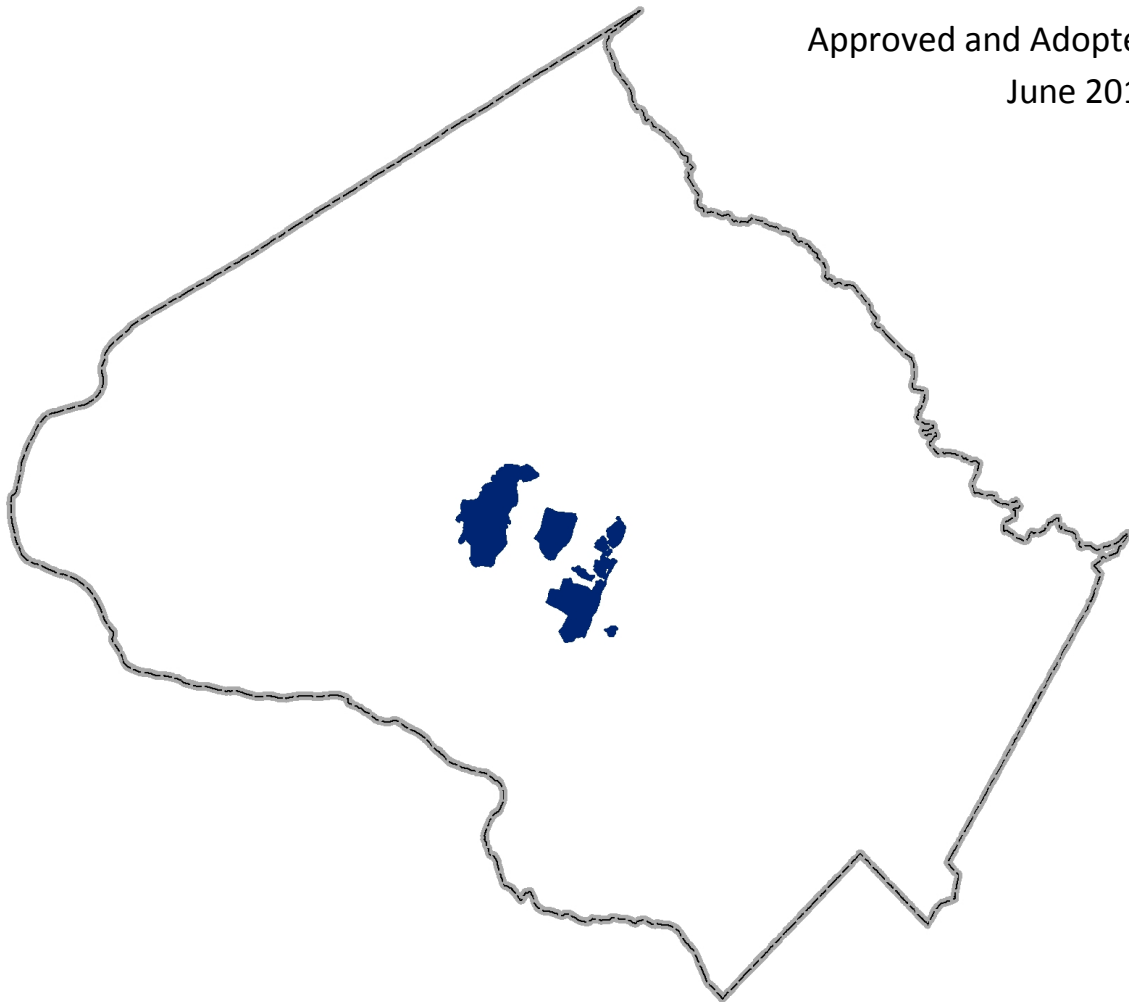


Master Plan Review

GREAT SENECA SCIENCE CORRIDOR

Approved and Adopted
June 2010



BACKGROUND

In 2007, the Montgomery County Council directed the Planning Department to undertake a comprehensive zoning ordinance rewrite. Last rewritten in 1977, the current 1,200 + page code is viewed as antiquated and hard to use with standards that have failed to keep pace with modern development practices.

With only about four percent of land in the County available for greenfield development, the new zoning code can play a crucial role in guiding redevelopment to areas like surface parking lots and strip shopping centers. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want.

Initial sections of the new code were drafted by Code Studio, a zoning consultant. These drafts were subsequently analyzed and edited by planners based on feedback from the Zoning Advisory Panel (a citizen panel appointed by the Planning Board to weigh in on the project's direction), county agency representatives, residents and other stakeholders. In September 2012, planning staff began the release of a draft code in sections accompanied by a report highlighting changes from the current code. The staff drafts were reviewed at length by the Planning Board.



The Planning Board held worksessions and public hearings between September of 2012 and May of 2013. On May 2, they transmitted their draft to the County Council. The Planning, Housing and Economic Development Committee held worksessions during the summer and sent the draft to the full Council in December 2013. The full Council held worksessions in January 2014 and is expected to vote on the proposal at the end of February.

ZONE IMPLEMENTATION PROCESS

An important aspect of the Zoning Rewrite process is the potential simplification of 123 existing zones into about 30 proposed zones. While some of the proposed zones are a direct one-to-one translation of existing zones, others are the result of combining existing zones with similar standards. Additionally, existing zones that are not currently mapped or are no longer used in the County have been eliminated from the proposed code. Through the implementation process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full translation table for all zones can be found in the documents section of our website: www.zoningmontgomery.org.

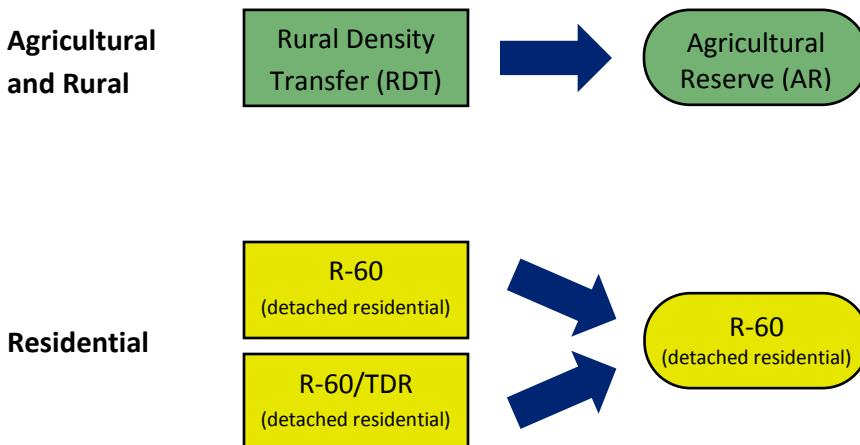
Agricultural, Residential, and Industrial Zone Implementation:

For agricultural and rural zones, the existing zones will be translated to proposed zones on a one-to-one basis, with the exception of the Low Density Rural Cluster zone which is not currently used in the County and will be eliminated.

Many of the existing residential zones will remain the same. Other residential zones will be combined with existing zones that have similar development standards. The R-4Plex zone, which is not currently mapped anywhere in the county, will be removed from the proposed code.

Implementation of Industrial zones will combine similar zones (Rural Service, I-1, and R+D) into the proposed Industrial Moderate (IM) zone. The existing heavy industrial zone (I-2) will be renamed as the Industrial Heavy (IH) zone.

Examples:



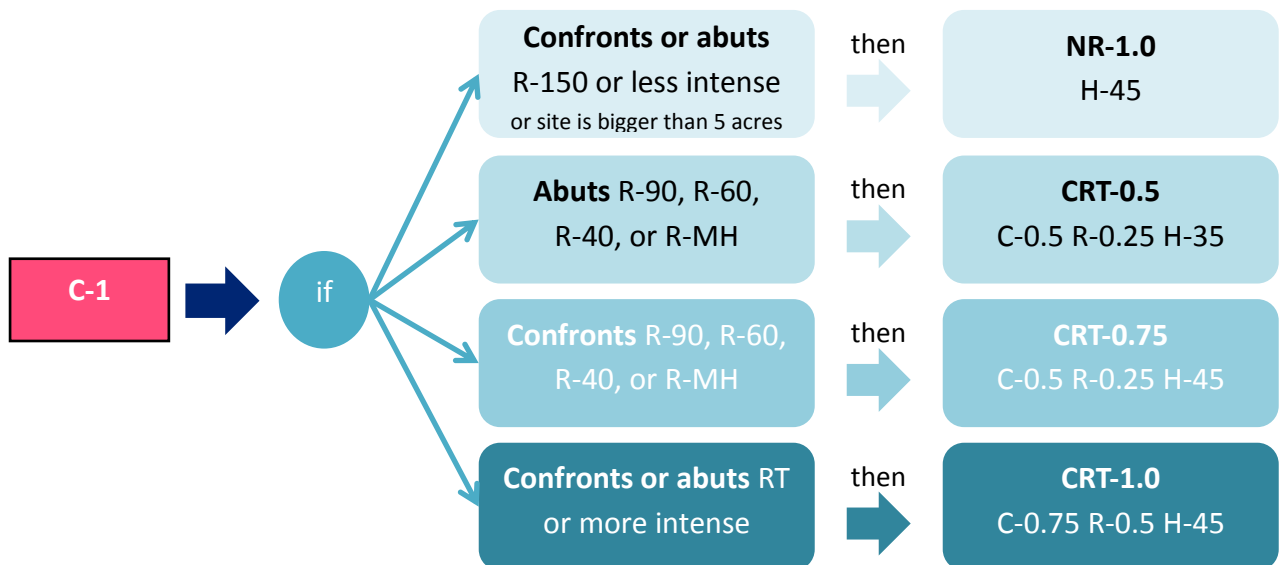
Commercial and Mixed-Use Zone Implementation:

Parcels located in the existing Commercial, Mixed-use, Central Business District (CBD), and Transit Station zones will be translated into one of the proposed Commercial/Residential (CR) or Employment (E) Zones using a two-tiered process.

First, decisions about specific parcels in these zones were based on recommendations within the Master Plan. Planning staff reviewed each Master Plan in the County. When the Master Plan provided specific recommendations about allowed density, height, or mix of uses for individual commercial or mixed-use parcels, those recommendations were used to build the formula of the proposed zone. This ensures consistency with currently allowed density and height, and helps codify Master Plan recommendations in a parcel-specific manner.

Second, if the Master Plan did not make specific recommendations, the current zone changed to a proposed zone on a one-to-one basis or the proposed zone was determined using a specific standardized decision tree (*see example below*). The standardized decision tree translates existing zones by considering each specific parcel's proximity to single-family neighborhoods or other factors. The goal of the implementation decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

Example: C-1 Convenience Commercial



GREAT SENECA SCIENCE CORRIDOR

PLAN HIGHLIGHTS

The Great Seneca Science Corridor (GSSC) Master Plan was approved and adopted in June 2010. The Planning Area includes 4,360 acres in the I-270 Corridor, including the Life Sciences Center (LSC), the western Quince Orchard neighborhoods, and enclave areas such as the National Institute of Standards and Technology and Rosemont.

The Master Plan envisions a vibrant Life Sciences Center (LSC) based on a foundation of healthcare, biotechnology, and academia that will provide opportunities for world-leading scientific research. The GSSC Master Plan also recognizes the importance of preserving the character of residential neighborhoods and local businesses and seeks to manage growth of the Life Sciences Center in a way that will not overburden surrounding communities. The Master Plan recommends staging development to ensure that necessary infrastructure, particularly transit, is in place to support the growth in the LSC.

The Master Plan includes 11 key recommendations that will help support and implement the vision for the Great Seneca Science Corridor:

- Transform the LSC into a dynamic live/work community while ensuring growth opportunities for research, medical, and bioscience interests.
- Align the Corridor Cities Transitway (CCT) through the LSC and provide four transit stations that will be the focal point of new development in the LSC North, Central, West and Belward districts.
- Concentrate density, building height, and civic green spaces at the CCT stations. Provide appropriate transitions to adjacent neighborhoods and to the historic Belward Farm.



J. Craig Venter Institute



Historic Belward Farm

- Create a grid pattern of new streets that improve local circulation and connectivity among the LSC districts, promote alternatives to car use, and enhance access to future transit stations.
- Create the LSC Loop as the organizing element of the open space plan to connect districts and destinations, incorporate natural features, and provide opportunities for recreation and non-motorized transportation.
- Replace the Public Safety Training Academy (PSTA) in the LSC West District with a new residential community that includes supporting retail, open spaces, and community facilities.
- Maintain the established residential neighborhoods throughout the GSSC Master Plan area.
- Create a sustainable community that will attract nationwide interest with design and materials that minimize carbon emissions, maximize energy conservation, and preserve water and air quality.
- Ensure that development in the Piney Branch Special Protection Area uses the best available stormwater management treatment techniques to protect the watershed's headwaters.
- Meet the recreation needs of the GSSC area by identifying and acquiring a site for a new local public park in the Quince Orchard area and requiring the dedication of parkland for new parks and open spaces in the LSC Districts.
- And, support the County's Agricultural Reserve with zoning that requires acquisition of Building Lot Terminations (BLT) easements to achieve maximum densities.

ZONE IMPLEMENTATION

The Great Seneca Science Corridor Planning Area currently has 27 zones: 9 Residential, 7 Commercial, 6 Commercial Residential (CR), 2 Industrial, 1 Life Sciences, and 2 Mixed-Use zones.

Existing Residential:

RE-2: Detached Unit, Single-Family
RE-2C: Detached Unit, Single-Family
R-200: Detached Unit, Single-Family
R-60/TDR: Detached Unit, Single-Family
R-90: Detached Unit, Single-Family
R-90/TDR: Detached Unit, Single-Family
RT-8: Townhouse, Single-Family
R-10: Multi-Family, High Density
R-20: Multi-Family, Medium Density

Existing Commercial Residential:

CR -0.5 C-0.5 R-0.5 H-80
CR-0.75 C-0.5 R-0.75 H-80
CR-1.0 C-0.5 R-1.0 H-150
CR-1.0 C-0.5 R-1.0 H-80
CR-1.5 C-1.5 R-1.5 H-100
CR-2.0 C-1.5 R-1.5 H-150

Existing Mixed-Use:

MXN: Mixed-Use Neighborhood
MXPD: Mixed-Use Planned
Development

Existing Commercial

C-1: Convenience Commercial
C-2: General Commercial
C-3: Highway Commercial
C-4: Limited Commercial
O-M: Office Building, Moderate
Intensity
C-T: Commercial, Transitional
H-M: Hotel Motel

Existing Life Sciences:

LSC: Life Sciences Center

Existing Industrial:

I-1: Light Industrial
I-3: Light Industrial

Standard Implementation:

The existing RE-2 and RE-2C will remain. The existing R-200 will remain. The existing R-60/TDR zone will be renamed R-60. The existing R-90 and R-90/TDR will combine into R-90. The existing RT-8 will remain. The existing R-10 and R-20 will remain. The residential TDR zones will be incorporated into a new TDR Overlay zone.

The existing CR zones will remain CR (Commercial Residential). The existing Mixed-Use zones will translate to CRT (Commercial Residential Town).

The existing C-1 will translate to NR (Neighborhood Retail), C-2 will translate to CRT (Commercial Residential Town), C-3 will translate to GR (General Retail) and C-4 zone will change to the proposed zone CRT (Commercial Residential Town). The existing C-T zone will be translated to the proposed CRN (Commercial Residential Neighborhood) zone. The existing H-M zone will be merged into the proposed CRT (Commercial Residential Town) zone. The existing O-M zone has typically consisted predominantly of office uses and will translate to the proposed EOF (Employment Office) zone.

These translations are based on the standardized translation for each zone, unless otherwise specified in the Master Plan. Each parcel's proximity to detached residential neighborhoods was considered in the

translation decision, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

The existing I-1 will be renamed IM (Industrial Moderate) zone and the existing I-3 will translate to the proposed EOF (Employment Office) zone. The existing Life Sciences Center (LSC) zone will remain. LSC parcels that do not have specific Master Plan recommendations will translate to the proposed zone based on the standard zoning translation table.

NON-STANDARD CONVERSIONS

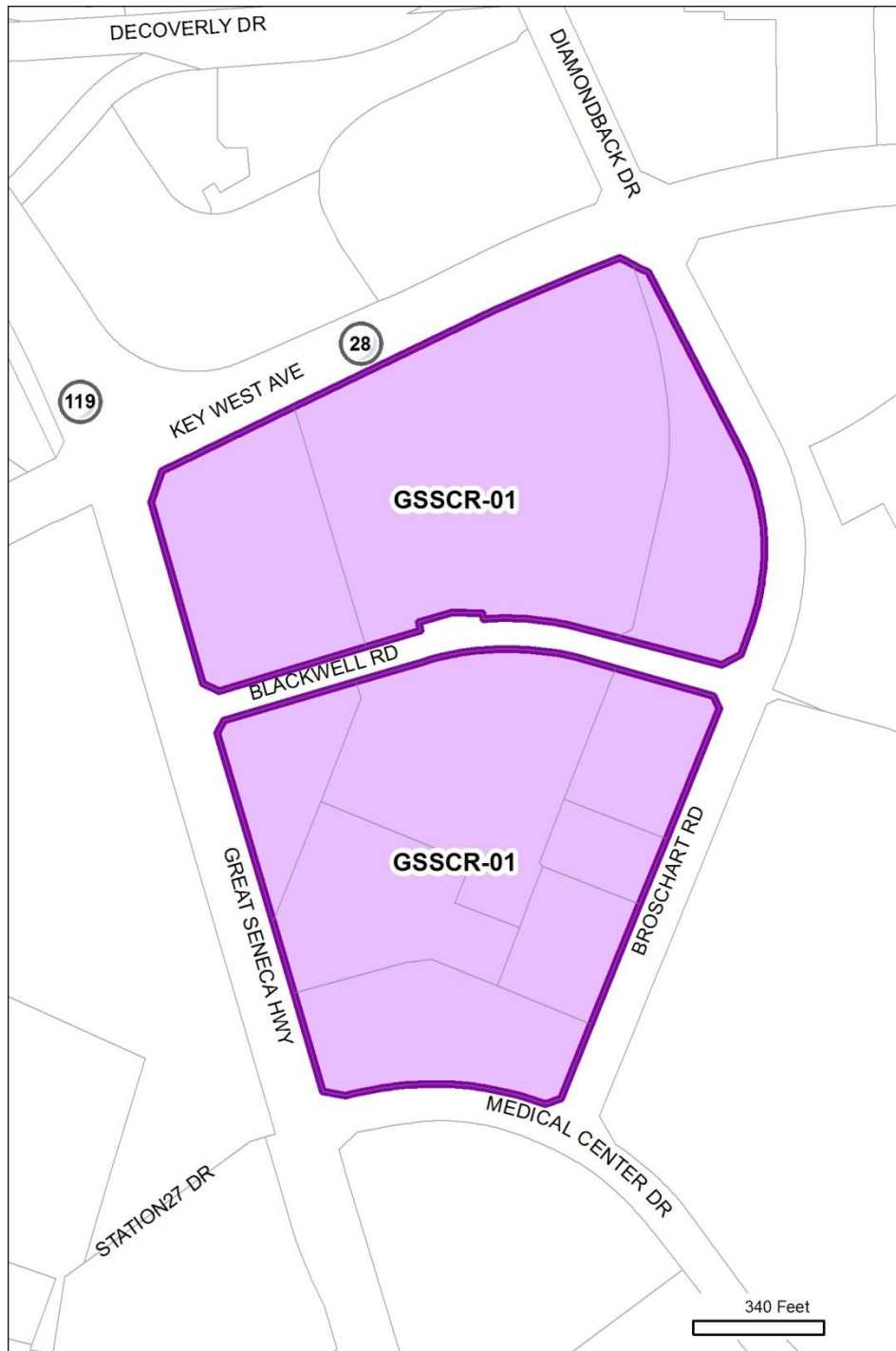
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

Generally, this is because the relevant Master or Sector Plan made recommendations regarding the appropriate density, height, or mix of uses on a given site.

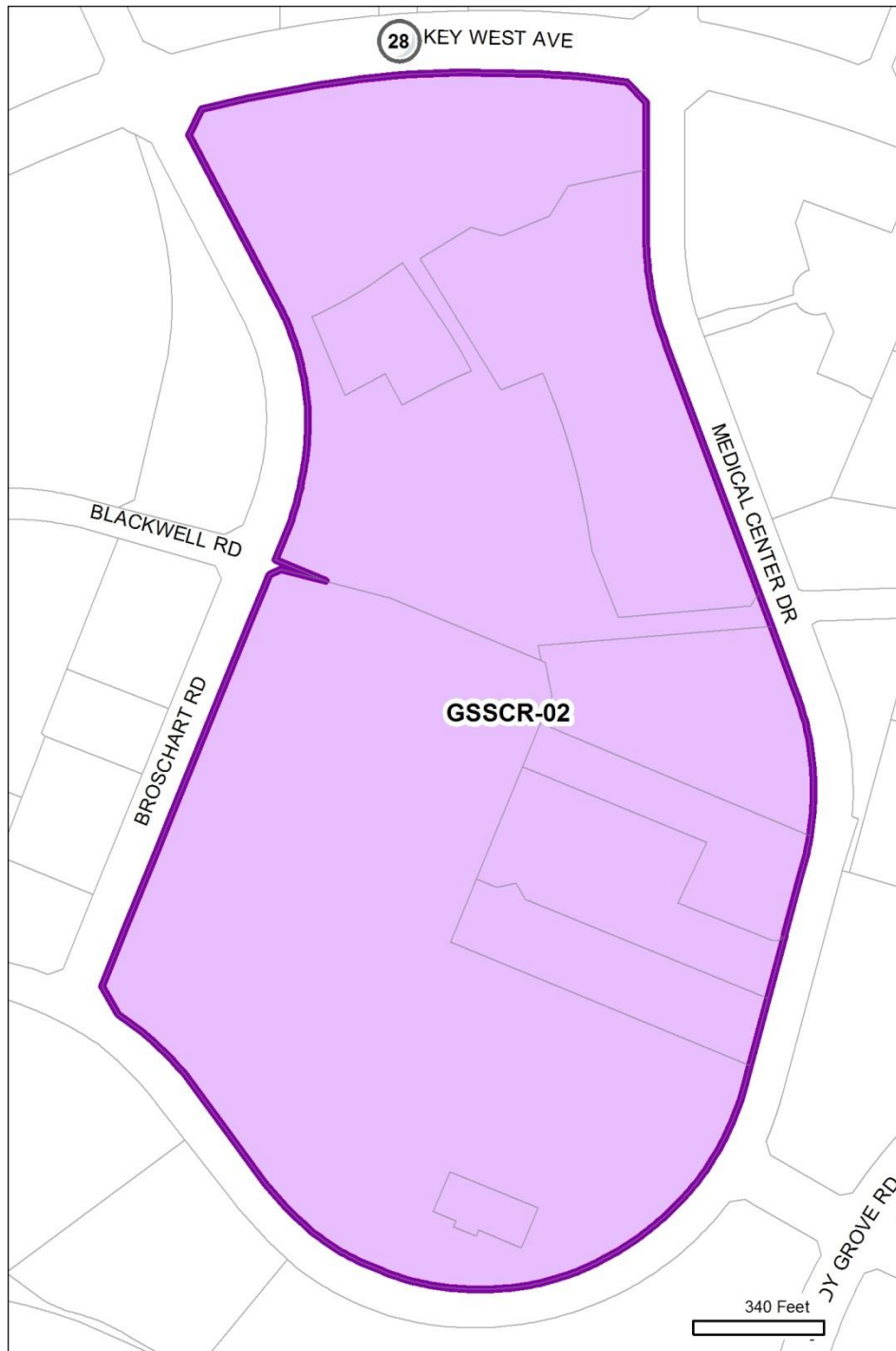
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

Additionally, the PHED Committee requested that existing site approvals be reflected in the draft proposed DMA, so non-standard conversions sometimes reflect what projects have been approved for.

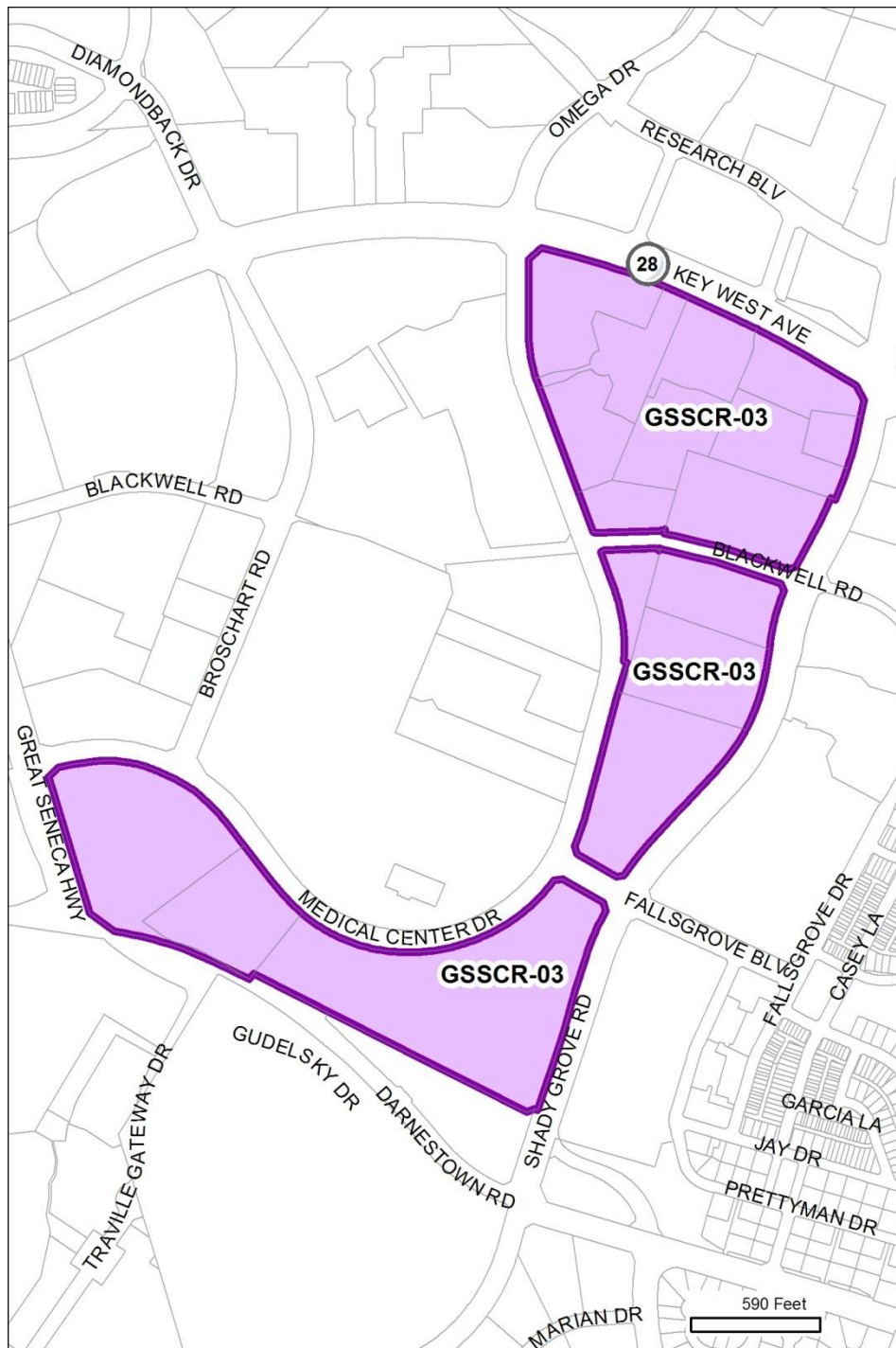
The following pages will give detail on all of the non-standard conversions in this plan area.



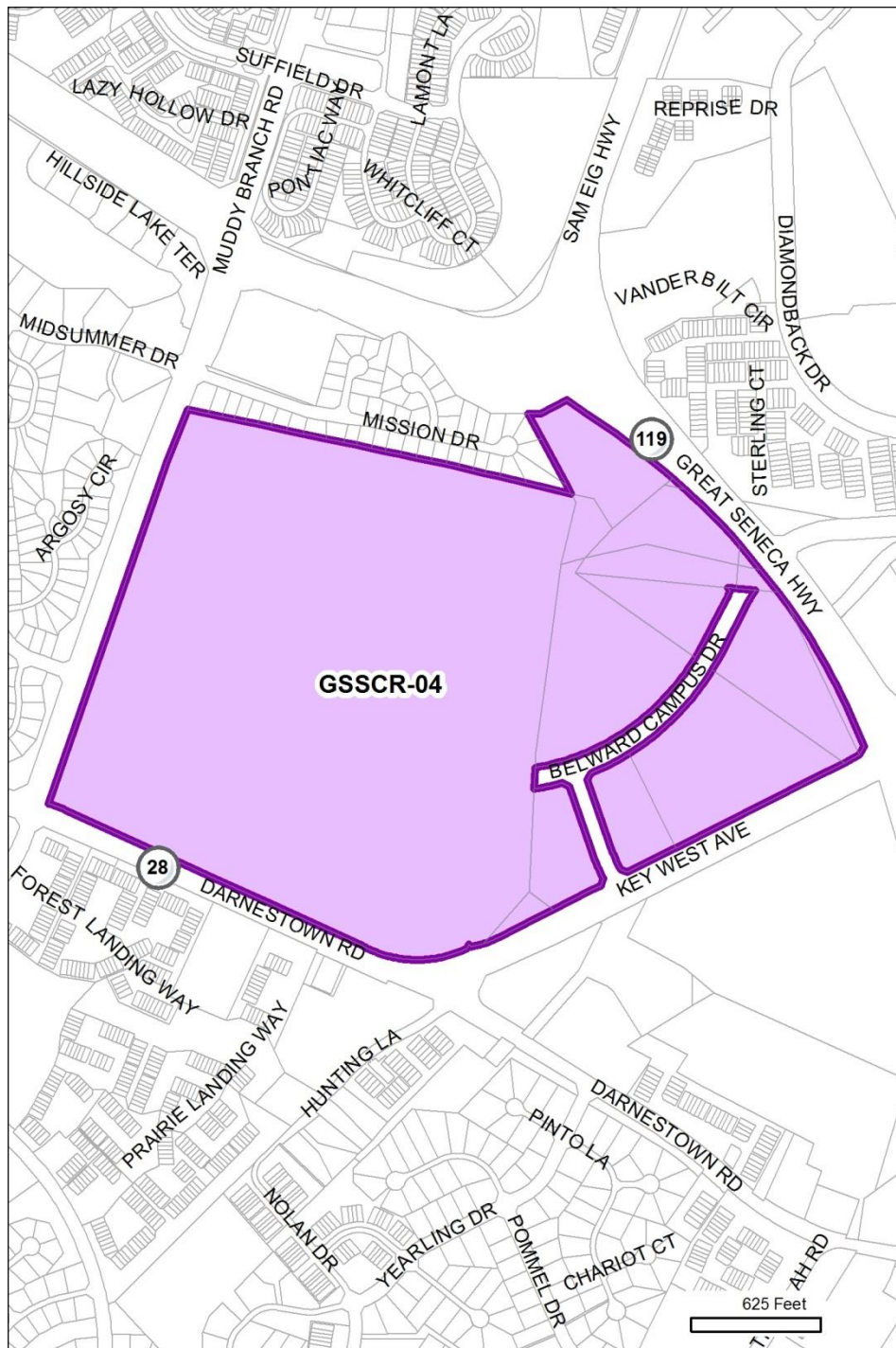
MP Number:		GSSCR-01
Master Plan:		Great Seneca Science Corridor
Location:		Key West Ave & Blackwell Rd
Existing Zone:		LSC
Standard Conv:		LSC-2.0 H-200
Proposed Conv:		LSC-1.0 H-150
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 150'
Reason for non-standard conversion:		
Great Seneca Science Corridor Master Plan, page 36		
<i>"Allow a maximum of 1.0 FAR for properties in LSC Central...</i>		
<i>...Locate the highest density and tallest buildings (150 feet)</i>		
<i>adjacent to the transit station to form an identifiable center.</i>		



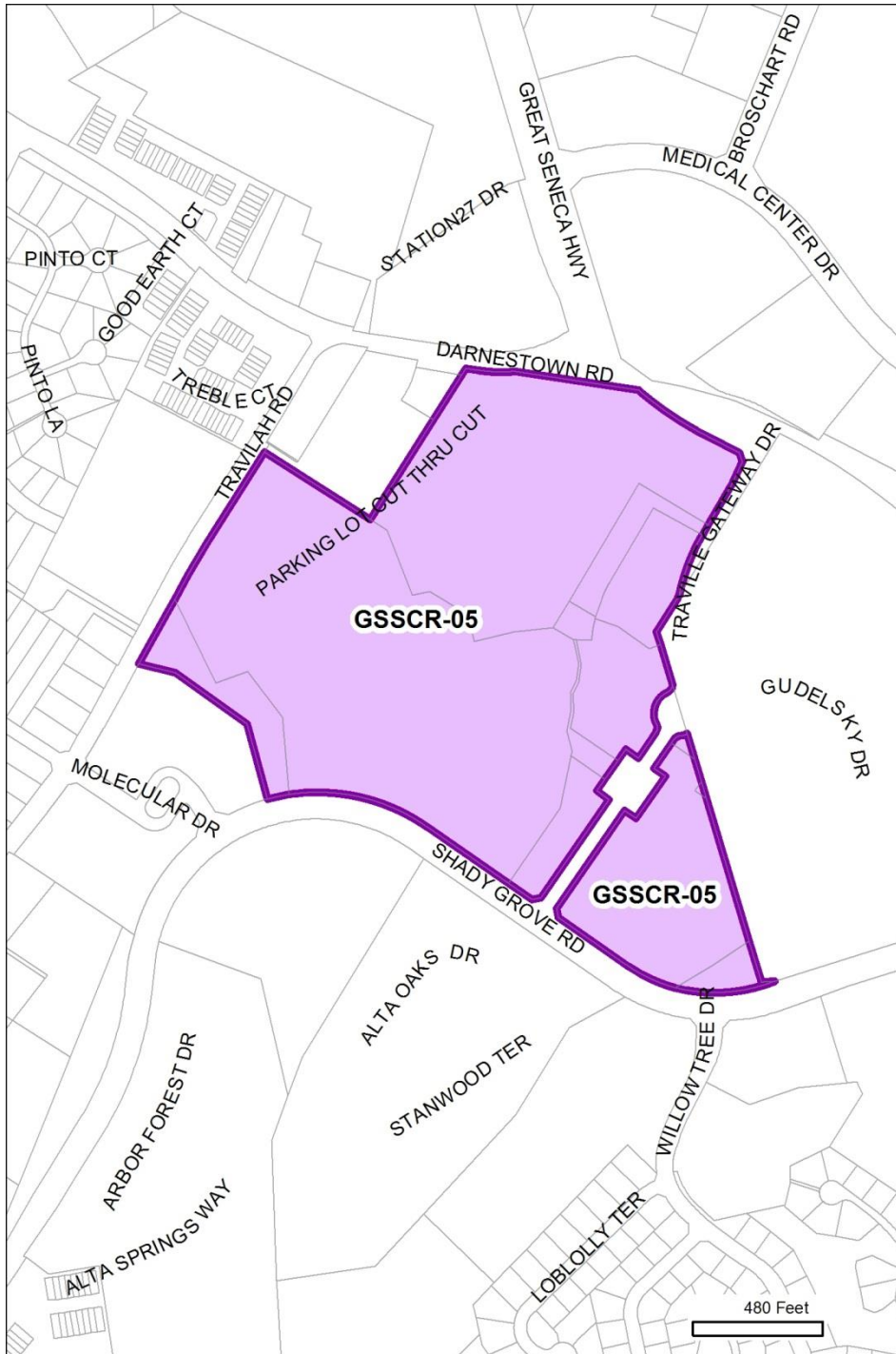
MP Number:		GSSCR-02
Master Plan:		Great Seneca Science Corridor
Location:		Broschart Rd & Blackwell Rd
Existing Zone:		LSC
Standard Conv:		LSC-2.0 H-200
Proposed Conv:		LSC-1.5 H-150
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 150'
Reason for non-standard conversion:		
Great Seneca Science Corridor Master Plan, page 36		
<i>"Allow a maximum of 1.5 FAR for properties in the center of the district (bounded by Key West Avenue, Medical Center Drive, and Broschart Road): AHC, JHU, and 9707, 9711, and 9715 Medical Center Drive...</i>		
<i>...Locate the highest density and tallest buildings (150 feet) adjacent to the transit station to form an identifiable center."</i>		



MP Number:		GSSCR-03
Master Plan:		Great Seneca Science Corridor
Location:		Shady Grove Life Sciences Center
Existing Zone:		LSC
Standard Conv:		LSC-2.0 H-200
Proposed Conv:		LSC-1.0 H-110
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 110'
Reason for non-standard conversion:		
Great Seneca Science Corridor Master Plan, page 36		
<i>"Allow a maximum of 1.0 FAR for properties in LSC Central."</i>		
And		
Height map on page 36.		



MP Number:		GSSCR-04
Master Plan:		Great Seneca Science Corridor
Location:		Belward property
Existing Zone:		LSC
Standard Conv:		LSC-2.0 H-200
Proposed Conv:		LSC-1.0 H-150
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 150'
Reason for non-standard conversion:		
Great Seneca Science Corridor Master Plan, page 42		
<i>"This Plan recommends increased density on the Belward property (1.0 FAR) served and supported by a CCT transit station..."</i>		
<i>...Heights should transition from the highest (150 feet maximum) in the blocks immediately surrounding the CCT station to lowest at the edges of the property."</i>		



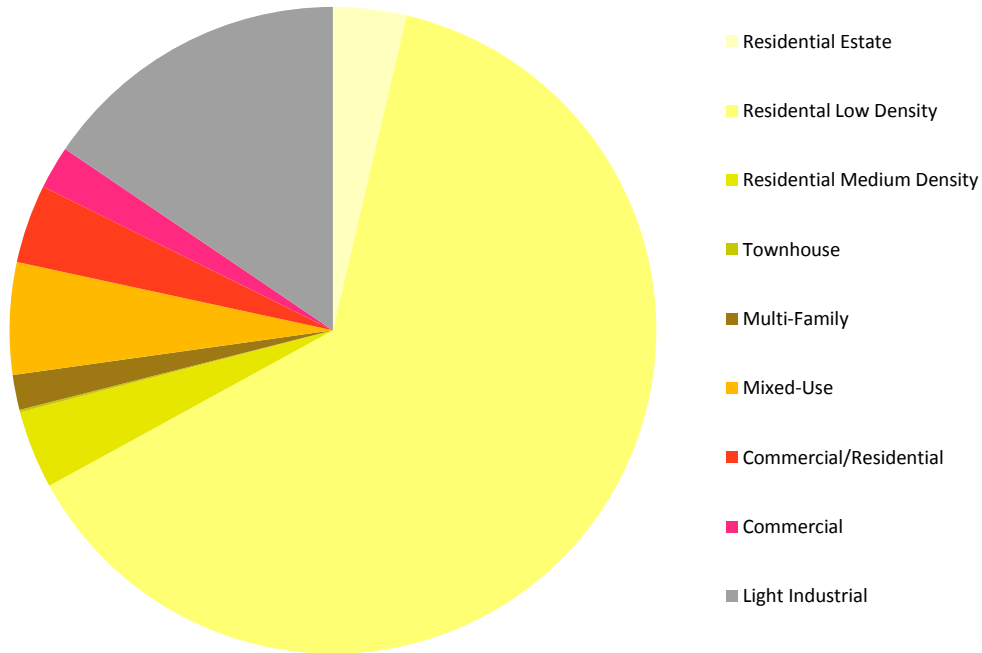
MP Number:		GSSCR-05
Master Plan:		Great Seneca Science Corridor
Location:		
Existing Zone:		MXN
Standard Conv:		CRT-0.5 C-0.25 R-0.25 H-100 T
Proposed Conv:		CRT-0.5 C-0.5 R-0.25 H-100 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Increased to 0.5
	Resid'l FAR:	Standard
	Height:	Standard
Reason for non-standard conversion:		
Match development approvals.		
Project is approved for more approximately 0.47 FAR of non-residential development.		

ZONE IMPLEMENTATION

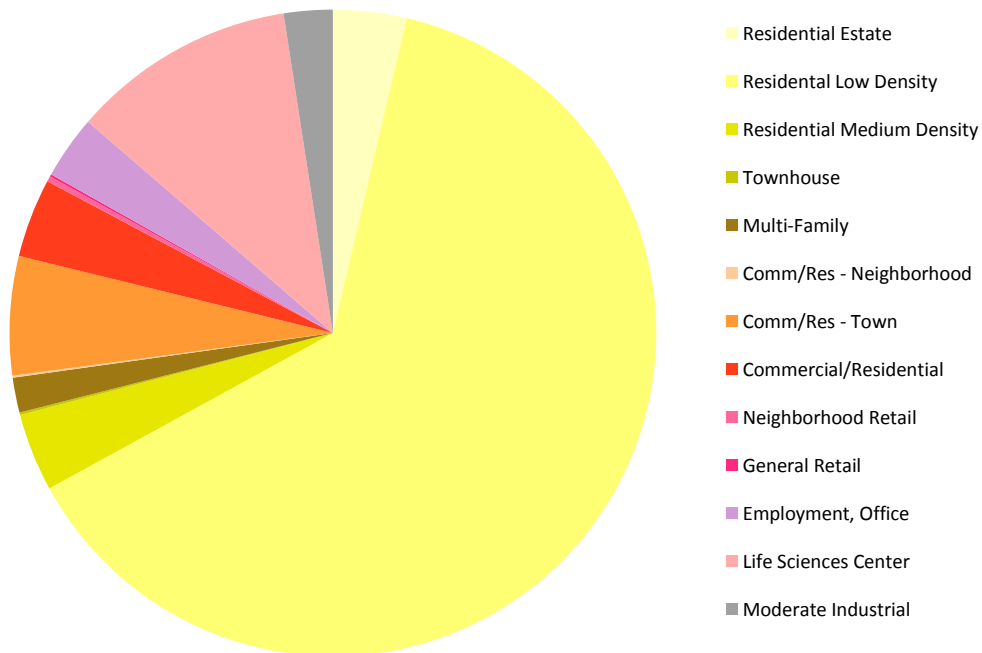
Great Seneca Science Corridor					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RE-2	50.04	1.29	RE-2	50.04	1.29
RE-2C	91.88	2.38	RE-2C	91.88	2.38
R-200	2,450.12	63.35	R-200	2,450.12	63.35
R-60/TDR	75.83	1.96	R-60	75.83	1.96
R-90	42.61	1.10	R-90	74.84	1.93
R-90/TDR	32.23	0.83			
RT-8	4.70	0.12	RT-8	4.70	0.12
R-10	6.66	0.17	R-10	6.66	0.17
R-20	60.98	1.58	R-20	60.98	1.58
CR-0.5 C-0.5 R-0.5 H-80	13.11	0.34	CR-0.5 C-0.5 R-0.5 H-80	13.11	0.34
CR-0.75 C-0.5 R-0.75 H-80	5.55	0.14	CR-0.75 C-0.5 R-0.75 H-80	5.55	0.14
CR-1.0 C-0.5 R-1.0 H-150	63.42	1.64	CR-1.0 C-0.5 R-1.0 H-150	63.42	1.64
CR-1.0 C-0.5 R-1.0 H-80	16.35	0.42	CR-1.0 C-0.5 R-1.0 H-80	16.35	0.42
CR-1.5 C-1.5 R-1.5 H-100	47.05	1.22	CR-1.5 C-1.5 R-1.5 H-100	47.05	1.22
CR-2.0 C-1.5 R-1.5 H-150	6.94	0.18	CR-2.0 C-1.5 R-1.5 H-150	6.94	0.18
MXN	175.14	4.53	CRT-0.5 C-0.25 R-0.25 H-100 T	108.58	2.81
			CRT-0.5 C-0.5 R-0.25 H-100 T	66.57	1.72
MXPD	41.50	1.07	CRT-1.0 C-0.75 R-1.0 H-100 T	41.50	1.07
C-1	10.38	0.27	NR-1.0 H-45	10.38	0.27
C-2	8.97	0.23	CRT-2.25 C-1.5 R-0.75 H-45	8.97	0.23
C-3	4.51	0.12	GR-1.5 H-45	4.51	0.12
C-4	0.55	0.01	CRT-0.75 C-0.75 R-0.5 H-40	0.55	0.01
C-T	3.99	0.10	CRN-0.5 C-0.5 R-0.25 H-35	3.99	0.10
H-M	3.63	0.09	CRT-1.0 C-1.0 R-0.5 H-150	3.63	0.09
O-M	50.83	1.31	EOF-1.5 H-75	50.83	1.31
I-1	94.45	2.44	IM-2.5 H-50	94.45	2.44
I-3	71.74	1.85	EOF-0.75 H-100 T	71.74	1.85
LSC	434.28	11.23	LSC-1.0 H-110	86.36	2.23
			LSC-1.0 H-150	206.24	5.33
			LSC-1.5 H-150	92.28	2.39
			LSC-2.0 H-200	49.40	1.28
Grand Total	3,867.46		Grand Total	3,867.46	

ZONE IMPLEMENTATION

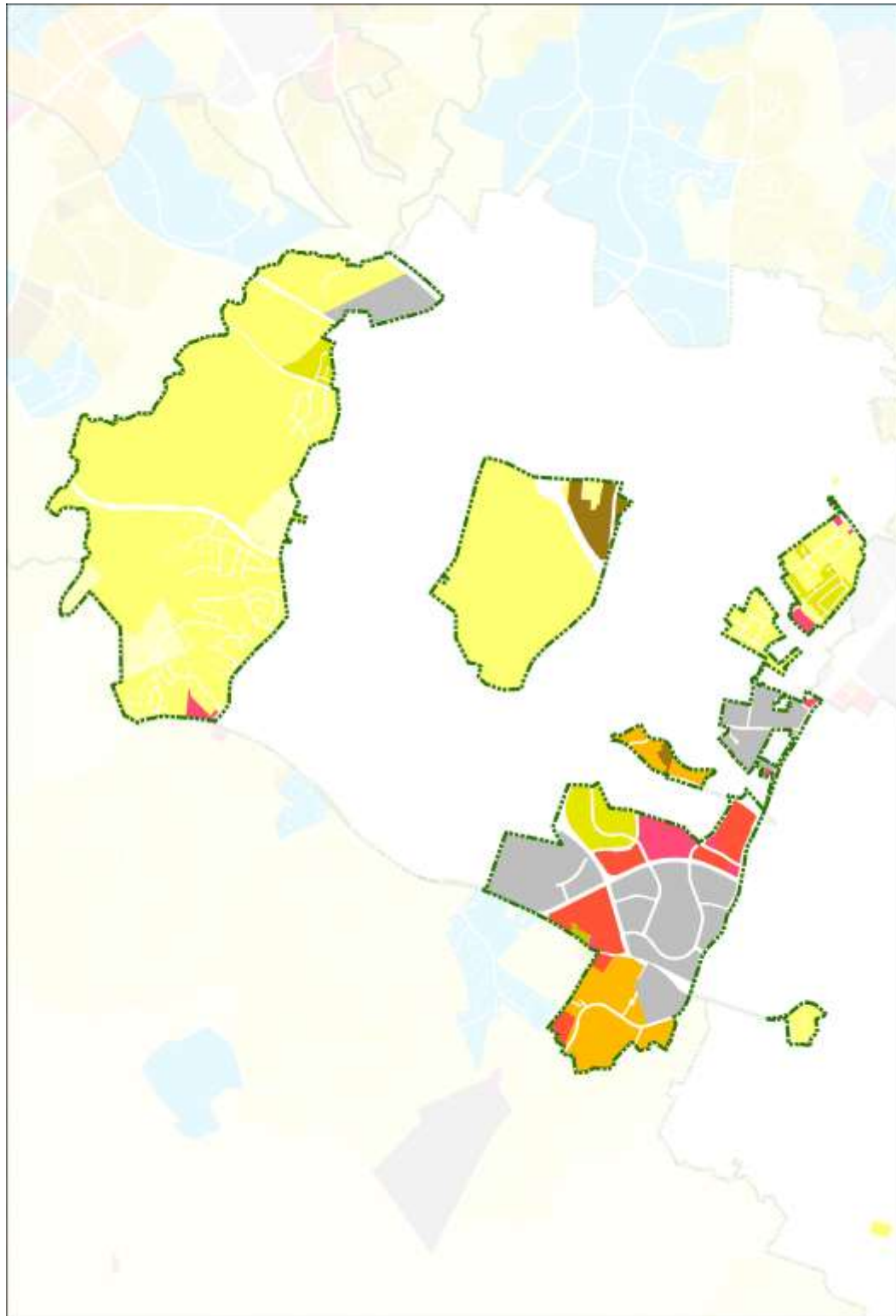
Great Seneca: Existing Zoning



Great Seneca: Proposed Zoning



EXISTING ZONING MAP



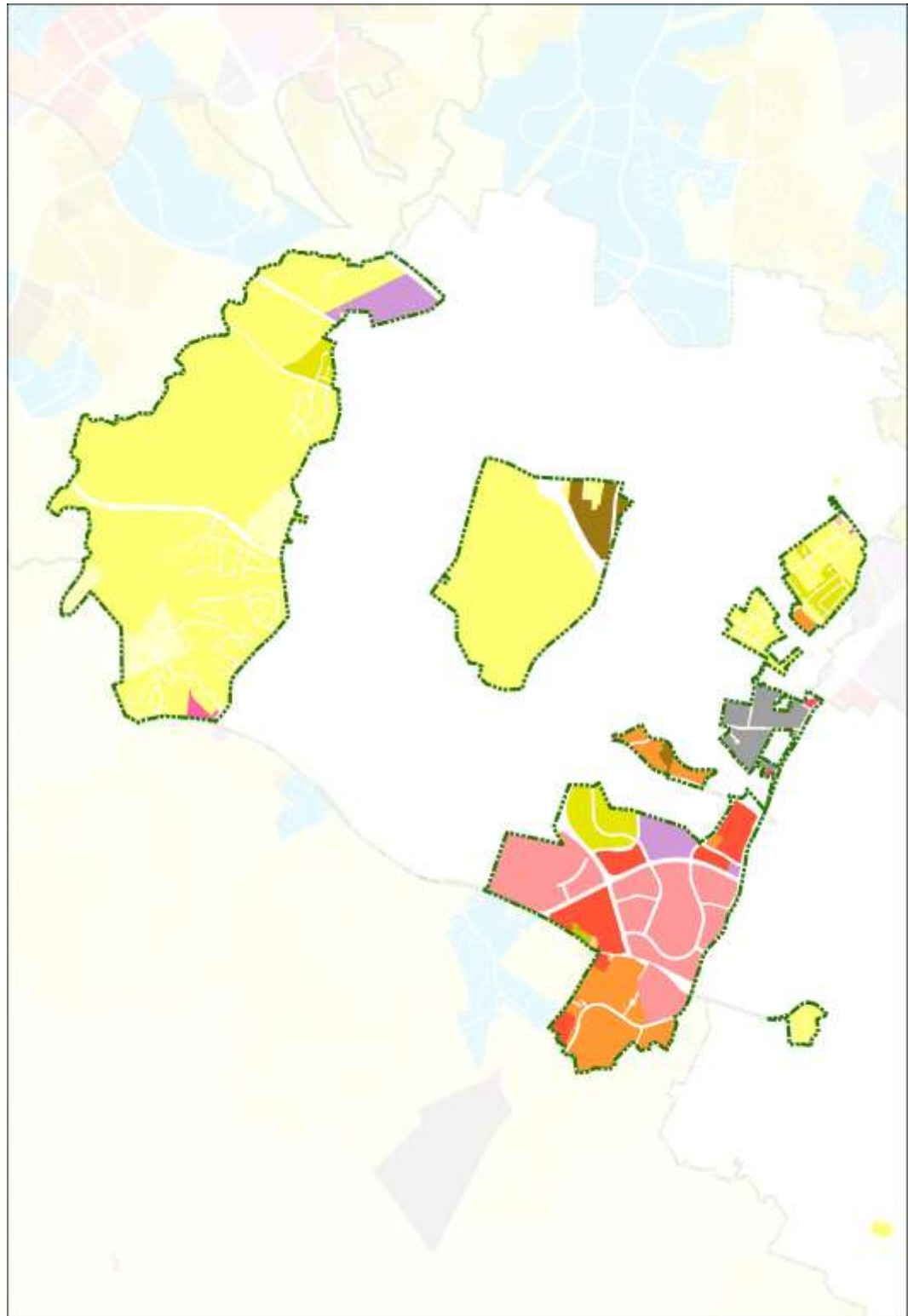
Existing Zones

	Residential Estate RE-2 RE-2C
	Residential Low Density R-200
	Residential Medium Density R-60/TDR R-90 R-90/TDR
	Townhouse RT-8
	Multi-Family R-10 R-20
	Mixed-Use MXN MXPD
	Commercial C-1 C-2 C-3 C-4 C-T O-M H-M
	Commercial/Residential CR
	Light Industrial I-1 I-3 LSC

PROPOSED ZONING MAP

Proposed Zones

	Residential Estate RE-2 RE-2C
	Residential Low Density R-200
	Residential Medium Density R-60 R-90
	Townhouse RT-8
	Multi-Family R-10 R-20
	Comm/Res-Town CRT
	Comm/Res-Neighborhood CRN
	Comm/Res-Town CRT
	Employment, Office EOF
	General Retail GR
	Neighborhood Retail NR
	Commercial/Residential CR
	Moderate Industrial IM
	Life Science Center LSC



PLANNING AREA CONTEXT

