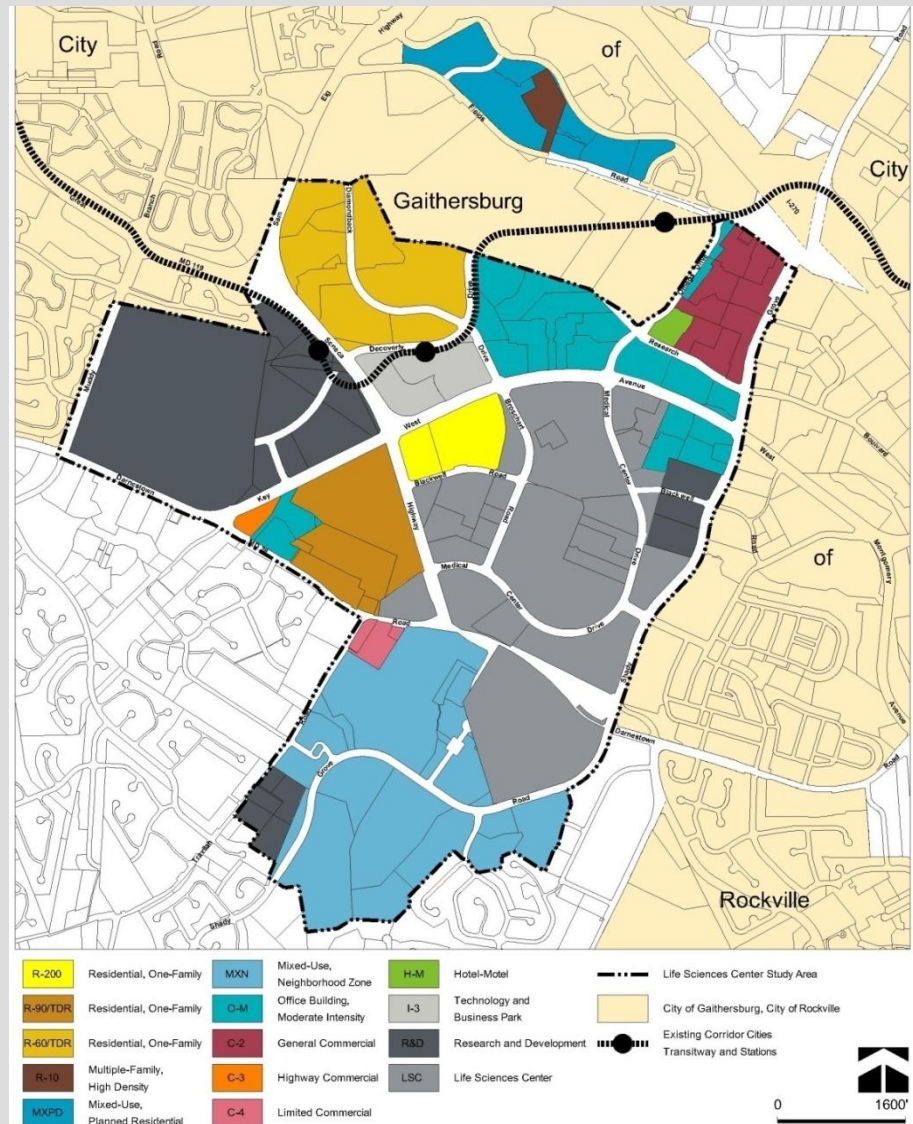


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Shady Grove
Life Sciences Center

Existing Zoning

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

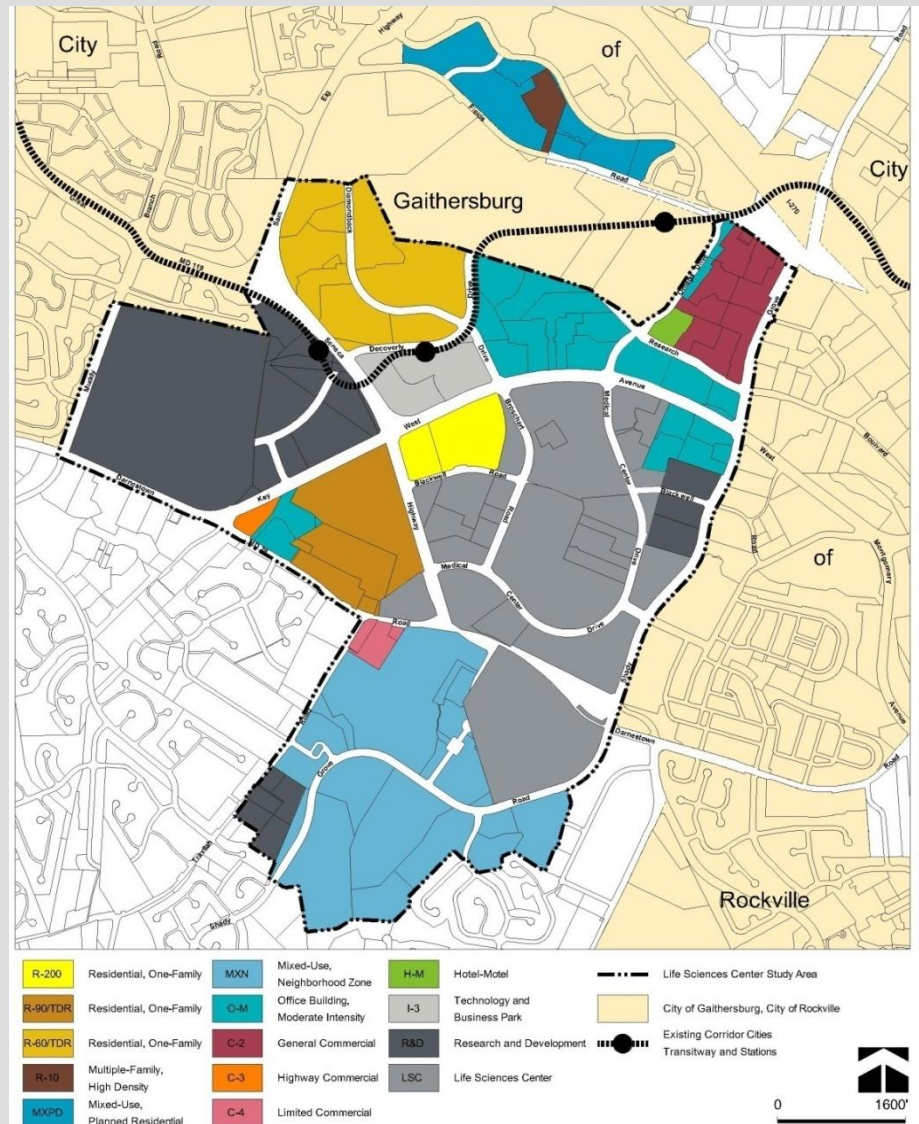


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Life Sciences Center

Existing Zoning
Height Allowed

	<u>Max.Floors</u>
LSC Core	12
R&D Zone	7
O-M	7
MXN	10



Gaithersburg West Master Plan Life Sciences Center

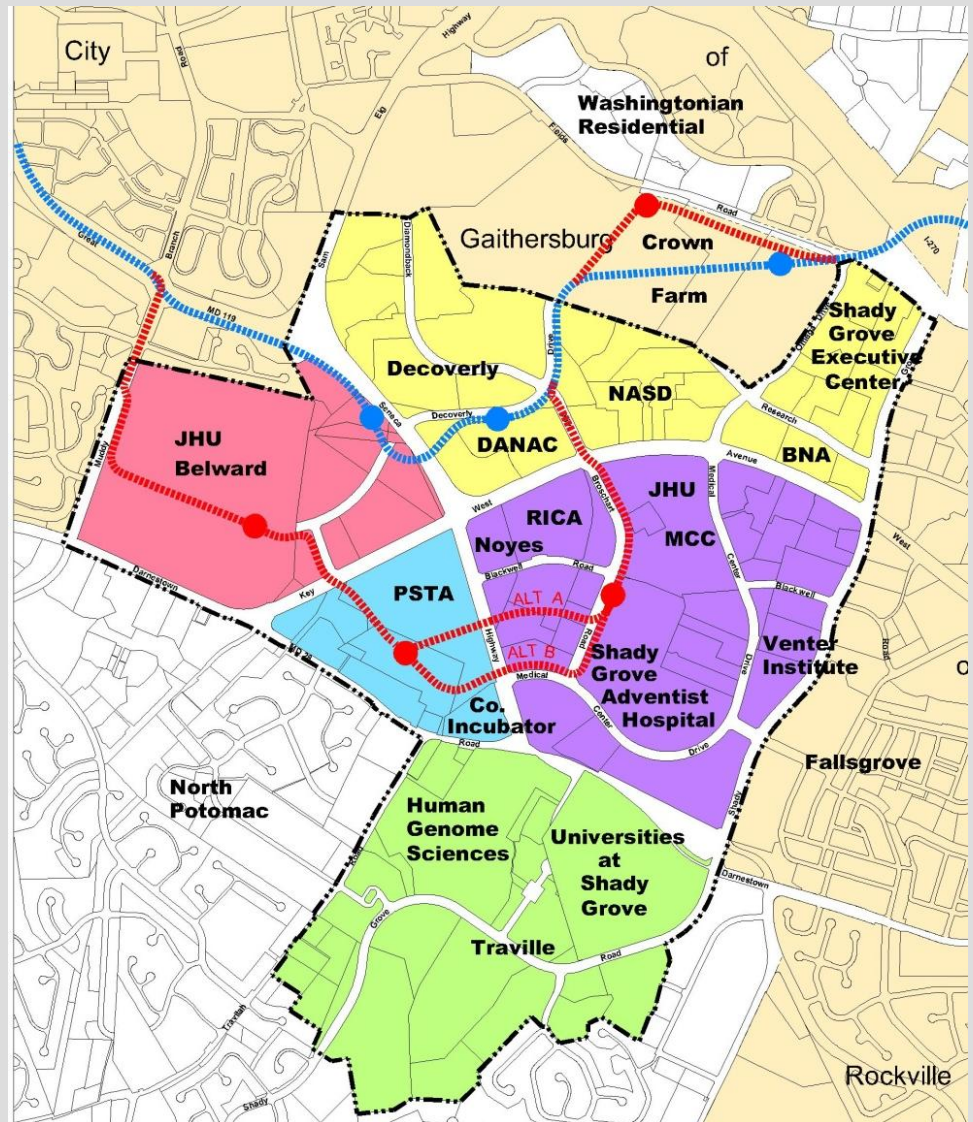
County's Premier Location
for and Largest
Concentration of Biotech

LSC Transit Districts:

- LSC Central Core
- LSC West
- LSC Belward

Adjacent LSC Districts

- LSC North
- LSC South



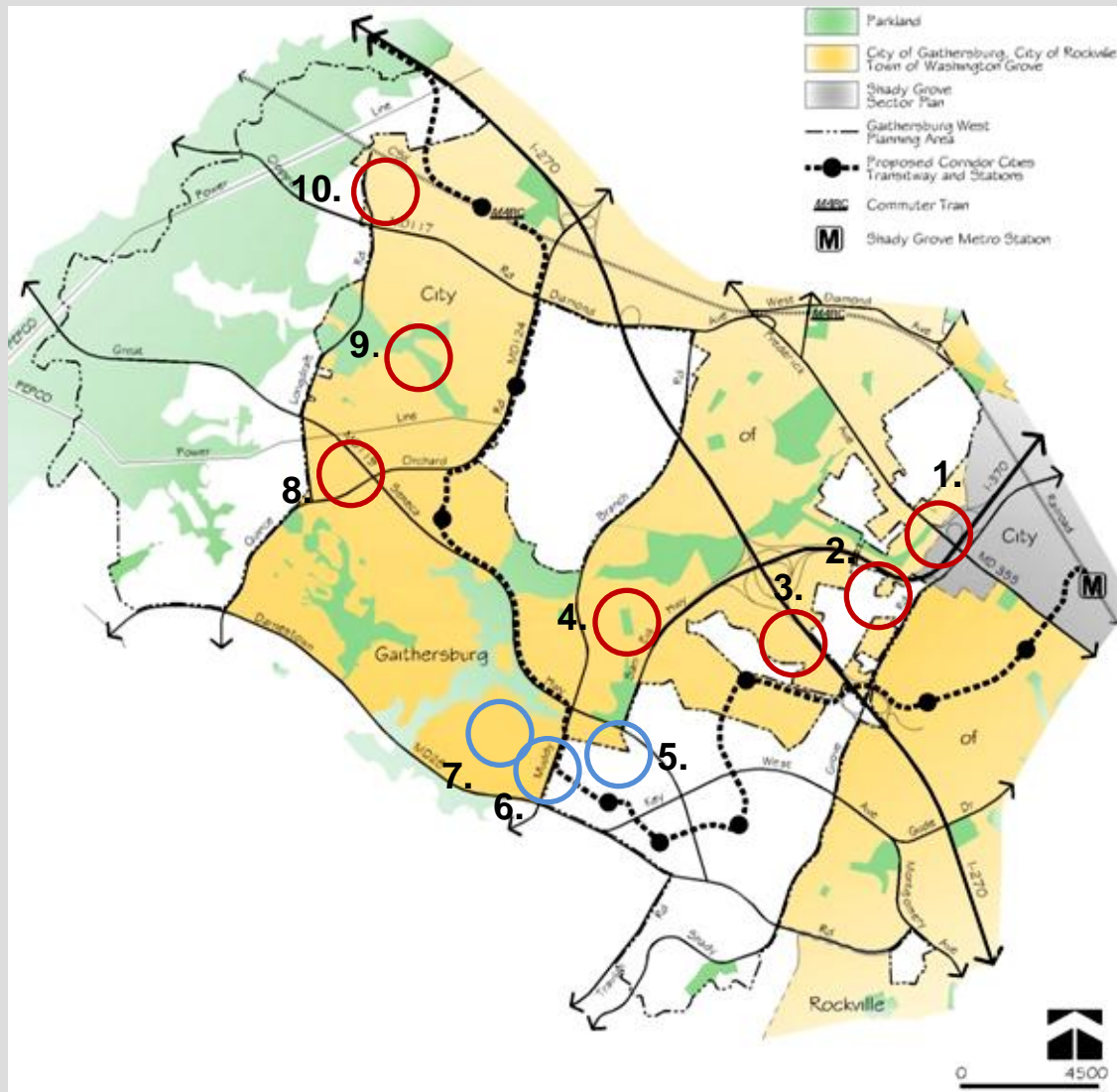
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LSC Land Use Alternatives and Jobs/Housing Ratios

Alternative	Commercial S.F. Total	Jobs	Dwelling Units	J/H Ratio
Existing Land Use	6,870,000	21,200	3,300	6.4
1990 Plan Land Use Yield	12,537,000	38,000	3,800	10.0
Medium Land Use Scenario	17,783,000	51,200	8,300	5.9
High Land Use Scenario	21,925,000	62,300	10,400	4.3

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Linking Land Uses/Connecting Communities



CCT Transit Stations

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

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CCT in the LSC: Transit/Land Use Linked

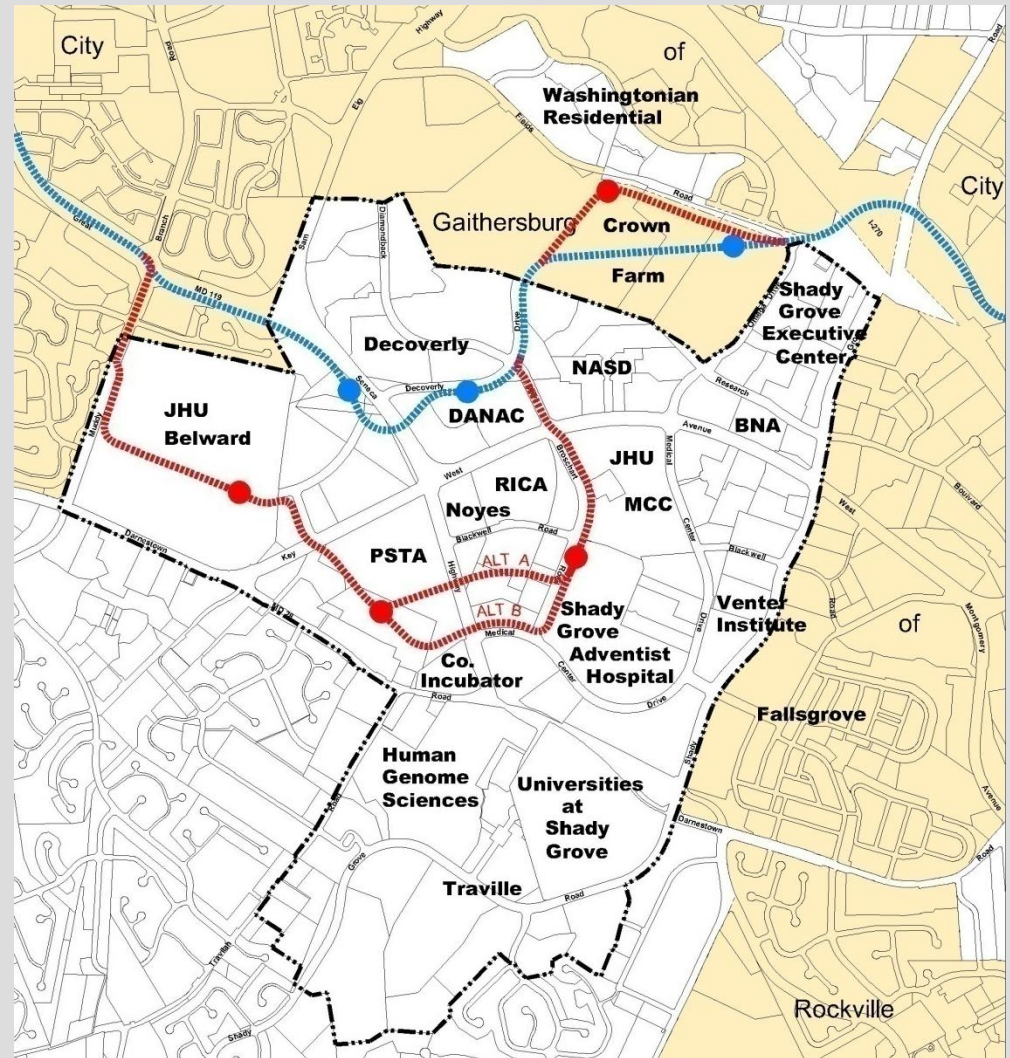
CCT: Centerpiece

Increase Density Linked
to CCT

Current CCT Route

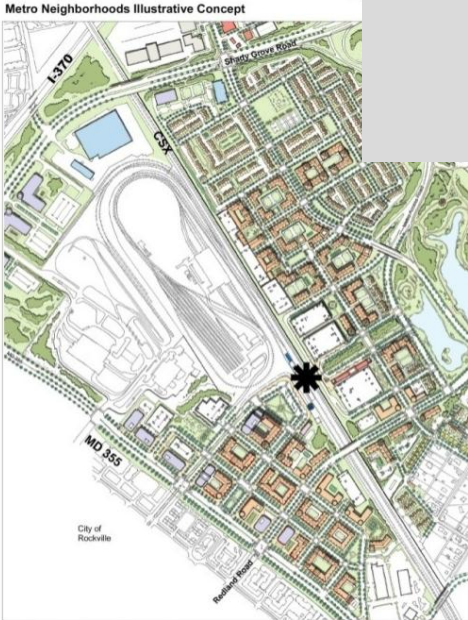
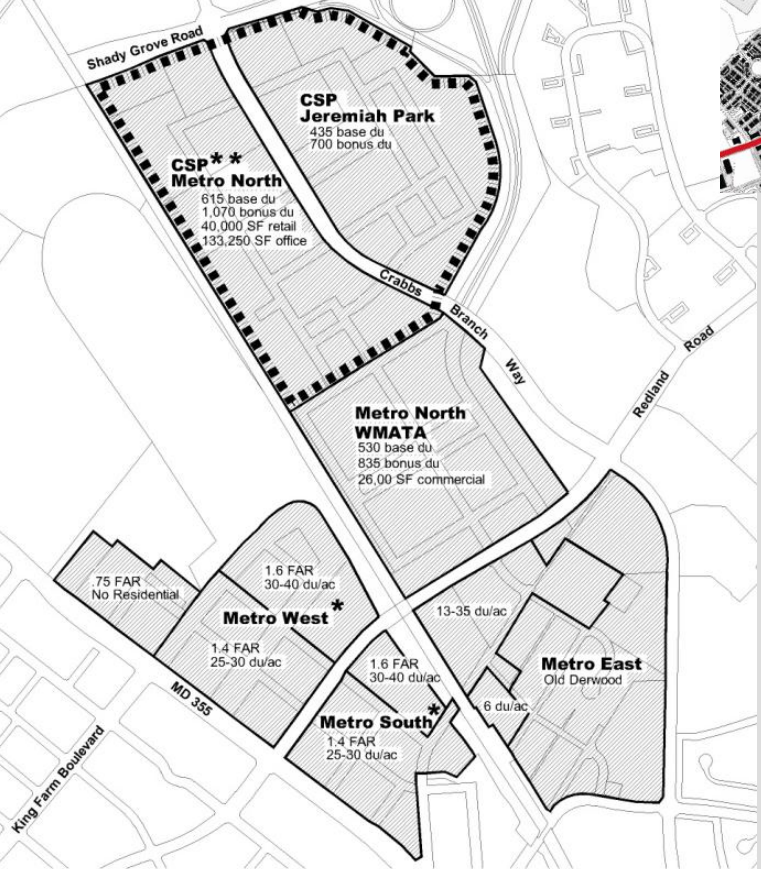
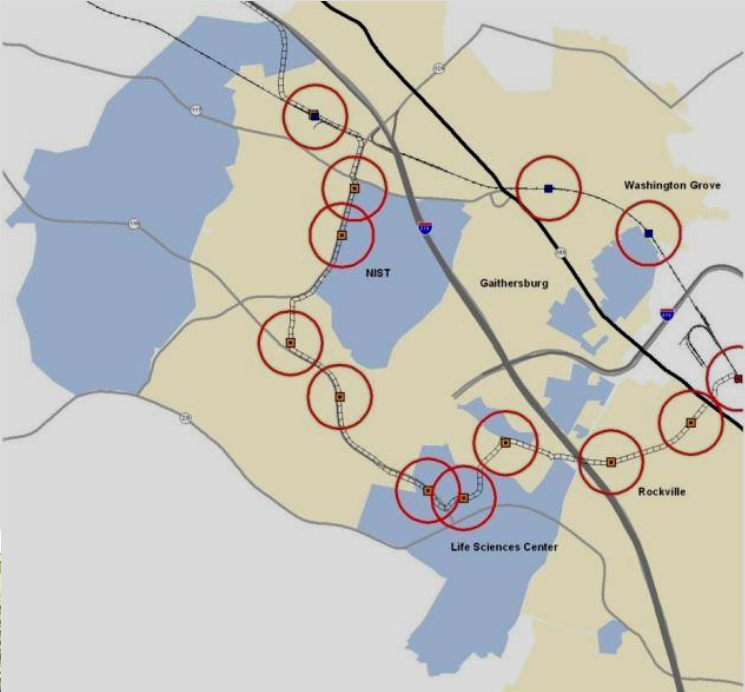
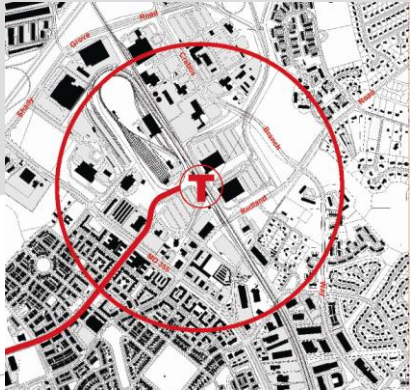
Alternate CCT Route
& Stations:

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



Shady Grove Metro/CCT Station

1.5 – 2.0 FAR
 6,340 DUs 200,000 SF

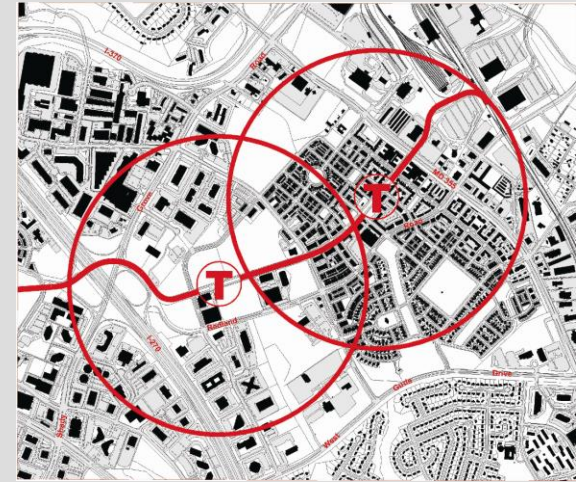


* Transit Center/Metro Center

King Farm CCT Stations

City of Rockville

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



Comparison of Place

Washingtonian/Rio



168 acres
1,450 units
4.5 million sq. ft.
0.9 FAR

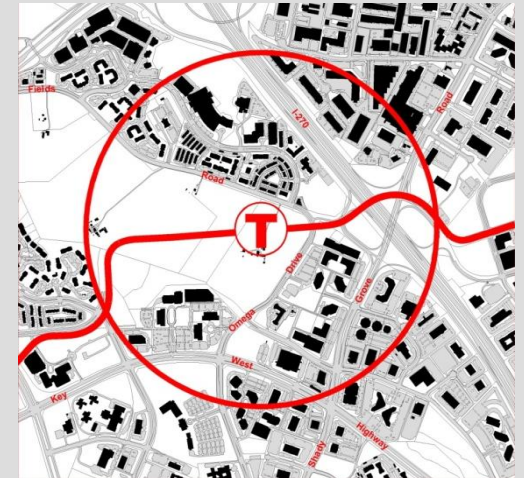


Crown Farm CCT Station

City of Gaithersburg



0.5 FAR
2,250 DUs 320,000 SF



Kentlands/Quince Orchard CCT Station – City of Gaithersburg

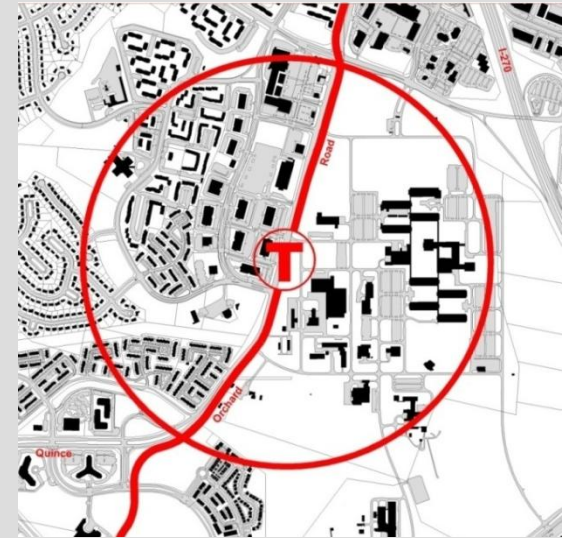
500 DUs 655,000 SF



National Institute of Standards & Technology

NIST CCT Station

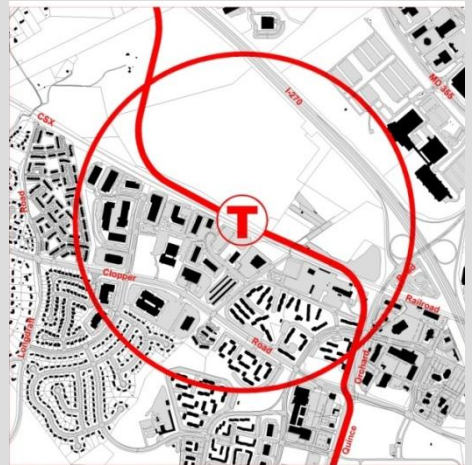
0.15 FAR
500 Dus 3,400,000 SF



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

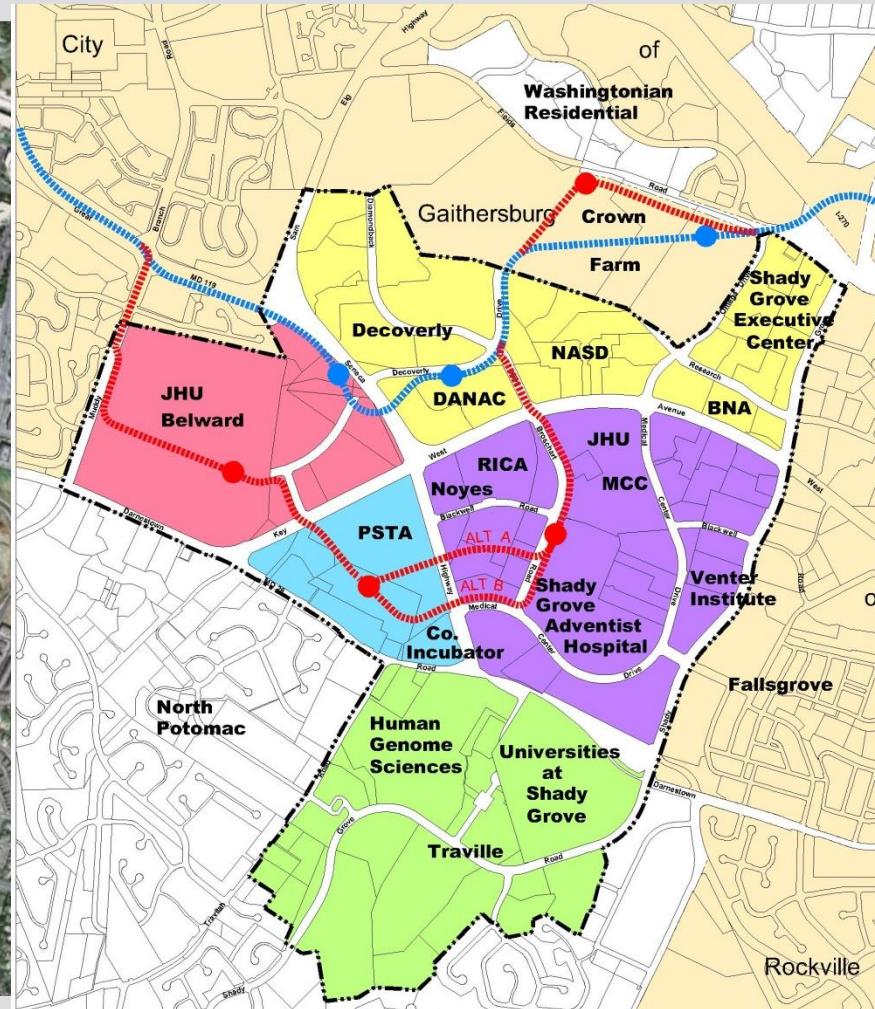


0.5 FAR
1,457 Dus 4,500,000 SF



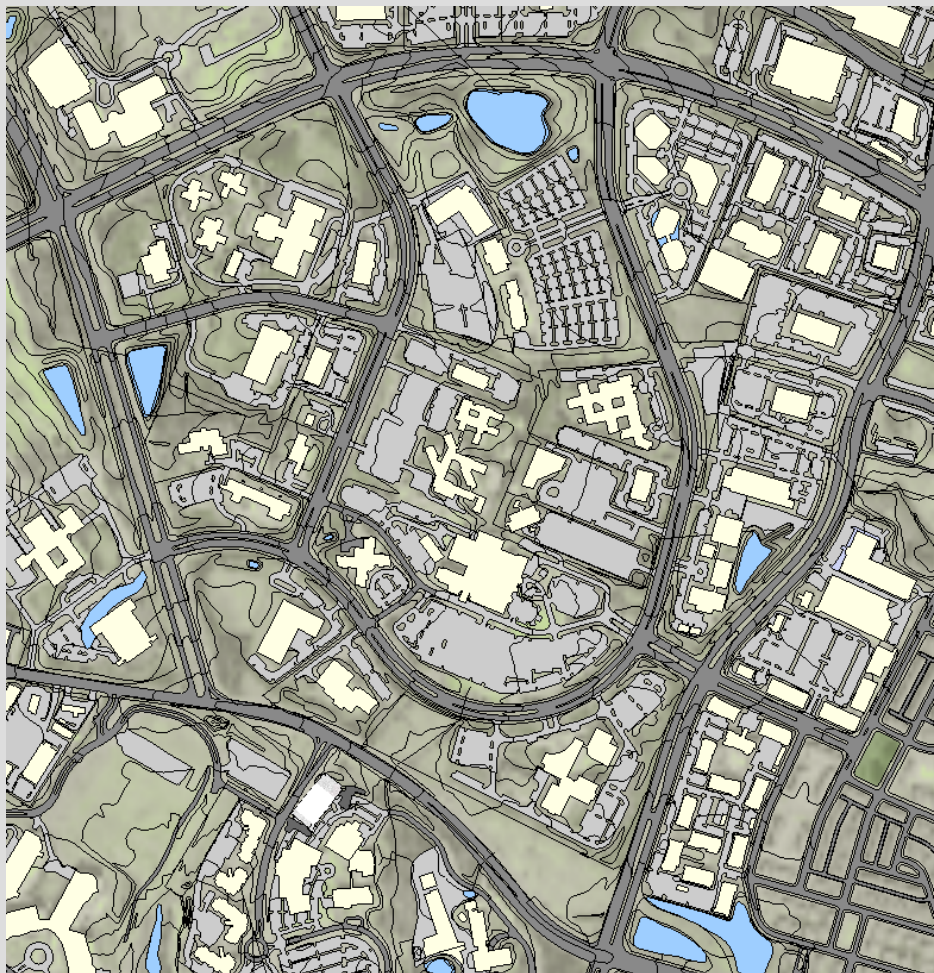
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LSC in the 21st Century

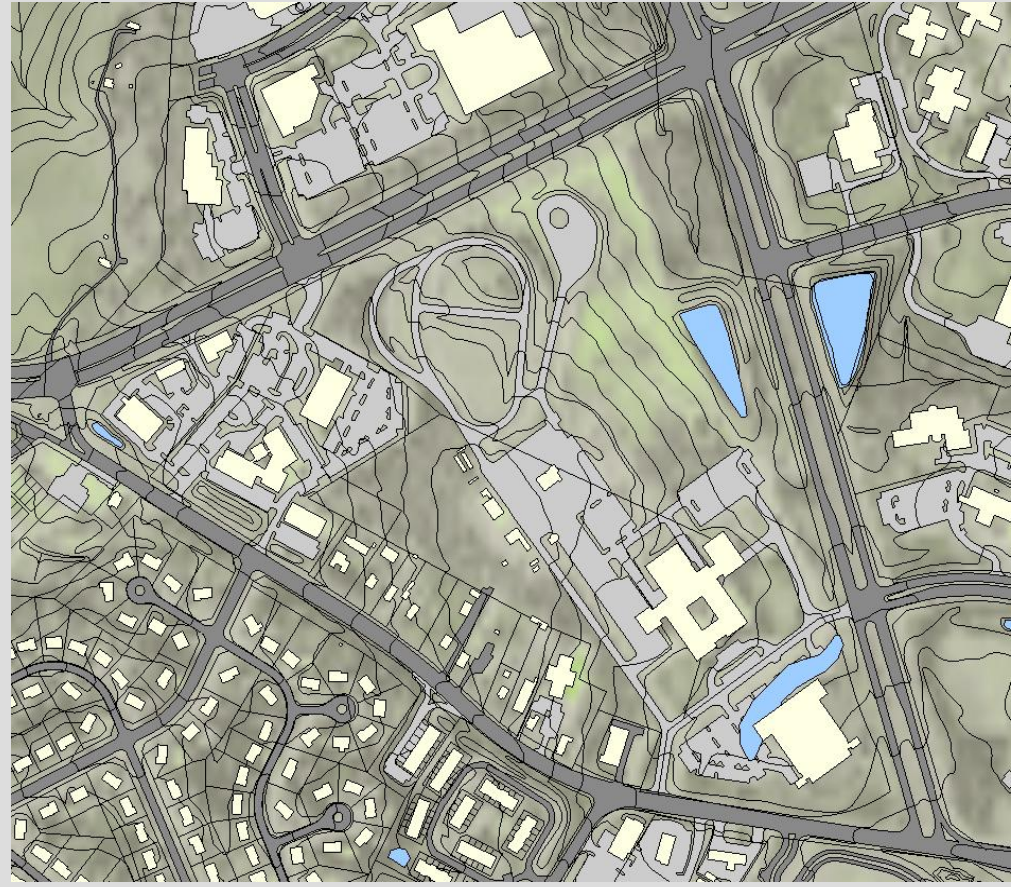


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LSC Central



Gaithersburg West Master Plan PSTA – A New Residential Community



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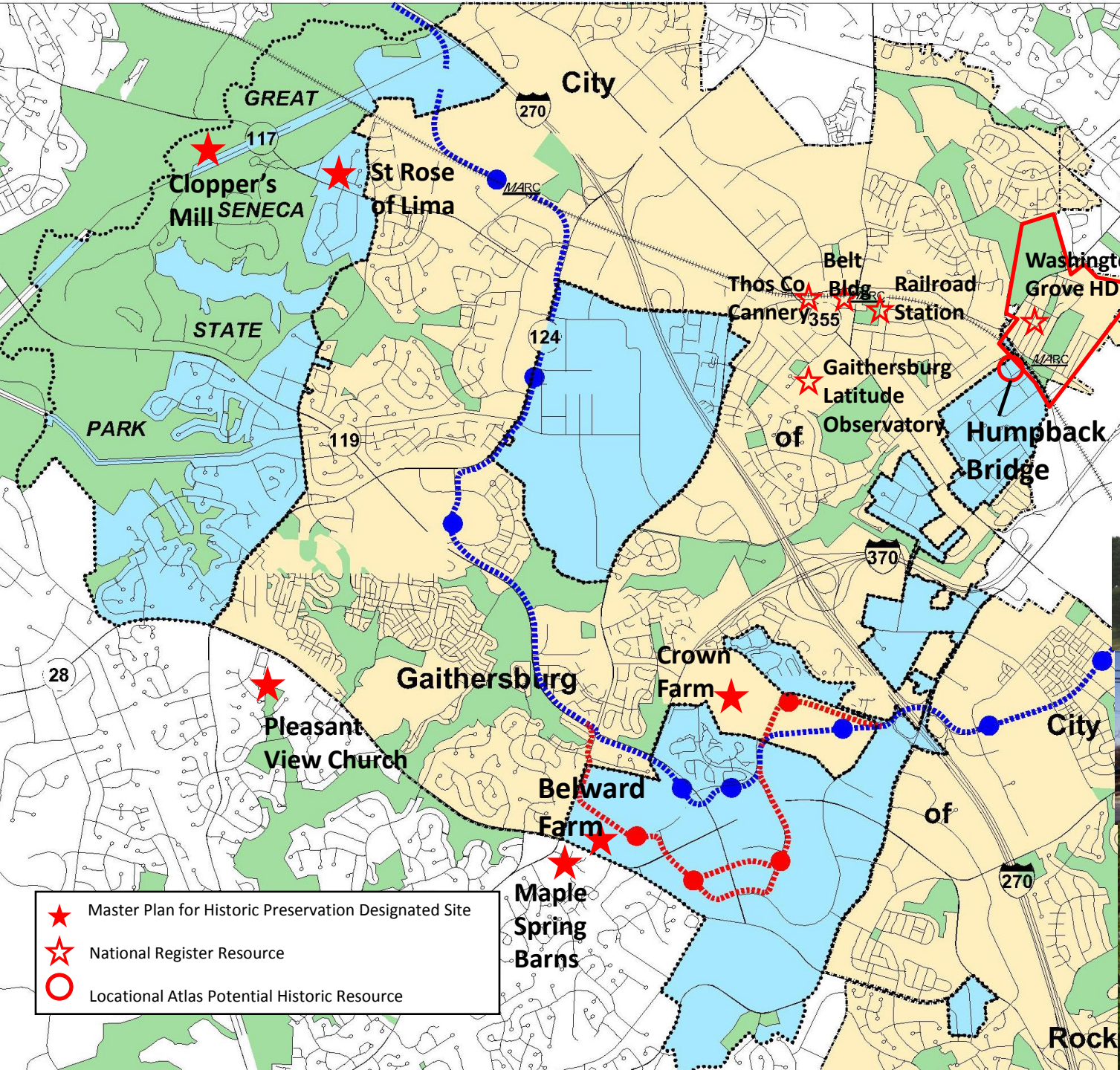
LSC - Belward



The LSC in the 21st Century

Build on Today's LSC to Create a Vibrant Future





Belward Farm

- History
- Setting
- CCT
- Urban Design
- Adaptive Use



Belward House 1891





Silos

Milk House

Cow Barn

Run-In Sheds

Calf Barn

Dairy Barn

Garage

Non-Historic Dwelling

Garage

Pump House

Dwelling House



Phase 2

Mission Hills

MISSION DRIVE

Future Transit

Phase 1

GREAT SENECA HIGHWAY

Muddy Branch Road

Washingtonian Woods

Washingtonian Woods

Key West Avenue

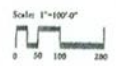
DARNESTOWN ROAD

6.98 ac

JOHNS HOPKINS UNIVERSITY

Belward Research Campus

Montgomery County, Maryland
Illustrative Master Plan



Belward Farm Preservation and Development

- Retain setting to convey farming character
- Compatible and respectful urban design
 - Height
 - Massing
 - Location
 - Architectural detail
- Preserve vistas of the farmstead from Key West
- Preserve mature trees in the farm complex



Belward Farm

- Adaptive Use
- Community Oriented
 - Recreational
 - Educational
 - Social
 - Cultural



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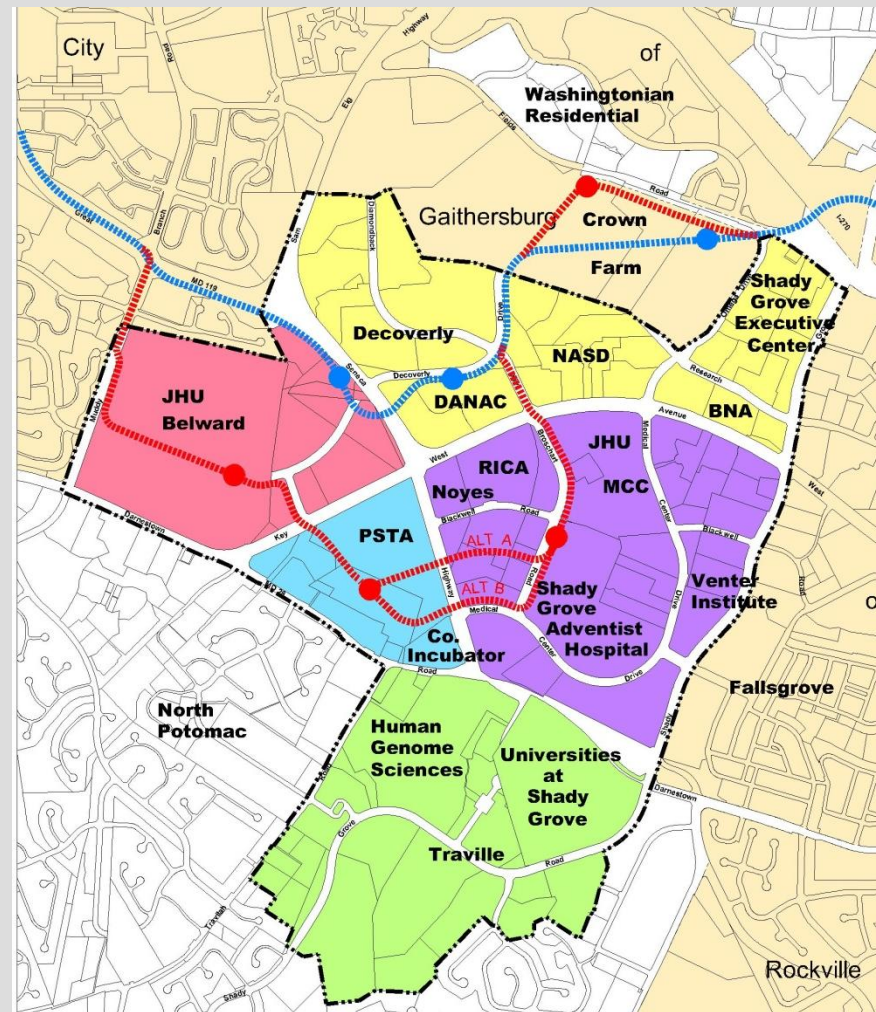


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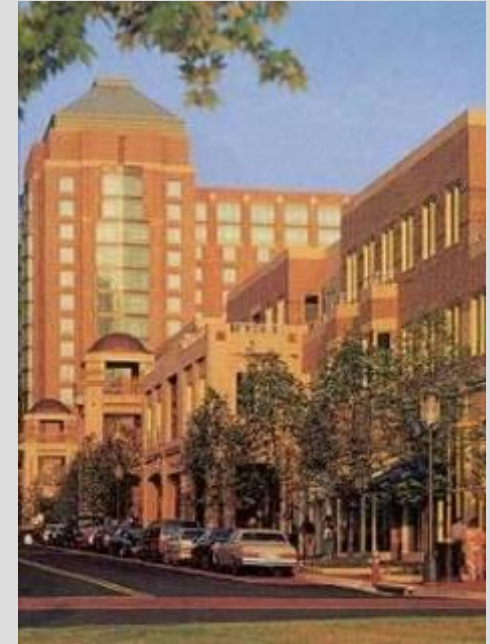
LSC in the 21st Century



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The LSC in the 21st Century

LSC of the Future:
A place local residents
enjoy visiting, not just
driving by



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LSC in the 21st Century

Transit:
Centerpiece of
Future

Limiting Density to
CCT Stations

Creating amenities
and open space
network

