Master Plan Review

SHADY GROVE

Approved and Adopted
March 2006

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 adopted the text of the new code in March. Work on the proposed map amendment continues.

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.

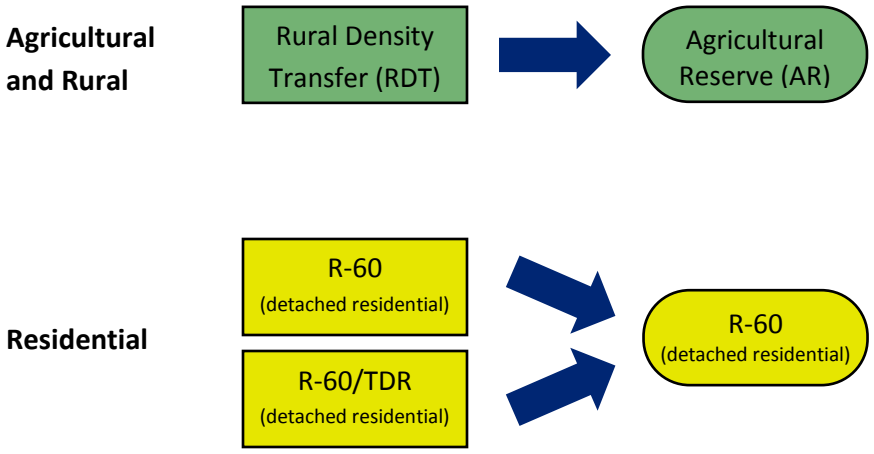
Agricultural, Residential, and Industrial Zone Implementation:

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:



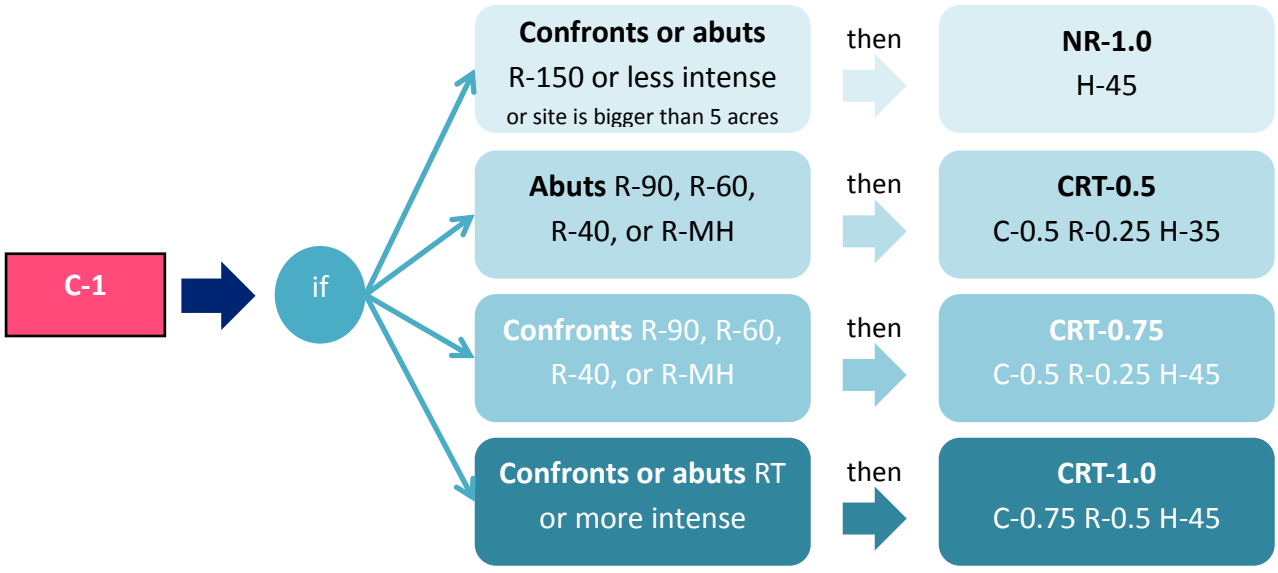
Commercial and Mixed-Use Zone Implementation:

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



PLAN HIGHLIGHTS

The Shady Grove Sector Plan was approved and adopted in March 2006. The Sector Plan envisions Shady Grove as a mixed-use community with a new residential focus at the Metro station, one that makes best use of Metro proximity and relocates industrial uses to more efficient sites. The Sector Plan also proposes a mix of housing types to serve Shady Grove's diverse population, community-serving retail, and employment opportunities. The Shady Grove Sector Plan includes the following goals, established to help implement the Plan's vision:

- Balance the need for higher density housing at the Metro station with the need to buffer adjacent Derwood communities. Limit development to 6,340 new housing units for the entire plan area, including workforce housing, transferable development rights (TDRs), and moderately priced dwelling unit (MPDU) bonus density.
- Contribute to the preservation of the Agricultural Reserve by providing TDRs on the County Service Park, WMATA properties, the Derwood Bible Church site, the Grove Shopping Center site, and Metro West and Metro South properties that have a maximum base density of 1.6 FAR.
- Organize future development into a series of defined and attractive neighborhoods around the Metro Station.

Shady Grove Metro Station

- Provide civic uses, public open space, and recreation to serve the needs of employees and residents.
- Include guidelines that provide a variety of housing types and achieve a diversity of households.
- Coordinate the proposed land use changes with open space and streetscape recommendations that encourage transit use and create an attractive community.
- Encourage transit ridership and better manage traffic congestion.
- Balance development with the capacity of the transportation system and public facilities.

ZONE IMPLEMENTATION

The Shady Grove Planning Area currently has 17 zones: 4 Residential, 3 Commercial, 4 Mixed-Use, 3 Industrial, and 3 Planned Development.

Existing Residential:

RE-2: Detached Unit, Single-Family
R-200: Detached Unit, Single-Family
R-90: Detached Unit, Single-Family
R-90/TDR: Detached Unit, Single-Family

Existing Commercial

C-3: Highway Commercial
C-T: Commercial, Transitional
O-M: Office Building, Moderate Intensity

Existing Mixed-Use:

RMX-2C/TDR: Residential Mixed-Use
TOMX-2: Transit-Oriented Mixed-Use
TOMX-2/TDR: Transit-Oriented Mixed-Use
TS-M: Transit Station Mixed

Existing Industrial:

I-1: Light Industrial
I-3: Technology and Business Park
R&D: Research & Development

Existing Planned Development

PD-2: Planned Development
PD-35: Planned Development
PD-5: Planned Development

Standard Implementation:

The existing RE-2 and R-200 zones remain. The existing R-90 and R-90/TDR will be combined into the proposed R-90 (Residential Medium Density) zone. The residential TDR zones will be incorporated into the new TDR Overlay zone.

The existing I-1 will be renamed IM (Industrial Moderate) and the existing I-3 will translate into the proposed EOF (Employment Office) zone. The existing R&D zone will be merged into the proposed IM (Industrial Moderate) zone.

The existing Planned Development zones will remain as they are.

The existing Commercial and Mixed-Use zones will translate to the specific proposed CR (Commercial Residential), CRT (Commercial Residential Town), CRN (Commercial Residential Neighborhood), GR (General Retail), and EOF (Employment Office) zones using both the standard translation criteria and specific Master Plan recommendations. Commercial and Mixed-Use 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

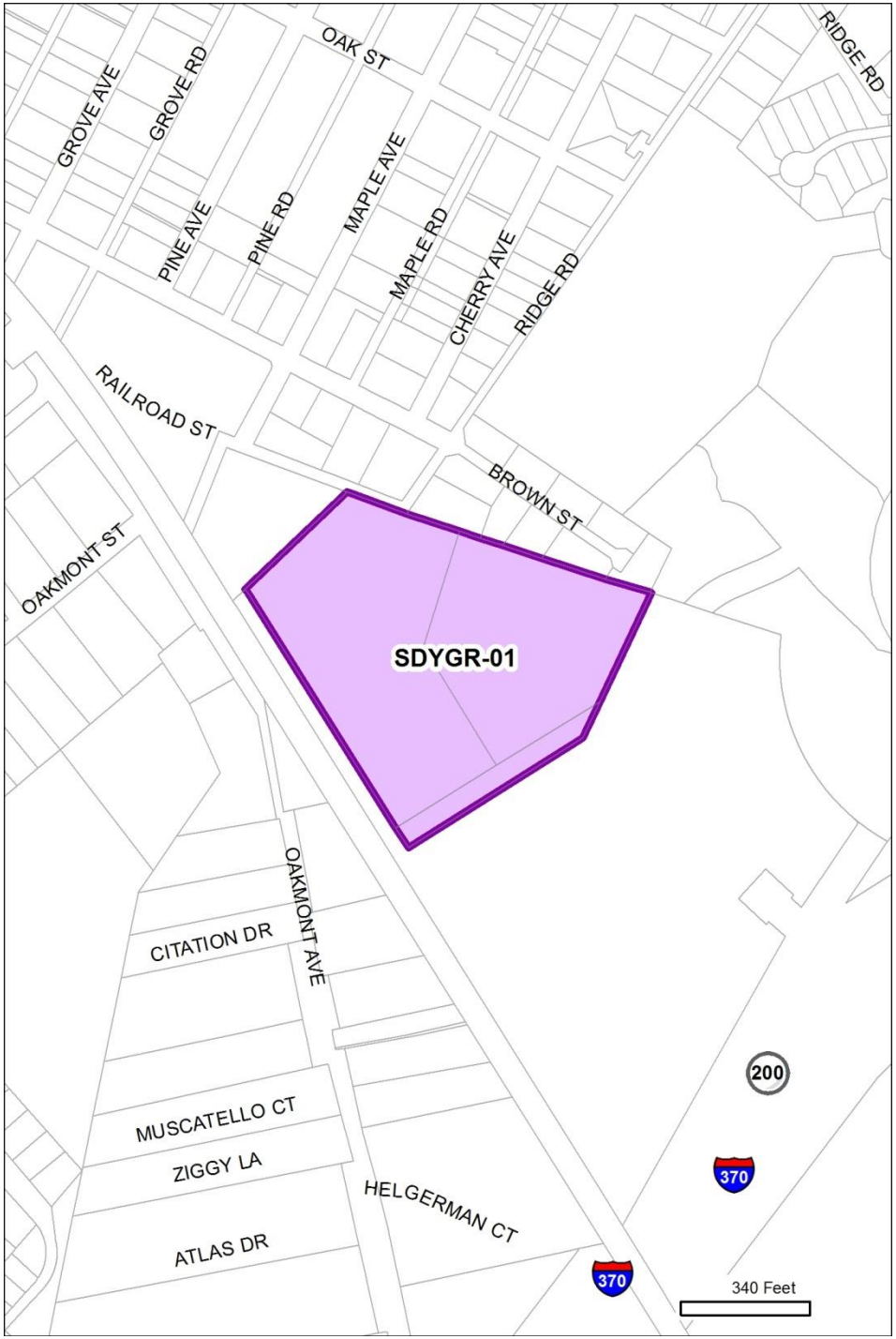
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

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.

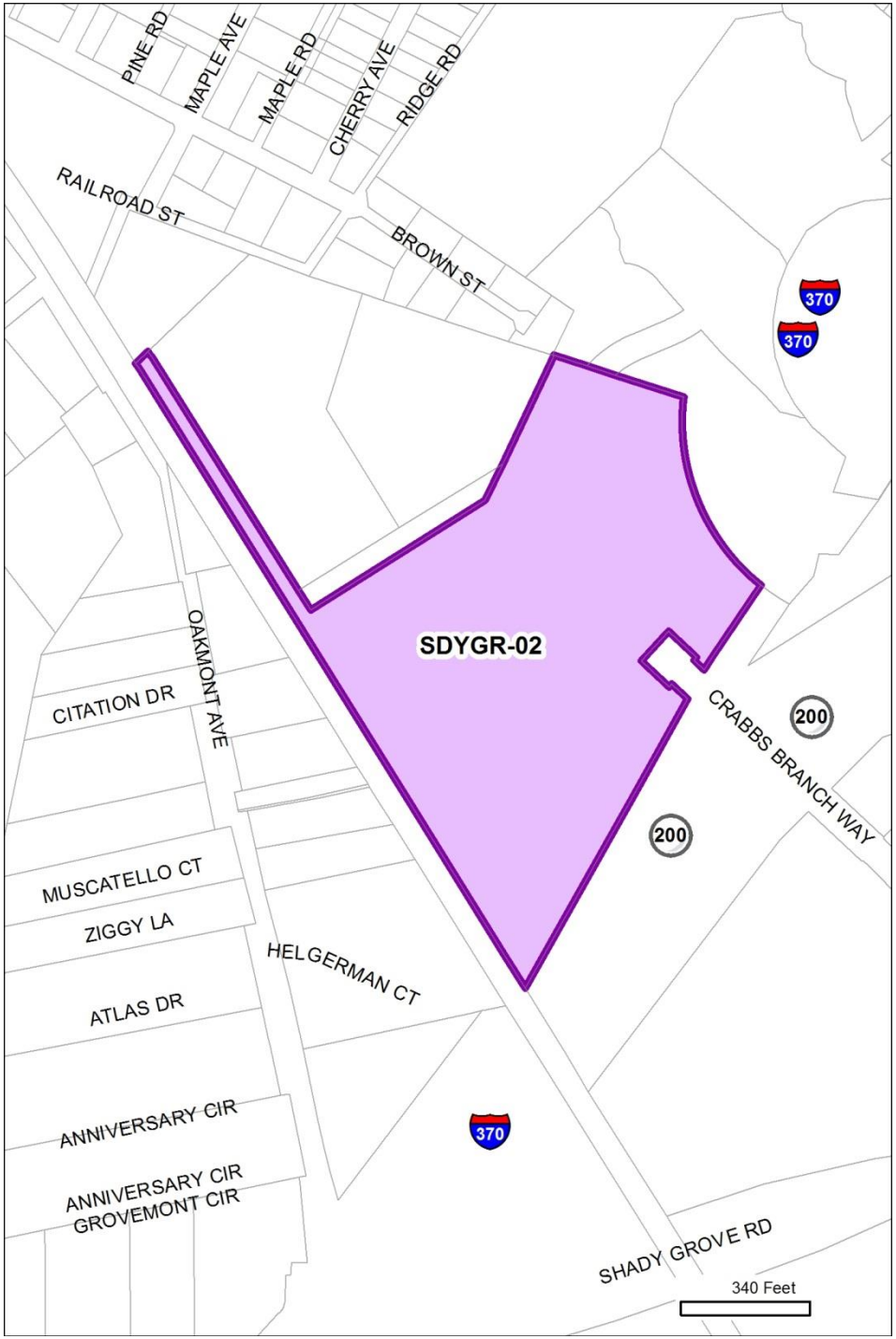
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

Additionally, the PHED Committee instructed that, when requested by a property owner, existing site approvals be reflected in the draft proposed DMA. Non-standard conversions sometimes reflect these project approvals.

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



MP Number:		SDYGR-01
Master Plan:		Shady Grove
Location:		Railroad St & Ridge Rd
Existing Zone:		I-3
Standard Conv:		~~EOF-0.75 H-100 T~~
Proposed Conv:		EOF-0.5 H-45
Modifications	**Zone Group:**	Standard
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45'
Reason for non-standard conversion:		
Shady Grove Sector Plan, page 30: *"This Plan recommends: Establishing a 42 feet building height limit to improve compatibility with adjacent residential community…* *Rezoning all 3 lots to the R&D/I-3 zone standard method. Development should be limited to 0.3 FAR in order to maintain the jobs to housing ratio in the plan area."*		

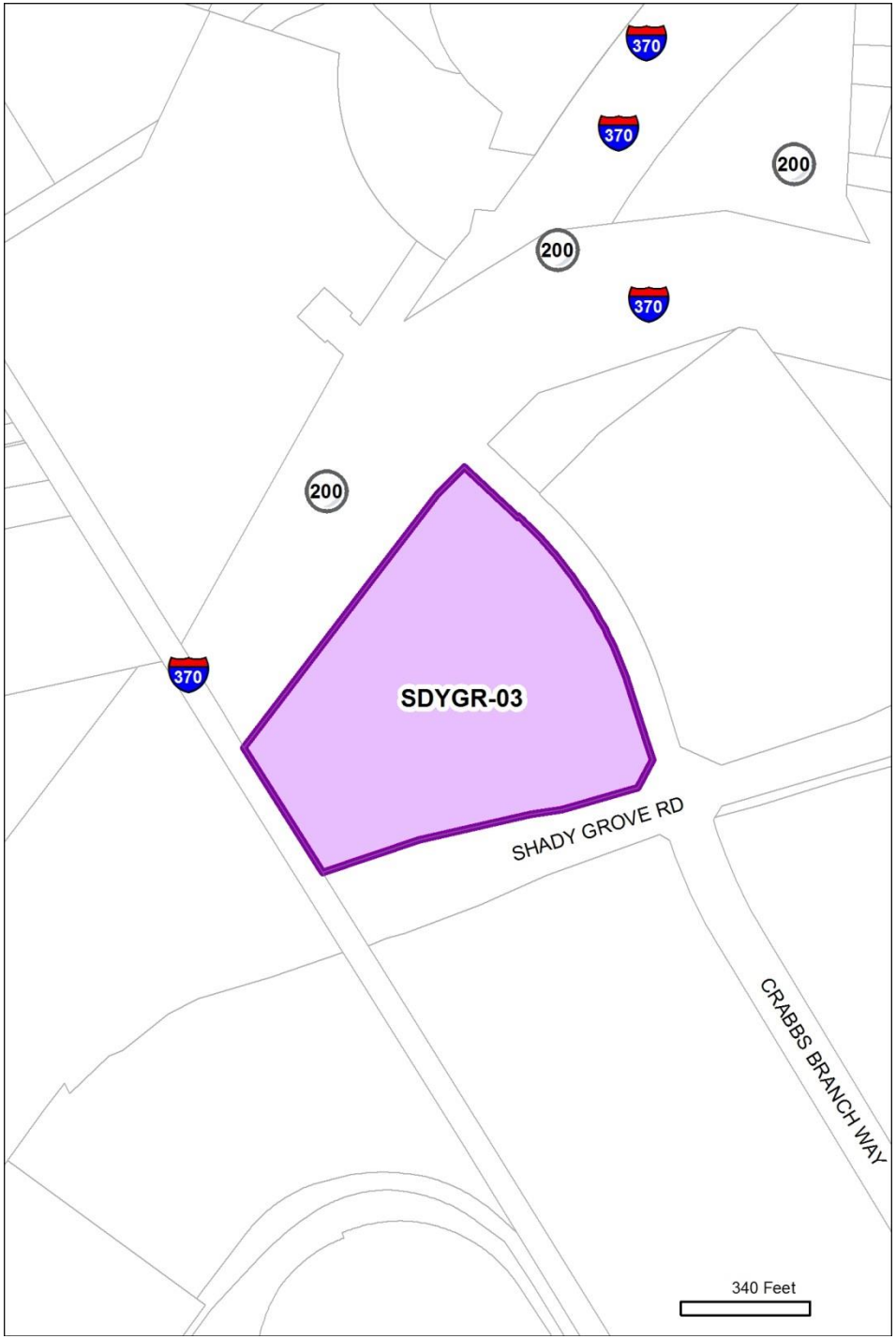


MP Number:		SDYGR-02
Master Plan:		Shady Grove
Location:		Crabbs Branch Way & MD-200
Existing Zone:		I-3
Standard Conv:		~~EOF-0.75 H-100 T~~
Proposed Conv:		EOF-0.5 H-50
Modifications	**Zone Group:**	Standard
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 50'

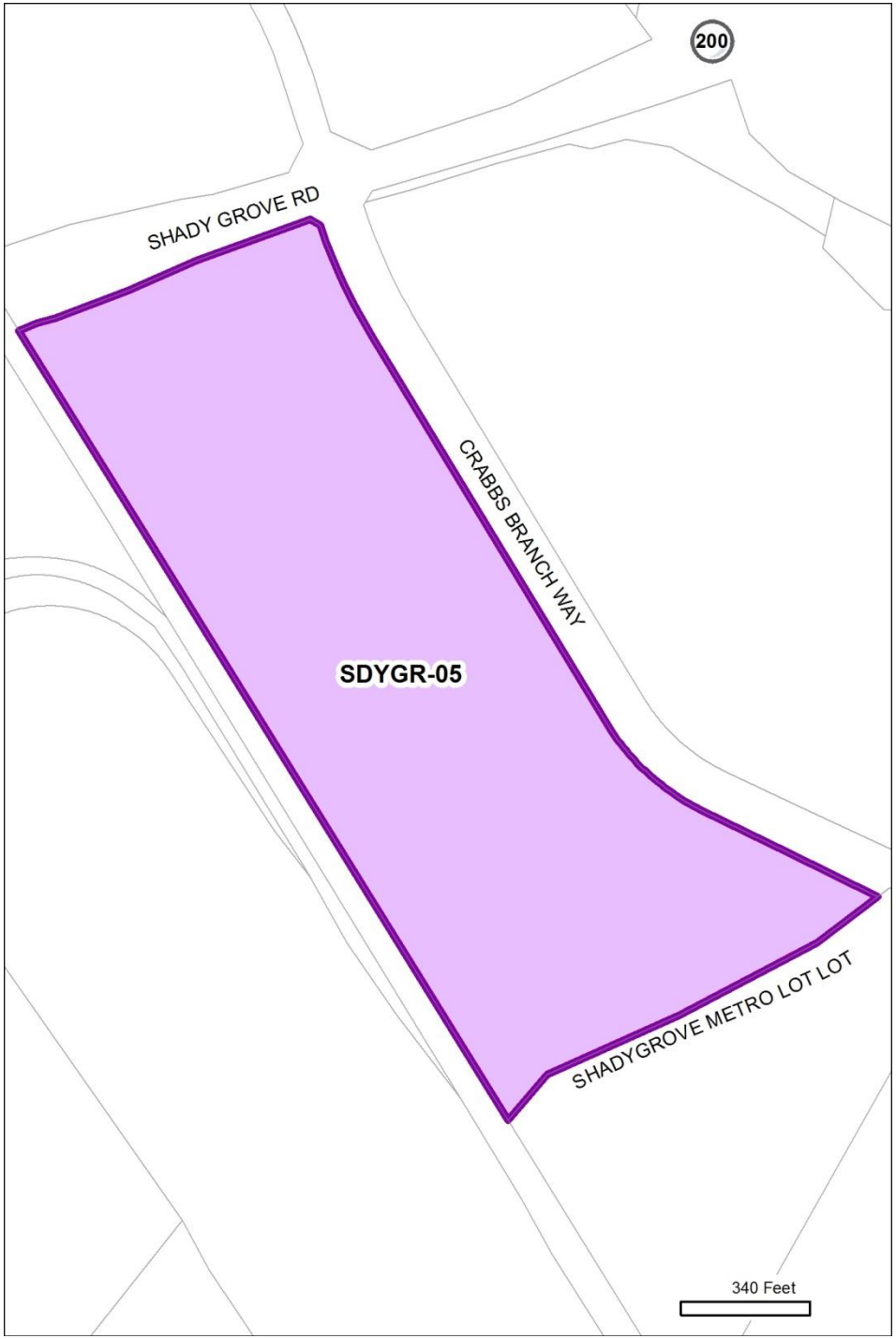
Reason for non-standard conversion:

Shady Grove Sector Plan, page 30:

"Limiting building heights to four stories to establish compatibility with nearby residential communities…
…Allow up to 0.3 FAR industrial/office uses and support the I-3 optional method with housing under the provisions outlined in the Potential Joint Development Properties section.
…Density cannot be increased for bonus MPDUs due to site constraints."



MP Number:		SDYGR-03
Master Plan:		Shady Grove
Location:		Crabbs Branch Way & Shady Grove Rd
Existing Zone:		I-3
Standard Conv:		~~EOF-0.75 H-100 T~~
Proposed Conv:		EOF-0.75 H-60 T
Modifications	**Zone Group:**	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 60'
Reason for non-standard conversion:		
Shady Grove Sector Plan, page 31: *"Limiting building heights to five stories to establish a mid-rise character along Shady Grove Road. Maintain four stories or less along Crabbs Branch Way."*		



MP Number:		SDYGR-05
Master Plan:		Shady Grove
Location:		Crabbs Branch Way & Shady Grove Rd
Existing Zone:		TOMX-2/TDR
Standard Conv:		~~None~~
Proposed Conv:		CRT-1.0 C-0.25 R-0.75 H-90 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

Reason for non-standard conversion:

Shady Grove Sector Plan, page 35:

See density map on page 35.

Site limited to 615 base dwelling units, 173,250 square feet of commercial. In the TOMX-2/TDR zone, the purchase of TDRs allows up to a 20% increase in residential density under the TDR Overlay zone.

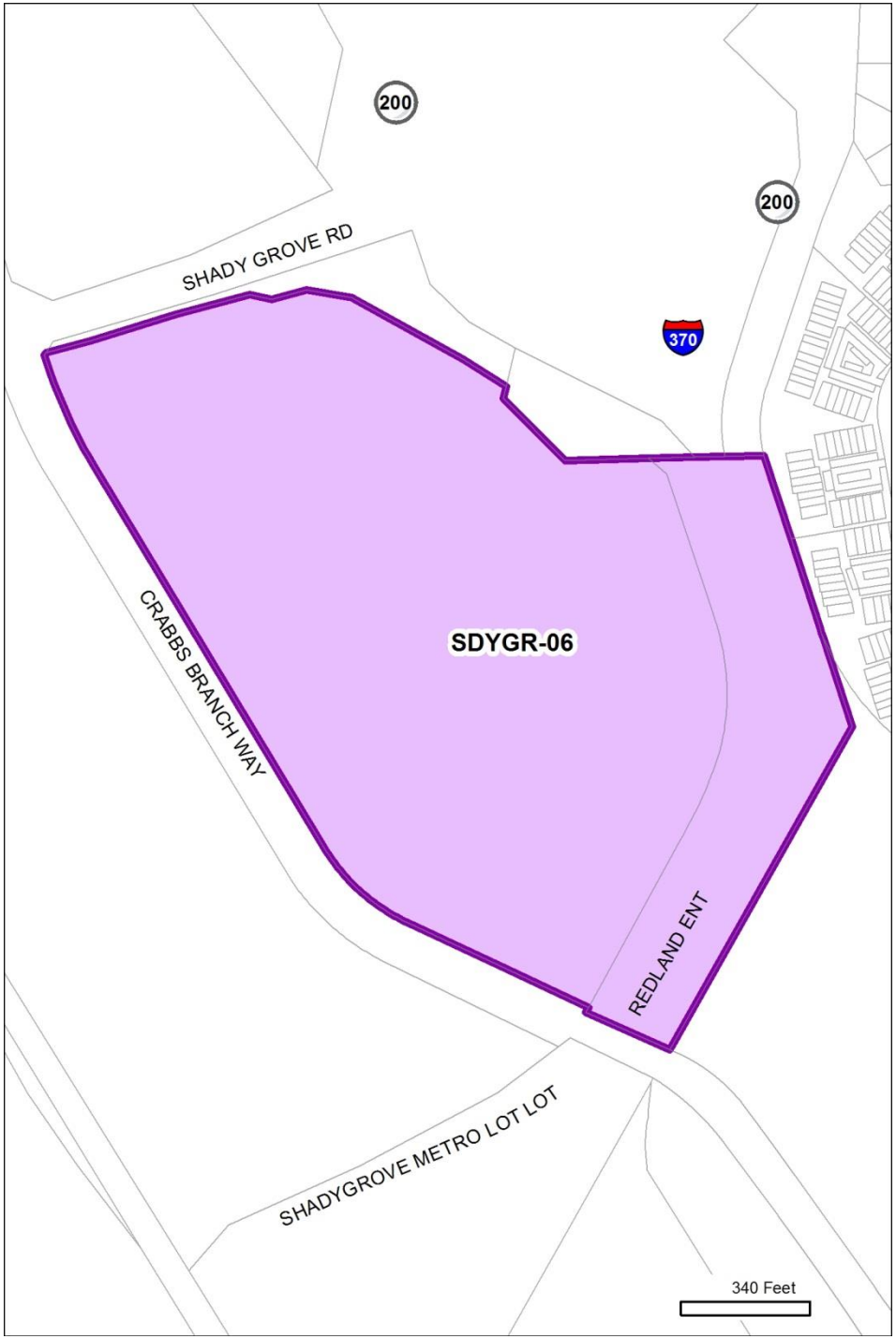
Shady Grove Sector Plan, page 45:

"Limiting building heights to eight stories closest to the Metro and stepping down to four stories along Crabbs Branch Way for a compatible transition to existing single-family neighborhoods to the east. Office development along Shady Grove Road may not exceed five stories. Parking garages adjacent to the CSX tracks may exceed the four-story height limit."

Notes:

On this site of 1,951,942.90 square feet, the permitted commercial development would be 0.1 FAR.

615 base dwelling units is approximately 0.75 FAR.



MP Number:		SDYGR-06
Master Plan:		Shady Grove
Location:		Crabbs Branch Way & Shady Grove Rd
Existing Zone:		TOMX-2/TDR
Standard Conv:		~~None~~
Proposed Conv:		CRT-0.75 C-0.25 R-0.5 H-60 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

Reason for non-standard conversion:

Shady Grove Sector Plan, page 35:

See density map on page 35.

Site limited to 435 base dwelling units. In the TOMX-2/TDR zone, the purchase of TDRs allows up to a 20% increase in residential density under the TDR Overlay zone.

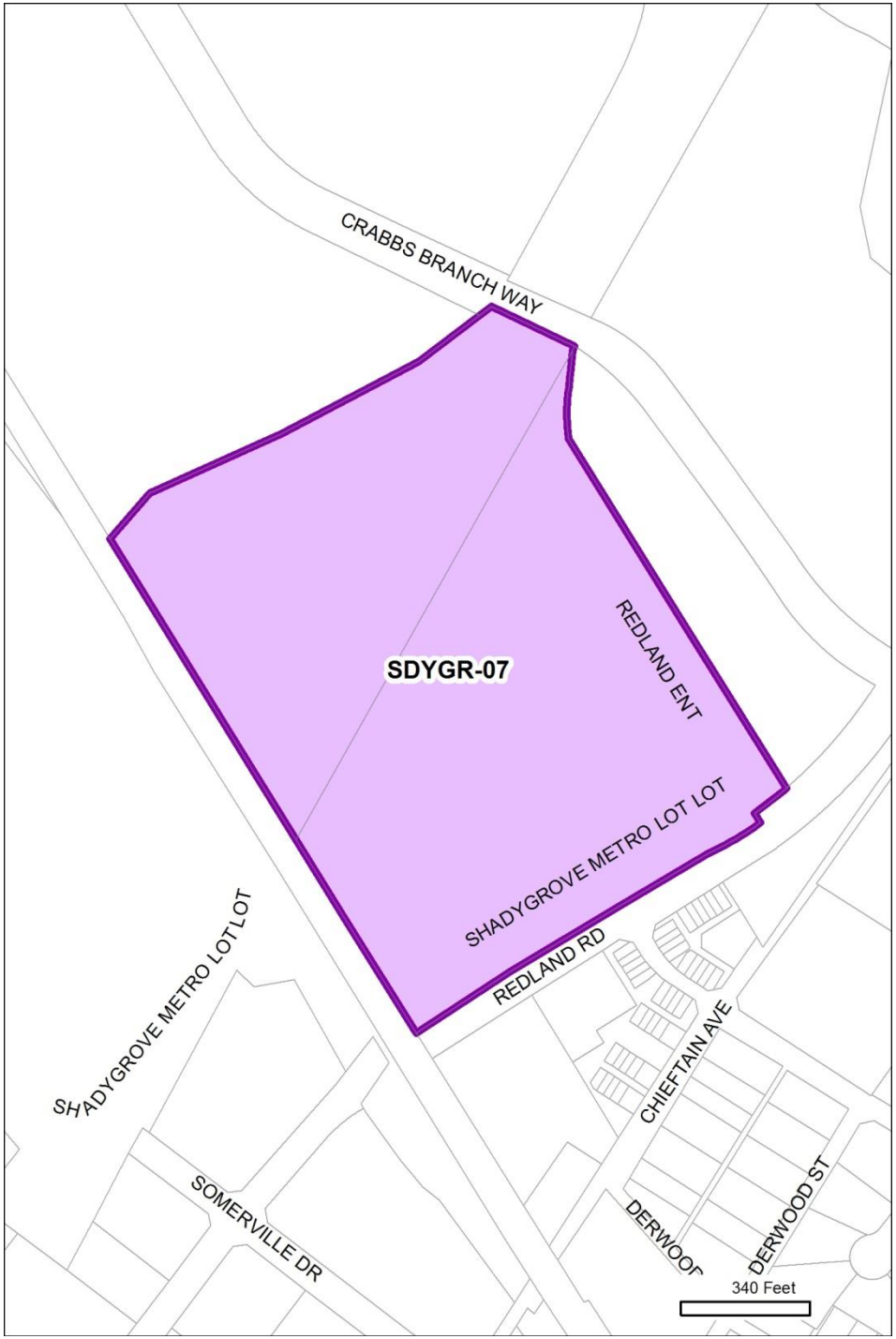
Shady Grove Sector Plan, page 53:

"Limiting townhouse building heights to 4 stories with multi-family units up to five stories. Maintain a 4 story building height along Crabbs Branch Way."

However, these densities are achievable only through the purchase of TDRs. Without the purchase of TDRs, the base density would be limited to 0.22 to 0.43 FAR. Additional FAR above 0.5 is available through the TDR Overlay.

Notes:

On this site of 2,421,313.83 square feet, 435 base dwelling units would be approximately 0.26 to 0.43 FAR.



MP Number:		SDYGR-07
Master Plan:		Shady Grove
Location:		WMATA station site (north)
Existing Zone:		TOMX-2/TDR
Standard Conv:		~~None~~
Proposed Conv:		CRT-1.0 C-0.25 R-0.75 H-70 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

Reason for non-standard conversion:

Shady Grove Sector Plan, page 35:

See density map on page 35.

Site limited to 530 base dwelling units and 26,000 square feet of commercial. In the TOMX-2/TDR zone, the purchase of TDRs allows up to a 20% increase in residential density under the TDR Overlay zone.

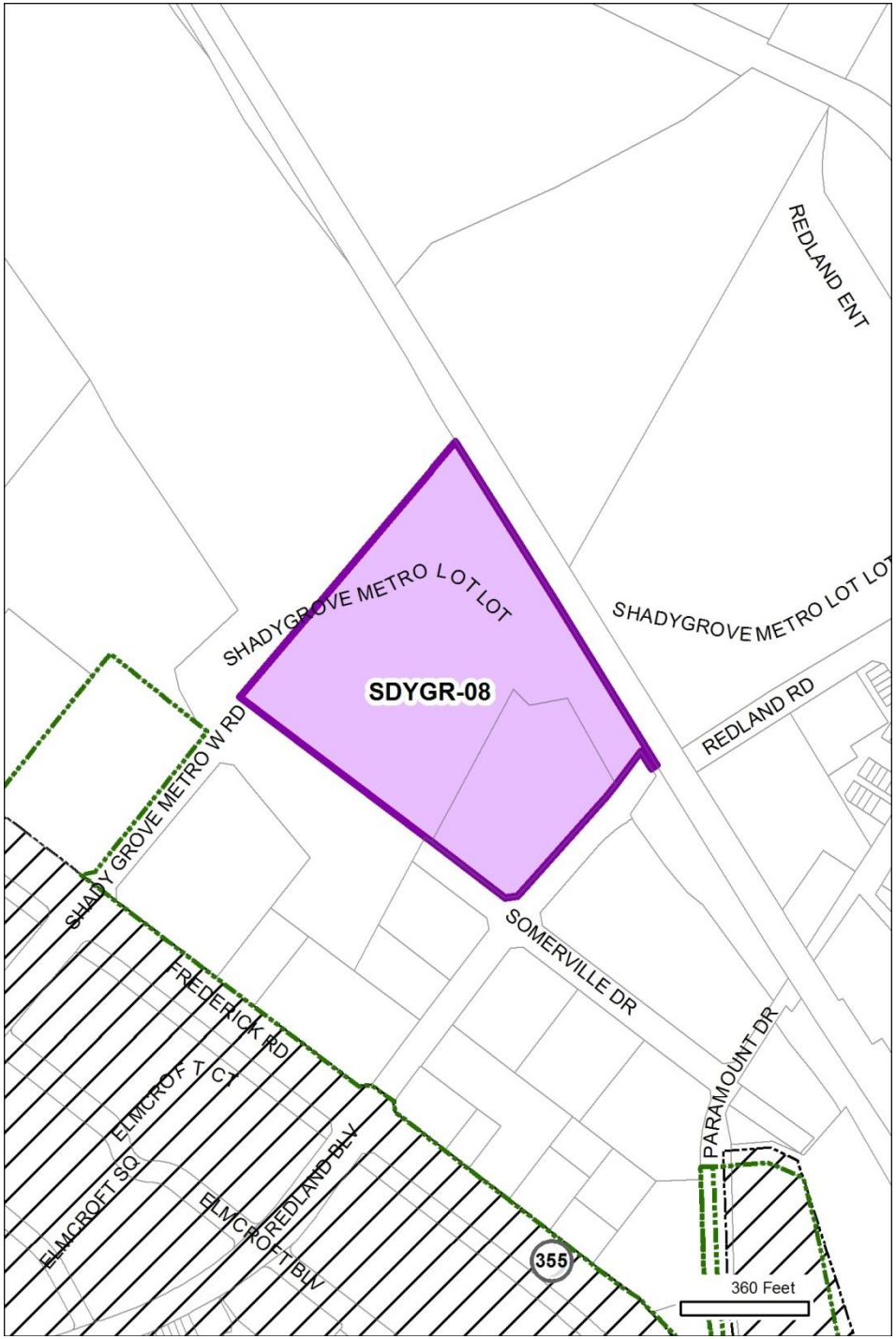
Shady Grove Sector Plan, page 43:

"Maintaining building heights at six stories or less to form a compatible transition to the existing single-family neighborhoods to the east. Building heights along Redland Road should not exceed four stories."

Notes:

On this site of 1,812,162.13 square feet, 530 base dwelling units would be approximately 0.37 to 0.70 FAR.

This amount of commercial square footage would be 0.01 FAR.



MP Number:		SDYGR-08
Master Plan:		Shady Grove
Location:		WMATA station site (west)
Existing Zone:		TOMX-2/TDR
Standard Conv:		~~None~~
Proposed Conv:		CR-1.75 C-0.5 R-1.5 H-160 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

Reason for non-standard conversion:

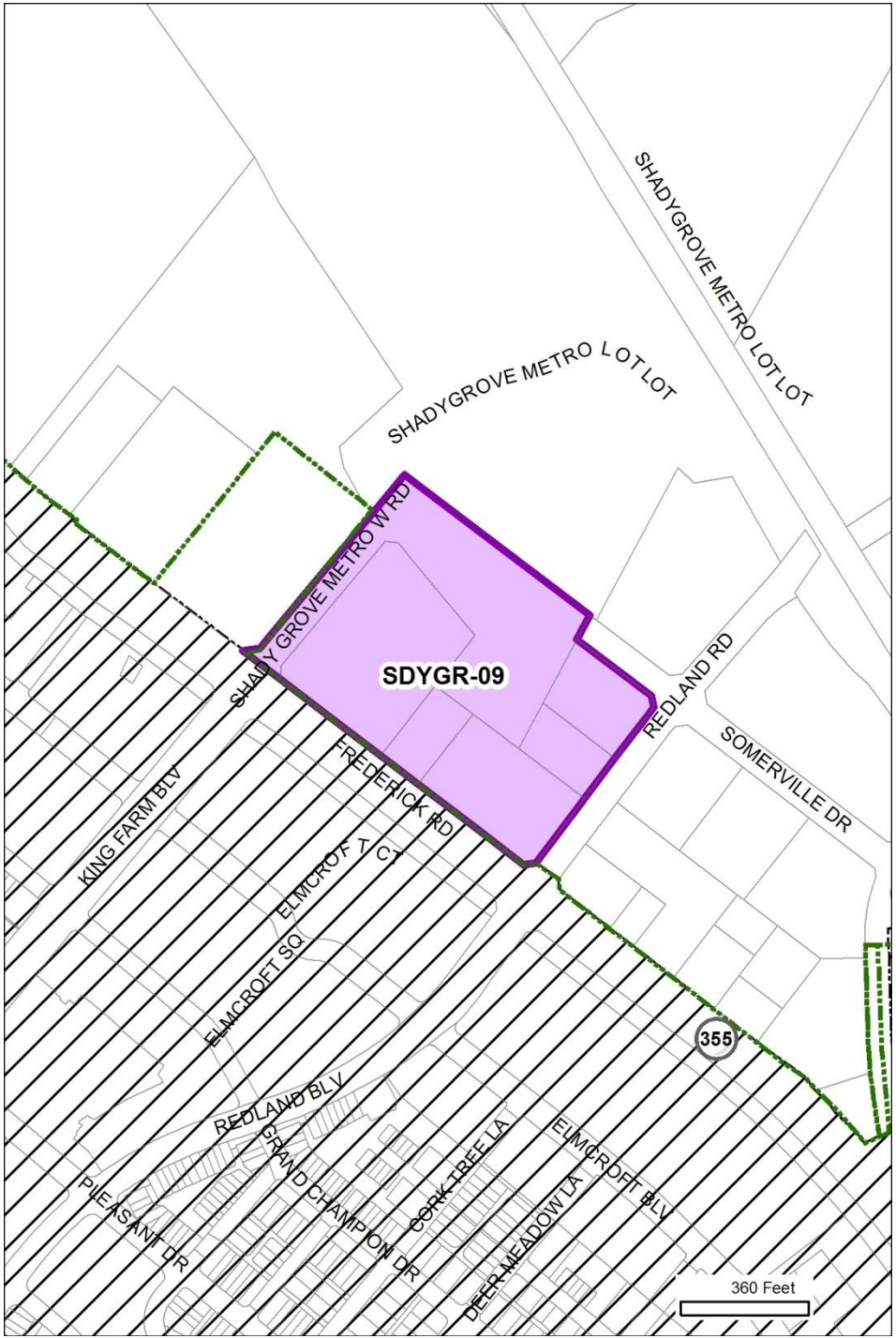
Shady Grove Sector Plan, page 41:

"Allowing a base density range of 1.4 FAR to 1.6 FAR as shown on the Density Distribution Map (for this property, 1.6 FAR). Require a minimum of 70 percent residential uses and allow up to a maximum of 30% commercial uses. A variety of unit sizes must be provided. In the 1.6 FAR area, allow a base density range of 30-40 dwelling units per acre. The number of units per acre may increase for workforce housing, TDRs, and MPDU bonus density…

…Providing 20% TDRs for properties with a base density of 1.6 FAR, potentially achieving up to 2.0 FAR and 50-60 dwelling units per acre." The additional residential density is provided for in the TDR Overlay zone.

Shady Grove Sector Plan, page 39:

"Permitting a maximum of 15 stories adjacent to Metro and stepping down to a four-story edge along Redland Road and MD 355. A pyramid of building heights will create a focus on the Metro station.



MP Number:		SDYGR-09
Master Plan:		Shady Grove
Location:		WMATA station site (west)
Existing Zone:		TOMX-2
Standard Conv:		~~None~~
Proposed Conv:		CRT-1.5 C-0.5 R-1.25 H-100 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

Reason for non-standard conversion:

Shady Grove Sector Plan, page 41:

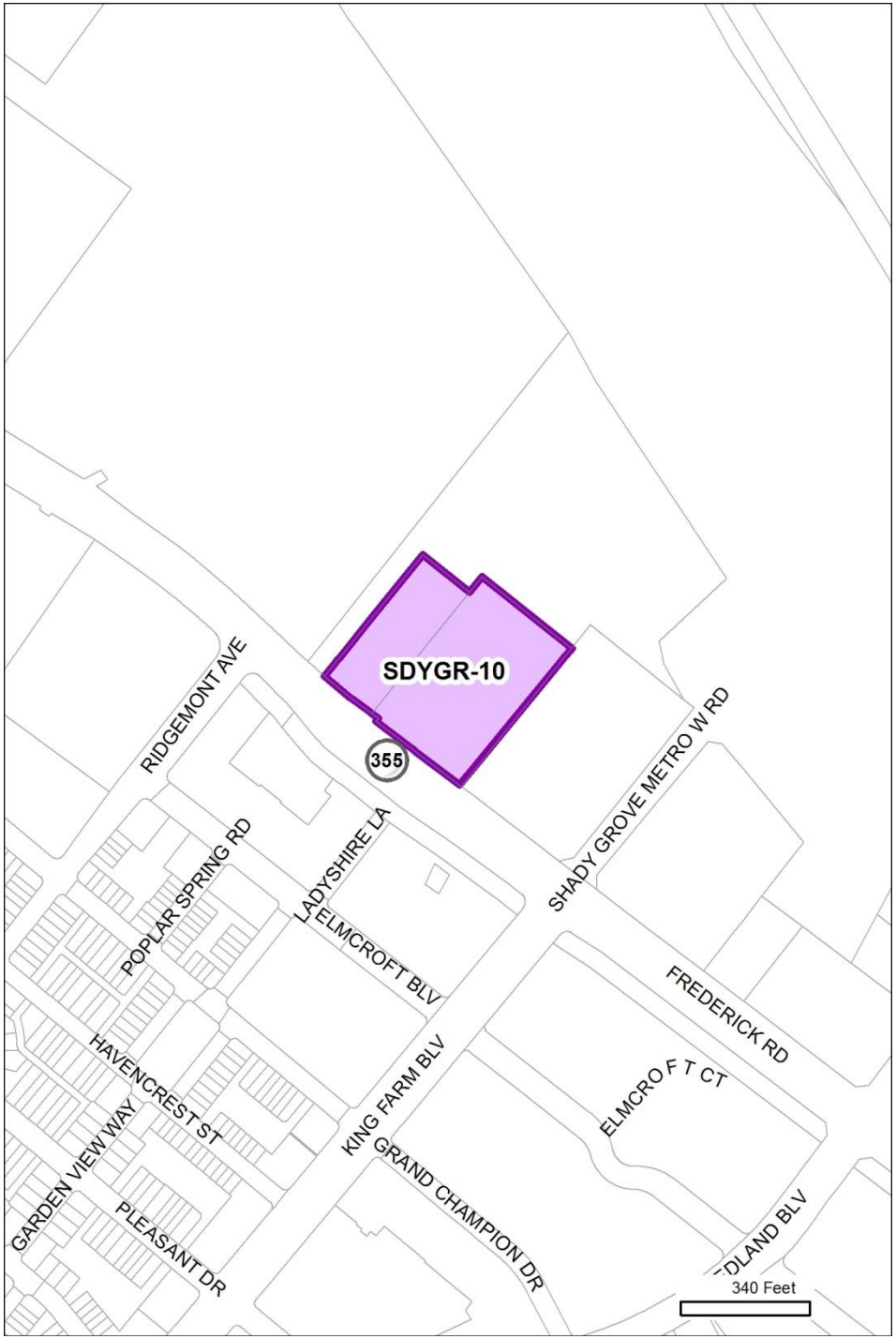
"Allowing a base density range of 1.4 FAR to 1.6 FAR as shown on the Density Distribution Map (for this property, 1.4 FAR). Require a minimum of 70 percent residential uses and allow up to a maximum of 30% commercial uses. A variety of unit sizes must be provided."

Shady Grove Sector Plan, page 39:

"Permitting a maximum of 15 stories adjacent to Metro and stepping down to a four-story edge along Redland Road and MD 355. A pyramid of building heights will create a focus on the Metro station."

Notes:

The Sector Plan does not give a specific height limit for this area, however, it calls for a step down from 15 stories at Metro to 4 stories at Route 355. As a result, staff is proposing a 100' limit here to match the step-down in height.



MP Number:		SDYGR-10
Master Plan:		Shady Grove
Location:		Route 355 & Ridgemont Ave
Existing Zone:		TOMX-2
Standard Conv:		~~None~~
Proposed Conv:		CRT-0.75 C-0.75 R-0.25 H-50 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

Reason for non-standard conversion:

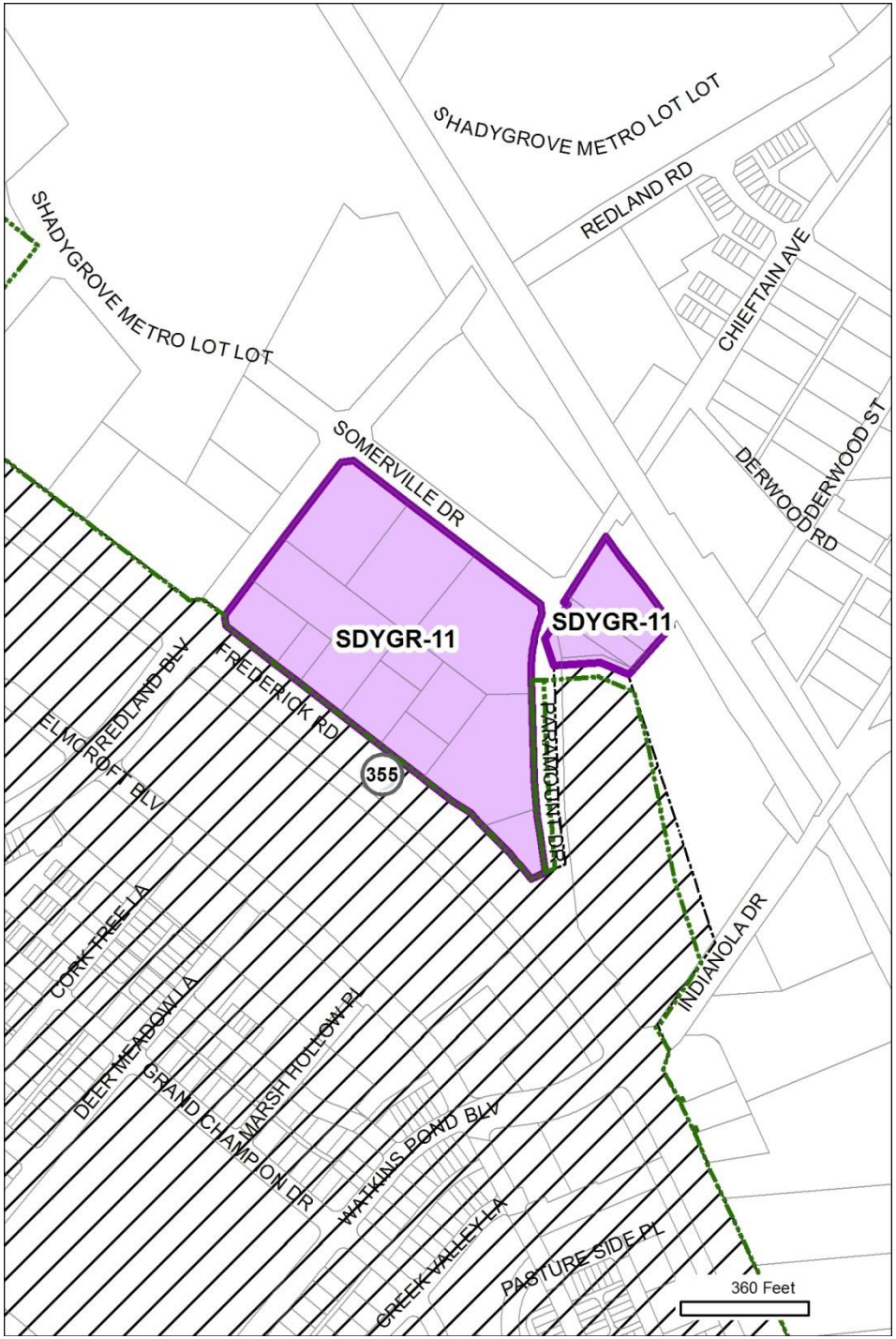
Shady Grove Sector Plan, page 35:

See the Density Map.

The site is limited to 0.75 FAR of commercial and is inappropriate for residential uses.

Shady Grove Sector Plan, page 39:

"Permitting a maximum of 15 stories adjacent to Metro and stepping down to a four-story edge along Redland Road and MD 355. A pyramid of building heights will create a focus on the Metro station."



MP Number:		SDYGR-11
Master Plan:		Shady Grove
Location:		WMATA station site (south)
Existing Zone:		TOMX-2
Standard Conv:		~~None~~
Proposed Conv:		CRT-1.5 C-0.5 R-1.25 H-90 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

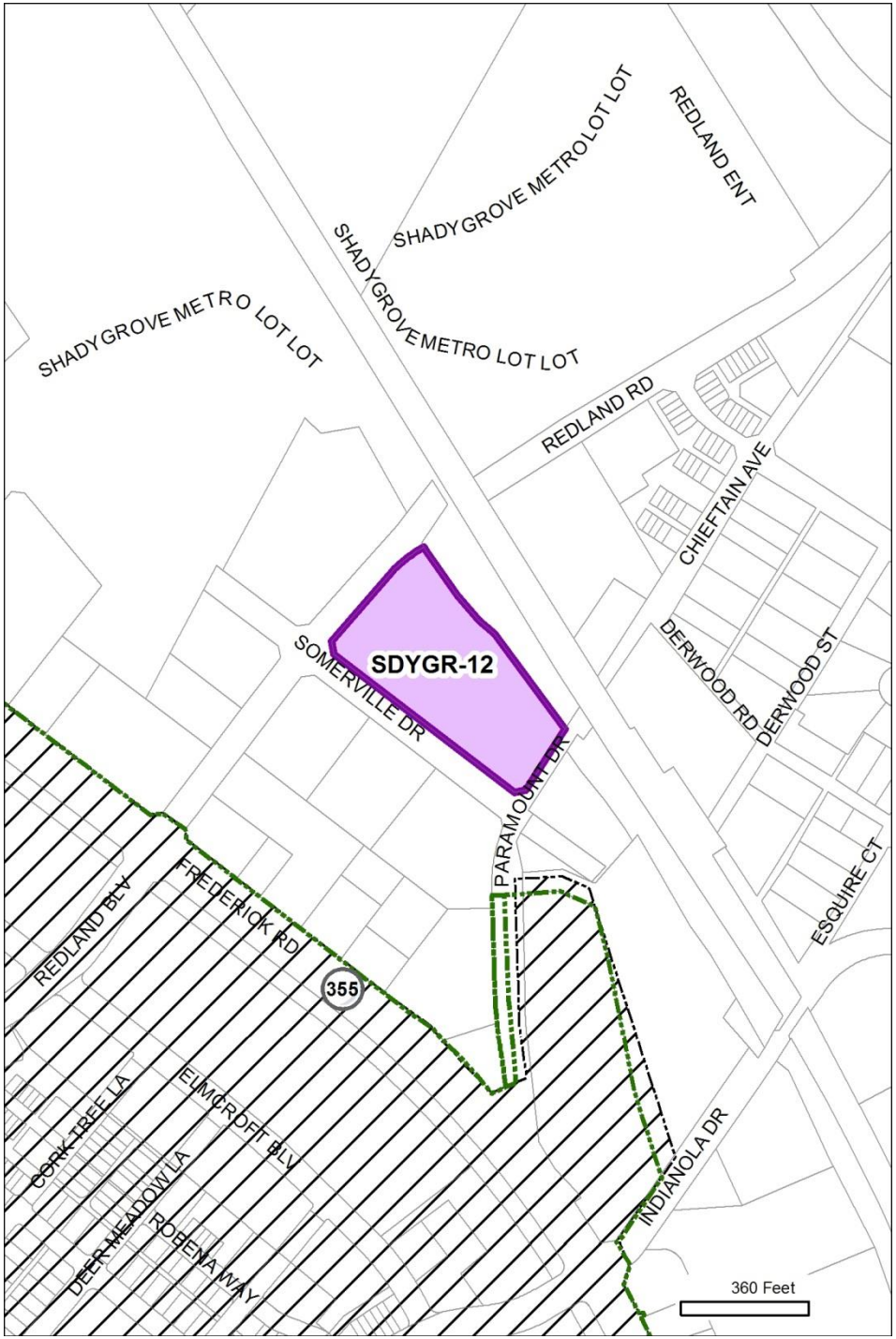
Reason for non-standard conversion:

Shady Grove Sector Plan, page 41:

"Allowing a base density range of 1.4 FAR to 1.6 FAR as shown on the Density Distribution Map (for this property, 1.4 FAR). Require a minimum of 70 percent residential uses and allow up to a maximum of 30% commercial uses. A variety of unit sizes must be provided."

Shady Grove Sector Plan, page 42:

"Permit a maximum of 8 stories on interior blocks and 4 stories along Redland Road and MD 355."



MP Number:		SDYGR-12
Master Plan:		Shady Grove
Location:		WMATA station site (south)
Existing Zone:		TOMX-2/TDR
Standard Conv:		~~None~~
Proposed Conv:		CRT-1.75 C-0.5 R-1.5 H-90 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

Reason for non-standard conversion:

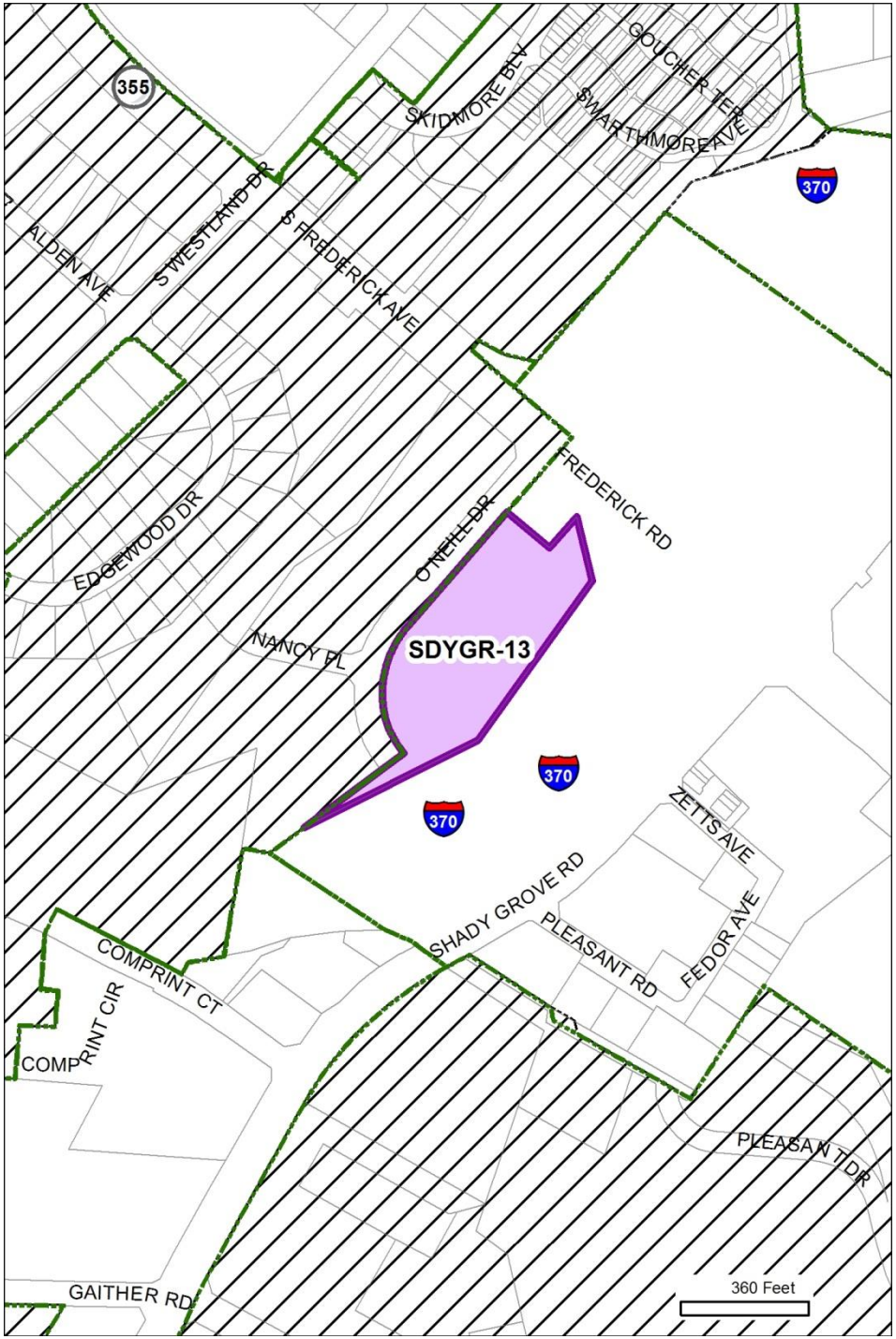
Shady Grove Sector Plan, page 41:

"Allowing a base density range of 1.4 FAR to 1.6 FAR as shown on the Density Distribution Map (for this property, 1.6 FAR). Require a minimum of 70 percent residential uses and allow up to a maximum of 30% commercial uses. A variety of unit sizes must be provided. In the 1.6 FAR area, allow a base density range of 30-40 dwelling units per acre. The number of units per acre may increase for workforce housing, TDRs, and MPDU bonus density…

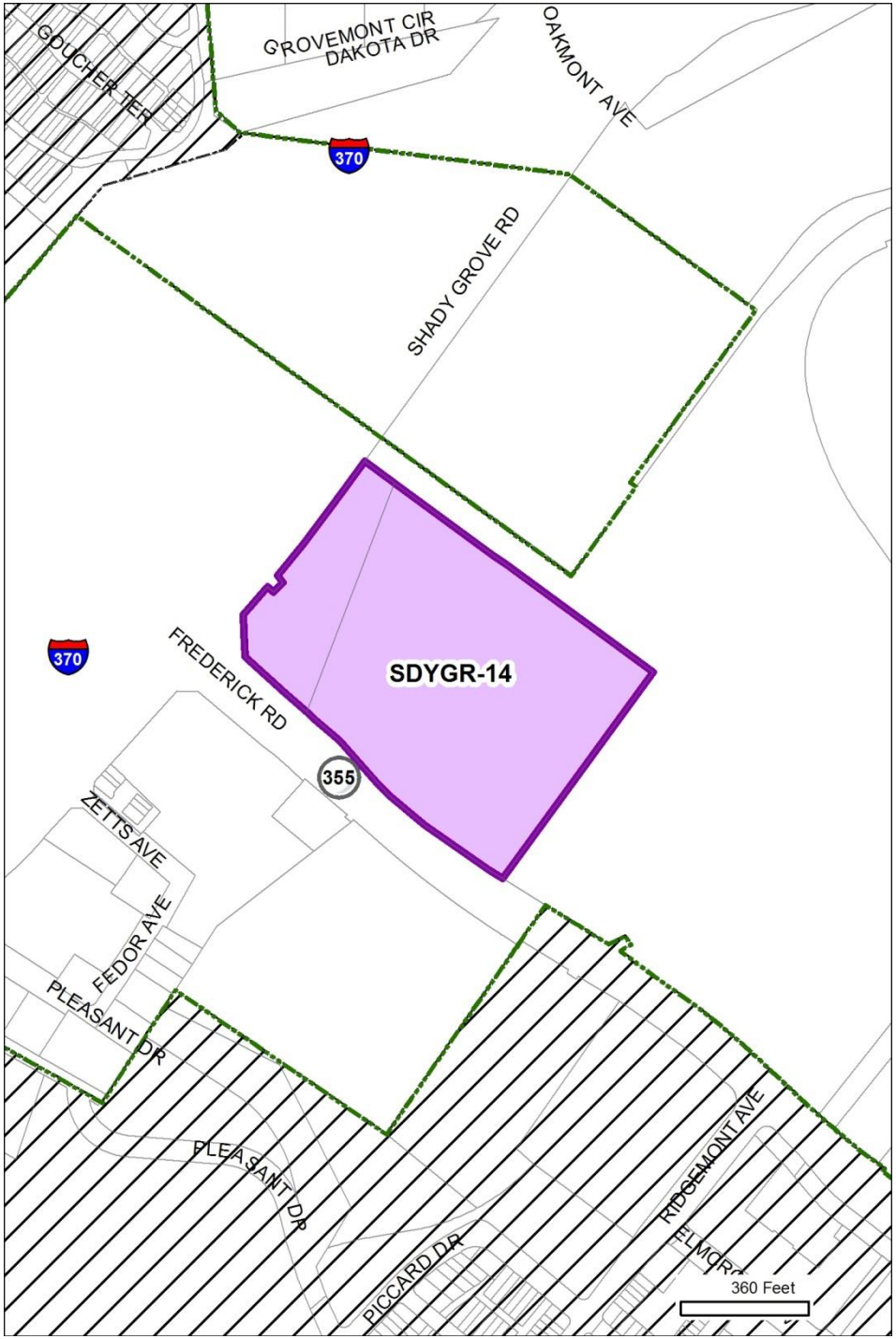
…Providing 20% TDRs for properties with a base density of 1.6 FAR, potentially achieving up to 2.0 FAR and 50-60 dwelling units per acre." The additional residential density is provided for in the TDR Overlay zone.

Shady Grove Sector Plan, page 42:

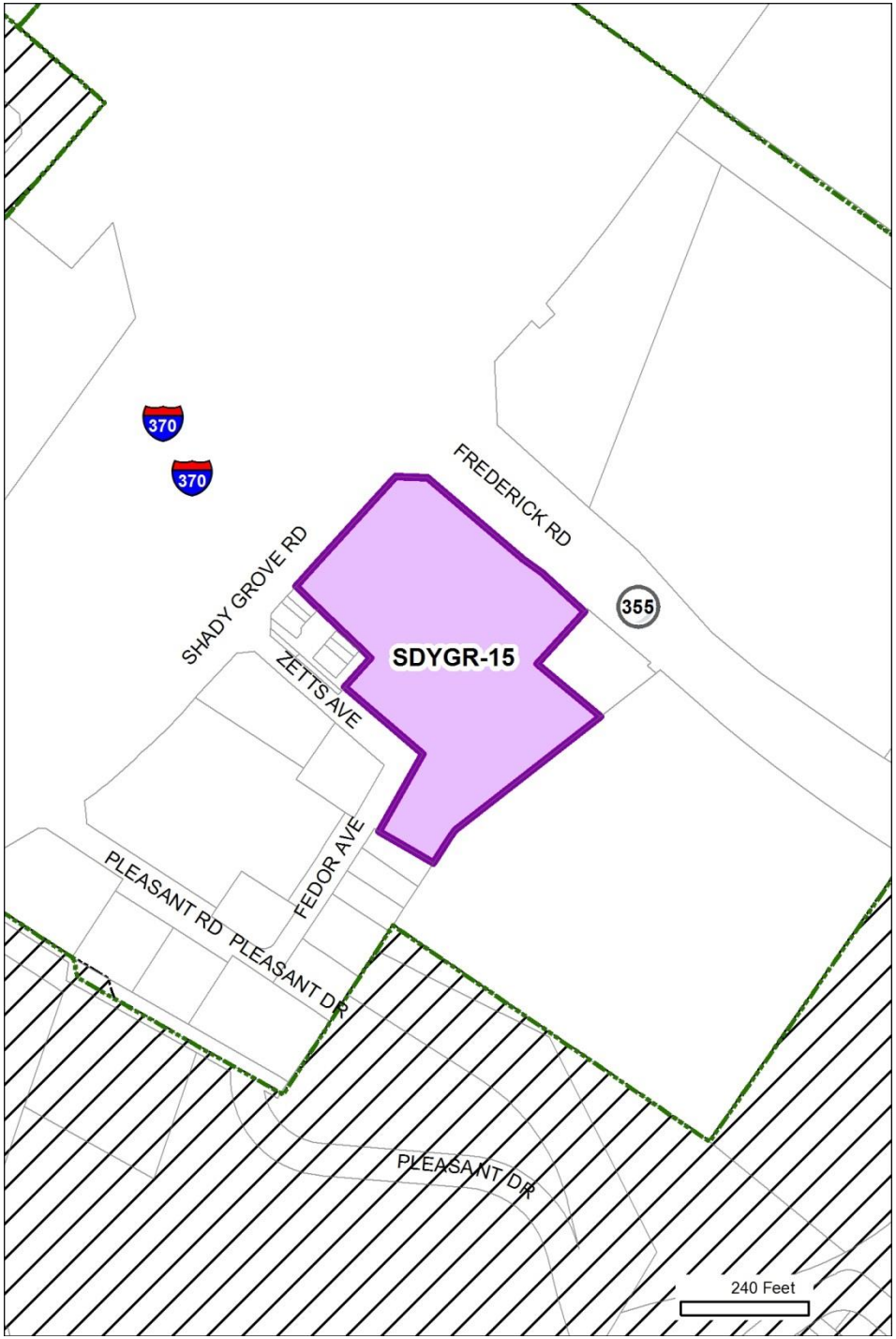
"Permit a maximum of 8 stories on interior blocks and 4 stories along Redland Road and MD 355."



MP Number:		SDYGR-13
Master Plan:		Shady Grove
Location:		MD 355 and I-370
Existing Zone:		I-3
Standard Conv:		~~EOF-0.75 H-100 T~~
Proposed Conv:		EOF-0.75 H-100
Modifications	**Zone Group:**	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
Shady Grove Sector Plan, page 26: *"Provide technology, research and development, or office uses…* *Rezone from R-20 to R&D with an I-3 standard method allowing expanded employment."*		



MP Number:		SDYGR-14
Master Plan:		Shady Grove
Location:		MD 355 and Shady Grove Road
Existing Zone:		I-3
Standard Conv:		~~EOF-0.75 H-100 T~~
Proposed Conv:		EOF-0.75 H-100
Modifications	**Zone Group:**	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
Shady Grove Sector Plan, page 26: *"Provide technology, research and development, or office uses to create a technology corridor…* *Rezone from I-1 to R&D with an I-3 standard method allowing expanded employment. Housing is not appropriate given the site's proximity to solid waste transfer station."*		



MP Number:		SDYGR-15
Master Plan:		Shady Grove
Location:		
Existing Zone:		TS-M
Standard Conv:		~~None~~
Proposed Conv:		CR-0.75 C-0.75 R-0.25 H-80 T
Modifications	**Zone Group:**	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-

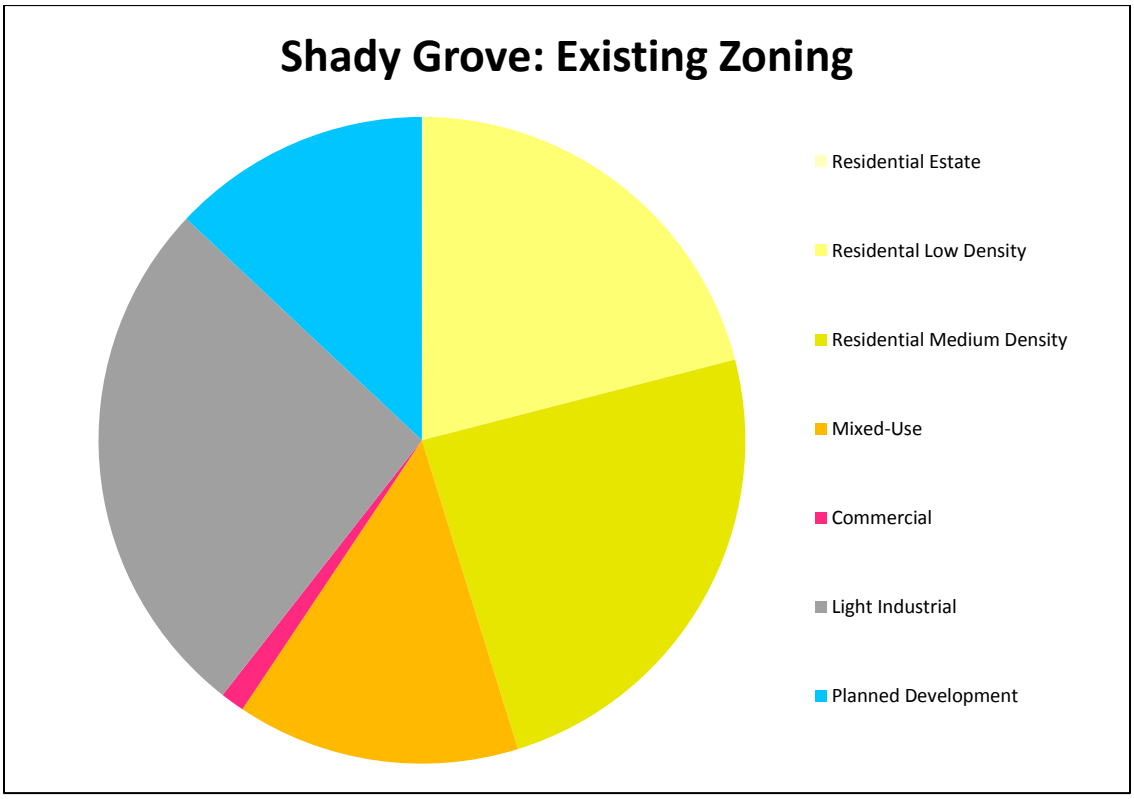
Reason for non-standard conversion:

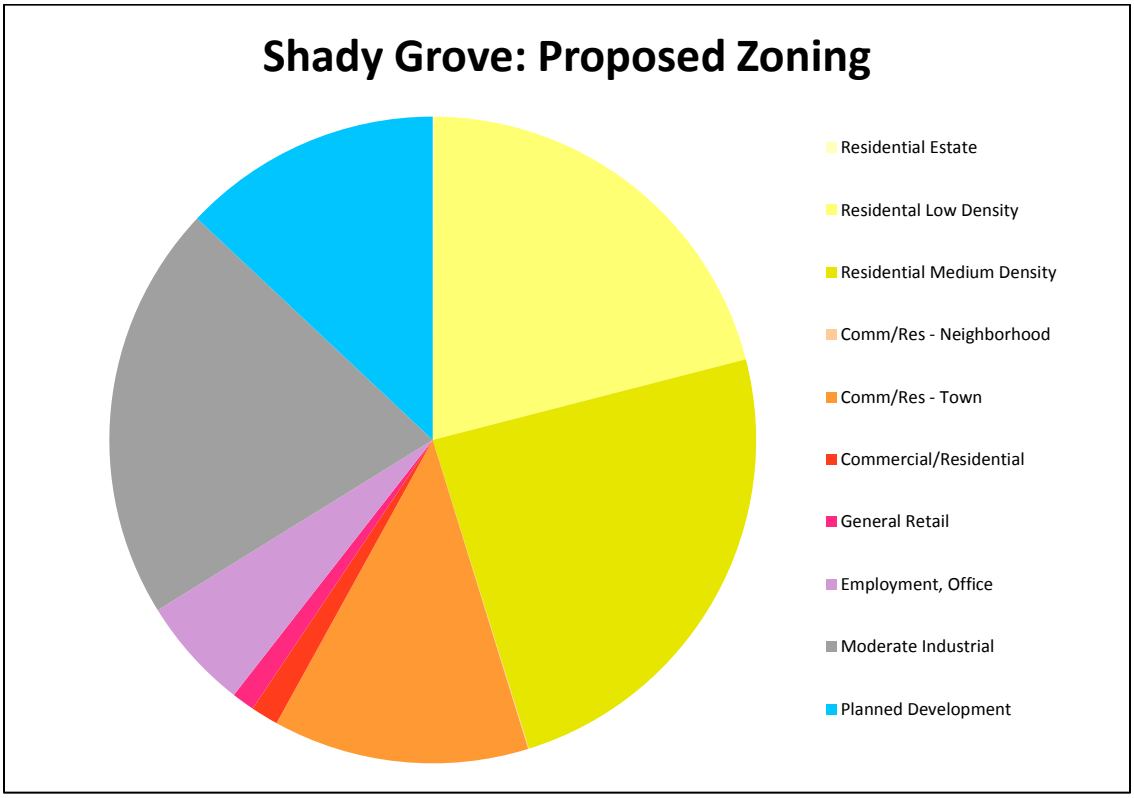
Floating Zone development approvals:

The zoning translation for this site was based Local Map Amendments/ Development Plans G-7, G-401, and DPA 83-4 (which modified G-7). These zoning approvals gave precise zoning specifications for this site. Based on the most recent approvals, G-401 and DPA 83-4, the density of this site should be limited to 0.5585 FAR of commercial development with a maximum height of 7 stories.

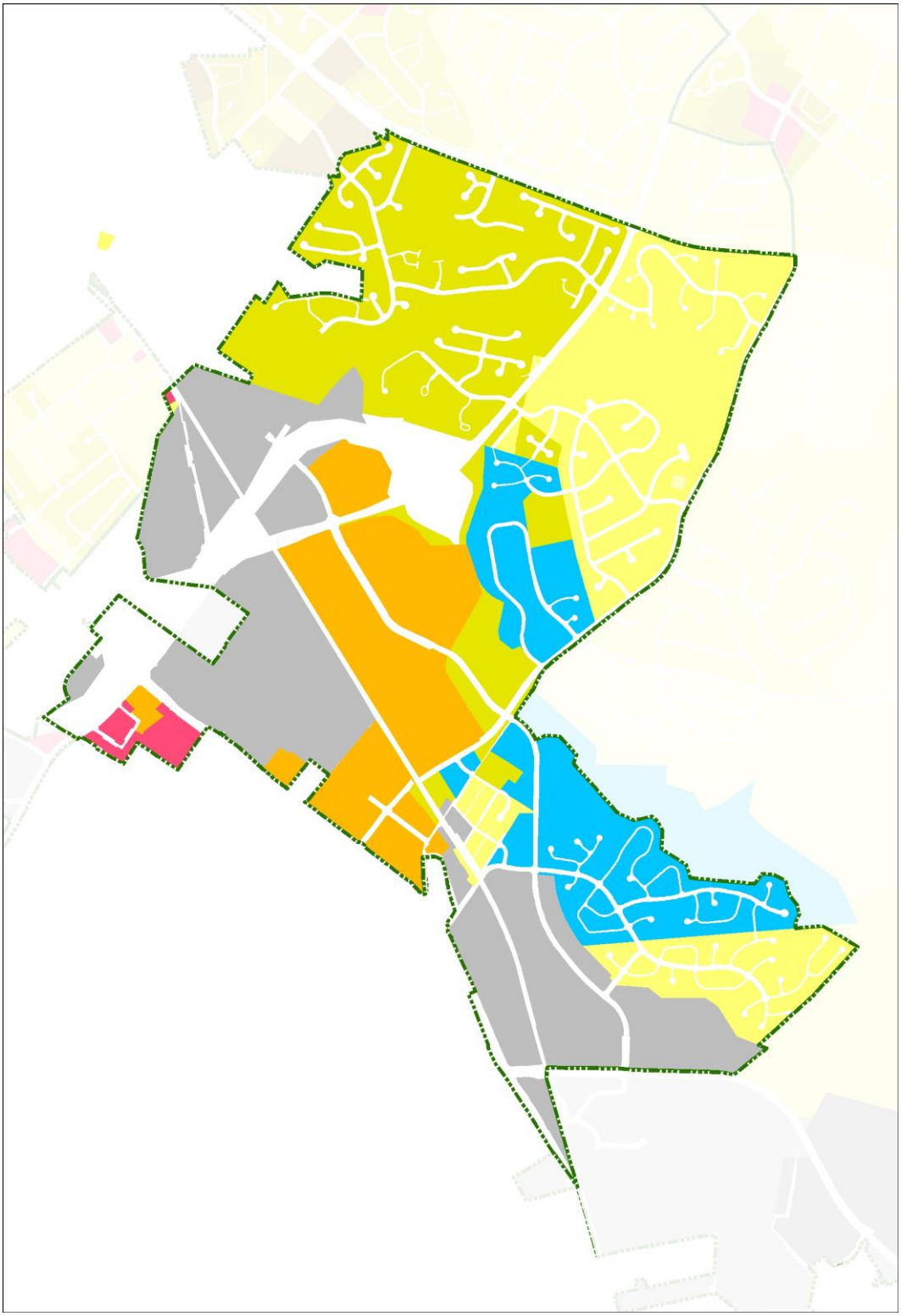
ZONE IMPLEMENTATION

Shady Grove					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RE-2	0.89	0.06	RE-2	0.89	0.06
R-200	328.72	20.93	R-200	328.72	20.93
R-90	353.94	22.54	R-90	380.13	24.21
R-90/TDR	26.19	1.67			
RMX-2C/TDR	21.15	1.35	CRT-1.0 C-0.5 R-0.5 H-65 T	21.15	1.35
TOMX-2	33.00	2.10	CRT-0.75 C-0.75 R-0.25 H-50 T	4.73	0.30
			CRT-1.5 C-0.5 R-1.25 H-100 T	14.40	0.92
			CRT-1.5 C-0.5 R-1.25 H-90 T	13.87	0.88
TOMX-2/TDR	163.59	10.42	CRT-0.75 C-0.25 R-0.5 H-60 T	55.58	3.54
			CRT-1.0 C-0.25 R-0.75 H-70 T	41.60	2.65
			CRT-1.0 C-0.25 R-0.75 H-90 T	44.81	2.85
			CRT-1.75 C-0.5 R-1.5 H-90 T	4.79	0.31
			CR-1.75 C-0.5 R-1.5 H-160 T	16.80	1.07
TS-M	4.87	0.31	CR-0.75 C-0.75 R-0.25 H-80 T	4.87	0.31
C-3	17.92	1.14	GR-1.5 H-45	17.92	1.14
C-T	0.54	0.03	CRN-0.5 C-0.5 R-0.25 H-35	0.54	0.03
O-M	0.42	0.03	EOF-1.5 H-60	0.42	0.03
I-1	313.85	19.98	IM-2.5 H-50	313.85	19.98
I-3	88.05	5.61	EOF-0.5 H-45 T	12.83	0.82
			EOF-0.5 H-50 T	22.39	1.43
			EOF-0.75 H-100	21.45	1.37
			EOF-0.75 H-100 T	16.30	1.04
			EOF-0.75 H-60 T	15.06	0.96
R&D	13.28	0.85	IM-0.5 H-75	13.28	0.85
PD-2	130.62	8.32	PD-2	130.62	8.32
PD-35	3.69	0.24	PD-35	3.69	0.24
PD-5	69.74	4.44	PD-5	69.74	4.44
Grand Total	**1,570.48**		**Grand Total**	**1,570.48**	


Shady Grove: Existing Zoning
Residential Estate
Residental Low Density
Residential Medium Density
Mixed-Use
Commercial
Light Industrial
Planned Development


Shady Grove: Proposed Zoning
Residential Estate
Residental Low Density
Residential Medium Density
Comm/Res - Neighborhood
Comm/Res - Town
Commercial/Residential
General Retail
Employment, Office
Moderate Industrial
Planned Development

EXISTING ZONING MAP



Existing Zones

Residential Estate
RE-2

Residential Low Density
R-200

Residential Medium Density
R-90
R-90/TDR

Commercial
C-T
C-3
O-M

Mixed-Use
RMX-2C/TDR
TOMX-2
TOMX-2/TDR
TS-M

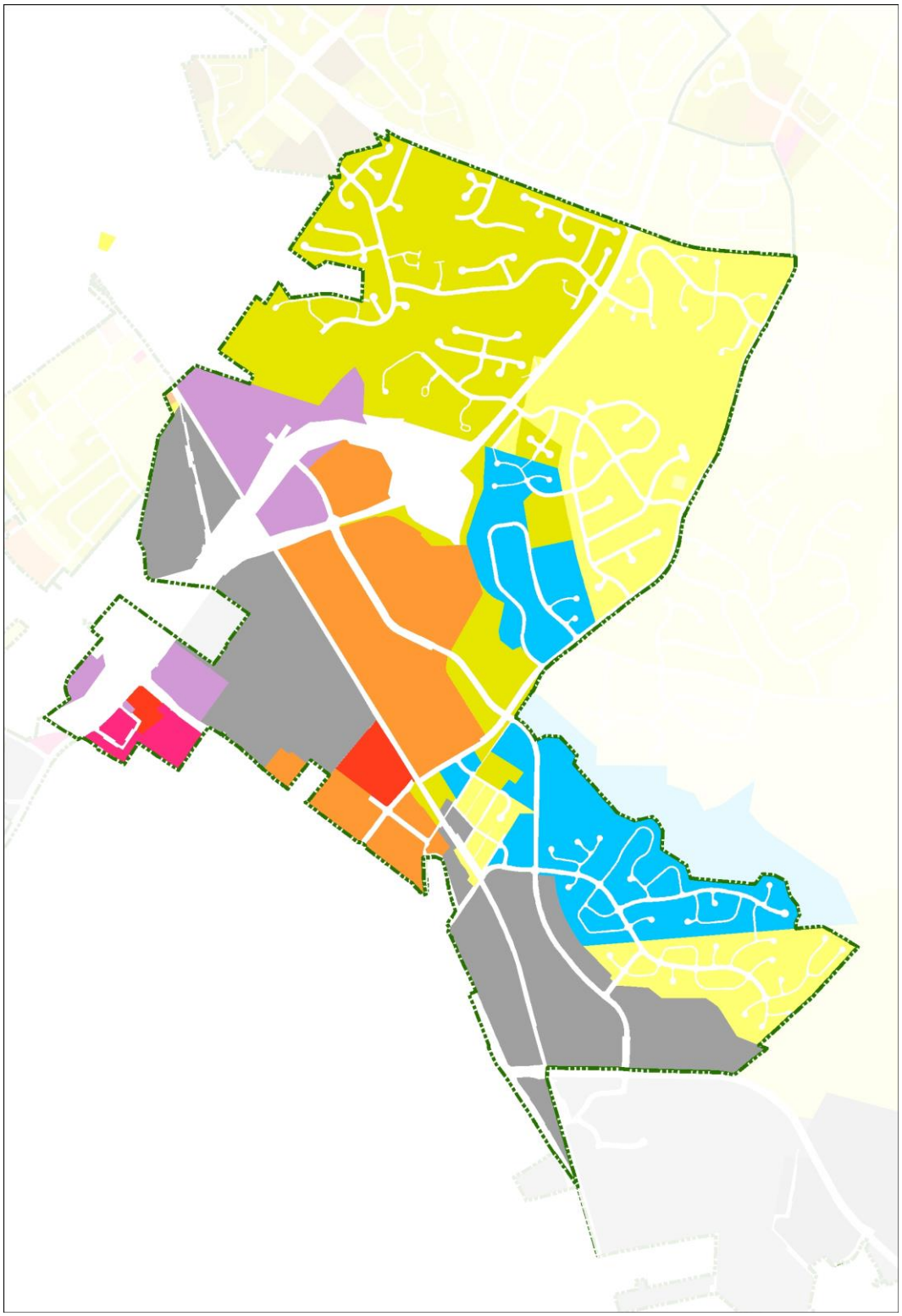
Light Industrial
I-1
I-3
R&D

Planned Development
PD-2
PD-35
PD-5

PROPOSED ZONING MAP

Proposed Zones

- **Residential Estate**
  RE-2
- **Residential Low Density**
  R-200
- **Residential Medium Density**
  R-90
- **Comm/Res-Neighborhood**
  CRN
- **General Retail**
  GR
- **Employment, Office**
  EOF
- **Comm/Res-Town**
  CRT
- **Commercial/ Residential**
  CR
- **General Retail**
  GR
- **Mod. Industrial**
  IM
- **Employment, Office**
  EOF
- **Life Science Center**
  LSC
- **Planned Development**
  PD-2
  PD-35
  PD-5



PLANNING AREA CONTEXT