



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
6/10/10

June 4, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief, Vision Division *GK*

FROM: Nancy Sturgeon, Planner Coordinator (301-495-1308) *NS*
North Central Transit Corridor, Vision Division

REVIEW TYPE: Sectional Map Amendment, Technical Staff Report
APPLYING FOR: Comprehensive Rezoning for the Great Seneca Science Corridor Master Plan

REVIEW BASIS: Chapter 59, Zoning Ordinance; Advisory to County Council
APPLICANT: The Maryland-National Capital Park and Planning Commission
CASE NUMBER: G-890
LOCATION: Great Seneca Science Corridor Master Plan Boundary
MASTER PLAN: Approved 2010 Great Seneca Science Corridor Master Plan
FILING DATE: May 24, 2010
PLANNING BOARD REVIEW: June 10, 2010
PUBLIC HEARING DATE: June 29, 2010

STAFF RECOMMENDATION: Approval of Sectional Map Amendment G-890 to Implement the Recommendations of the Approved Great Seneca Science Corridor Master Plan

SUMMARY

Sectional Map Amendment (SMA) G-890 was filed on May 24, 2010 by The Maryland-National Capital Park and Planning Commission (M-NCPPC) to implement the recommendations of the approved Great Seneca Science Corridor Master Plan. On May 4, 2010, the Montgomery County Council, sitting as the District Council, approved the Great Seneca Science Corridor Master Plan by Resolution Number 16-1325. The Maryland-National Capital Park and Planning Commission is scheduled to adopt the Plan at the next regular meeting of the full Commission on June 23, 2010.

The total acreage within the Great Seneca Science Corridor Master Plan Sectional Map Amendment is approximately 4,360 acres. Approximately 363 acres are proposed for rezoning. For the remaining 3,997 acres within the Master Plan boundaries, existing zoning will be reconfirmed. There are no outstanding zoning cases within the SMA boundary.

CONTENTS OF THE SMA

The SMA book includes a Parcel Index map indicating the boundaries of the Great Seneca Science Corridor Master Plan. A copy of the parcel map is attached to this report (Attachment B). The SMA book includes 27 property base maps (at 200 scale) on which existing and proposed zoning boundaries are delineated.

The following pages are included in the SMA book:

| | | | |
|-----------|-----------|-----------|-----------|
| 218 NW 10 | 222 NW 08 | 223 NW 08 | 224 NW 10 |
| 219 NW 09 | 222 NW 09 | 223 NW 09 | 224 NW 11 |
| 219 NW 10 | 222 NW 10 | 223 NW 10 | 224 NW 12 |
| 220 NW 09 | 222 NW 11 | 223 NW 11 | 224 NW 13 |
| 220 NW 10 | 222 NW 12 | 223 NW 12 | 225 NW 11 |
| 221 NW 09 | 222 NW 13 | 223 NW 13 | 225 NW 12 |
| 221 NW 10 | | | |
| 221 NW 12 | | | |
| 221 NW 13 | | | |

Adjustments to zoning boundaries or mistakes found on any zoning sheets in this SMA that are outside the Great Seneca Science Corridor Master Plan boundaries will be corrected as part of the County-wide comprehensive map amendment.

RECOMMENDED REZONING

The approved Great Seneca Science Corridor Master Plan represents the conclusion of a comprehensive master planning effort that focused on the future of the Shady Grove Life Sciences Center. The Plan amends the approved and adopted 1990 *Shady Grove Study Area Master Plan*, portions of the 1985 *Gaithersburg Vicinity Master Plan*, as well as other approved and adopted master plans, a list of which is included in the Master Plan, the Council Resolution, and the SMA Application.

The Great Seneca Science Corridor Master Plan envisions the transformation of the 900-acre Life Sciences Center from an auto-oriented, suburban research park into a vibrant, transit-served center with an array of services and amenities for workers, visitors, and residents. The Plan includes a rigorous staging element that ties development to implementation of the Corridor Cities Transitway, including funding, construction, and operation of the transit facility.

Through the SMA process for the 1990 *Shady Grove Study Area Master Plan (G-725)*, two similar zones – the LSC Zone and the R&D Zone – were created and applied to properties in this area. In the context of the ongoing comprehensive zoning code rewrite, rather than continuing with two similar zones, this Master Plan update recommended that several properties be rezoned from the R&D Zone to the LSC Zone.

Specifically, the Plan recommends that 170.6 acres be rezoned from R&D to LSC; as a result, there will be no parcels with R&D zoning in the Plan area. One uniform zone in the districts that are recommended primarily for life science uses will enhance development or redevelopment possibilities, provide consistent land use options and development standards, and improve design cohesiveness.

During the update of the 2010 Master Plan, a substantial revision to the LSC Zone (zoning text amendment 09-07) was reviewed and adopted by the County Council on April 27, 2010. To help implement the Plan vision of a mixed-use, transit-oriented center, the LSC Zone now allows more uses, density, and height.

In addition to the amended LSC Zone, the County Council approved the text amendment establishing the new CR Zone on March 2, 2010. The CR Zones allow a mix of uses and are characterized by the following four values: a total floor area ratio (FAR), a commercial (C) FAR, a residential (R) FAR, and a maximum height limit (H). All four values are indicated on the zoning map for each CR Zone. The CR Zone is recommended for several districts, including LSC West, LSC North; and two properties in LSC South.

The Great Seneca Science Corridor Master Plan, as approved by the County Council, recommends that approximately 363 acres in the Life Sciences Center be rezoned, including 207 acres to the LSC Zone, 154 acres to the CR Zone, and 1.98 acres to the C-T Zone. A list of parcels and properties recommended for rezoning by this SMA is included as Attachment A and these parcels are shown on a map of the Life Sciences Center (Attachment C). Also attached are a map of the Life Sciences Center Districts (Attachment D) and a map of the proposed zoning for the Life Sciences Center (Attachment E).

The following table lists the parcels to be rezoned; the numbers in the left column relate to the properties as identified on Attachment C. The acreage shown in the table is for general information purposes. The exact acreage for parcels being rezoned should be taken from the actual zoning sheets in the SMA book.

Parcels to be Rezoned

| Area # | Existing Zoning | Proposed Zoning | Acreage |
|---|-------------------------|----------------------------|----------------|
| LSC CENTRAL DISTRICT | | | |
| 1 | R-200 | LSC | 21.92 |
| 2 | O-M | LSC | 14.53 |
| 3 | R&D | LSC | 5.65 |
| 4 | R&D | LSC | 9.85 |
| LSC WEST DISTRICT | | | |
| 5 | R-90/TDR | C-T | 1.98 |
| 6 | R-90/TDR, O-M, LSC, C-3 | CR-1.0 C-0.5 R-1.0 H-150' | 63.44 |
| LSC BELWARD DISTRICT | | | |
| 7 | R&D | LSC | 155.13 |
| LSC NORTH DISTRICT | | | |
| 8 | I-3 | CR-2 C-1.5 R-1.5 H-150' | 6.94 |
| 9 | I-3 | CR-1 C-0.5 R-1.0 H-80' | 16.35 |
| 10 | O-M | CR-1.5 C-1.5 R-1.5 H-100' | 11.69 |
| 11 | C-2, O-M | CR-1.5 C-1.5 R-1.5 H-100' | 36.96 |
| LSC SOUTH DISTRICT | | | |
| 12 | C-4 | CR-0.75 C-0.5 R-0.75 H-80' | 5.55 |
| 13 | R&D | CR-0.5 C-0.5 R-0.5 H-80' | 13.11 |
| Total Acreage of Parcels to be Rezoned | | | 363.10 |

CONCLUSION

Approval of this Sectional Map Amendment will help implement the goals, objectives, policies, and recommendations of the approved Great Seneca Science Corridor Master Plan. Staff recommends approval of Sectional Map Amendment G-890.

NS: ha M:\Gaithersburg\Approval and Adoption\SMA\Staff Report-Approve and Transmit SMA

- Attachment A: List of Properties
- Attachment B: Index Map for the Great Seneca Science Corridor Master Plan SMA
- Attachment C: Index Map for the Great Seneca Science Corridor Master Plan SMA – Life Sciences Center Area
- Attachment D: Life Sciences Center Districts
- Attachment E: Proposed Zoning Map for the Life Sciences Center

ATTACHMENT A

ATTACHMENT A LIST OF PROPERTIES

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|--|------------------------|--------------------|--|------------|---------------|---------------|
| L S C C E N T R A L D I S T R I C T | | | | | | |
| 1 | 15000 Broschart Road | 01741170 | State of Maryland Tawes State Office Building Annapolis, MD 21401 | 15.9 acres | R-200 | LSC |
| 1 | 9925 Blackwell Road | 01741192 | State of Maryland 5801 Annapolis Road Bladensburg, MD 20710 | 6 acres | R-200 | LSC |
| 2 | 15020 Shady Grove Road | 02711054 | ARE 15020 Shady Grove LLC c/o Goldstar Properties 7501 Wisconsin Ave. Ste 1360 Bethesda, MD 20814 | 1.18 acres | O-M | LSC |
| 2 | 9400 Key West Avenue | 02344315 | Realty Associates Fund V LP c/o Susan Ruiz McShea Management Company 100 Lakeforest Blvd. Ste 500 Gaithersburg, MD 20877 | 2.9 acres | O-M | LSC |
| 2 | 9410 Key West Avenue | 02344348 | Key West Ave. IV Ltd. Ptnshp c/o Eugene Carlin-DANAC Corp 7501 Wisconsin Ave. Ste 1120 Bethesda, MD 20814 | 3.5 acres | O-M | LSC |
| 2 | 9420 Key West Avenue | 02344337 | Key West Ave. III Ltd. Ptnshp c/o Eugene Carlin-DANAC Corp 7501 Wisconsin Ave. Ste 1120 Bethesda, MD 20814 | 3.5 acres | O-M | LSC |
| 2 | 9430 Key West Avenue | 02344326 | Key West 2 nd Inc. c/o Eugene Carlin-DANAC Corp 7501 Wisconsin Ave. Ste 1120 Bethesda, MD 20814 | 3.2 acres | O-M | LSC |

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|--------------------------------------|--|--------------------|---|--------------------|---------------|--------------------------------|
| 3 | 9600 Blackwell Road | 03271407 | FPI Blackwell 2 LLC et al Bryant Foulger 9600 Blackwell Road, Ste. 200 Rockville, MD 20850 | 5.5 acres | R&D | LSC |
| 4 | 9601 Blackwell Road | 03271395 | FPI Blackwell 1 LLC et al Bryant Foulger 9600 Blackwell Road, Ste. 200 Rockville, MD 20850 | 4.1 acres | R&D | LSC |
| 4 | 9704 Medical Center Dr. | 03622636 | BMR-Medical Center Drive LLC c/o Vice President Real Estate 17190 Bernardo Center Drive San Diego, CA 92128-7030 | 5.5 acres | R&D | LSC |
| L S C W E S T D I S T R I C T | | | | | | |
| 5 | 10109 Darnestown Rd. | 03398712 | Academy Child Develop.Center c/o RLLC Corp./Lynn Fleetwood 861 Washington Avenue Chestertown, MD 21620 | 1.5 acres | R-90 | C-T |
| 5 | 10110 Darnestown Rd. | 00775896 | Schain Lolatchy 10111 Darnestown Road Rockville, MD 20850 | 18,720 square feet | R-90 | C-T |
| 6 | 9850 Key West Avenue | 03315158 | Shady Grove Medical II LLC c/o Robert Stoddard at WRIT 6110 Executive Blvd. Suite 800 Rockville, MD 20852 | 4.5 acres | O-M | CR-1, C-0.5, R-1.0, H-150** |
| 6 | 14800 Physicians Lane Condo Offices | multiple | 28 condo office owners | 3.8 acres | O-M | CR-1, C-0.5, R-1.0, H-150** |
| 6 | Darnestown Road at Key West Avenue | 03262458 | Maisel Development Company c/o Harvey Maisel 8627 16 th Street Silver Spring, MD 20910 | 2.9 acres | C-3 | CR-1, C-0.5, R-1.0, H-150** |
| 6 | Physicians Lane | 03237465 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 8,679 square feet | R-90/TDR | CR-1, C-0.5, R-1.0, H-150** |

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|--|---------------------------|--------------------|--|------------|---------------|--------------------------------|
| 6 | 9700 Great Seneca Highway | 03210078 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 6.2 acres | LSC | CR-1, C-0.5, R-1.0, H-150** |
| 6 | Darnestown Road | 00773922 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 13.3 acres | R-90/TDR | CR-1, C-0.5, R-1.0, H-150** |
| 6 | 9710 Great Seneca Highway | 00773933 | Montgomery County Public Safety Training Academy EOB 101 Monroe Street Rockville, MD 20850 | 38.6 acres | R-90/TDR | CR-1, C-0.5, R-1.0, H-150** |
| L S C B E L W A R D D I S T R I C T | | | | | | |
| 7 | 9951 Key West Avenue | 03520708 | Johns Hopkins Institutions c/o David McDonough Johns Hopkins Real Estate 1101 East 33 rd Street, Ste E100 Baltimore, MD 21218 | 107 acres | R&D | LSC |
| 7 | 9900 Belward Campus Drive | 03307661 | Del Ray Acquisition LLC c/o Foulger Pratt Management 9600 Blackwell Road, Suite 200 Rockville, MD 20850 | 5.7 acres | R&D | LSC |
| 7 | 9901 Belward Campus Drive | 03407395 | Belward North LLC c/o Foulger Pratt Management 9600 Blackwell Road, Suite 200 Rockville, MD 20850 | 3.1 acres | R&D | LSC |
| 7 | 9910 Belward Campus Drive | 03315067 | Maryland Economic Development Corp. 100 North Charles St. Suite 630 Baltimore, MD 21201 | 9.9 acres | R&D | LSC |
| 7 | 9911 Belward Campus Drive | 03411570 | Belward C LLC c/o Paradigm Tax Group 3645 Ruffin Road, Suite 310 San Diego, CA 92123 | 9.5 acres | R&D | LSC |

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|----------------|---------------------------|--------------------|--|--------------------|---------------|---------------|
| 7 | 9920 Belward Campus Drive | 03315078 | GP Rock One LLC c/o Paradigm Tax Group 3645 Ruffin Road, Suite 310 San Diego, CA 92123 | 3 acres | R&D | LSC |
| 7 | 15000 Johns Hopkins Drive | 03206588 | LAU Enterprises LLC c/o Christina Lau 15000 Johns Hopkins Drive Rockville, MD 20850 | 3.3 acres | R&D | LSC |
| 7 | Great Seneca Highway | 02691228 | Montgomery County Executive Office Building 101 Monroe Street Rockville, MD 20850 | 4.75 acres | R&D | LSC |
| 7 | Great Seneca Highway | 02698685 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 3.11 acres | R&D | LSC |
| 7 | Great Seneca Highway | 00769268 | Crown Village Farm LLC c/o KB Home Maryland Inc. 8000 Tower Crescent Dr. #1350 Vienna, VA 22182 | 2.3 acres | R&D | LSC |
| 7 | Great Seneca Highway | 02708956 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 40,863 square feet | R&D | LSC |
| 7 | Decoverly Hall Road | 02765477 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 15,052 square feet | R&D | LSC |
| 7 | Great Seneca Highway | 02698696 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 5,300 square feet | R&D | LSC |
| 7 | Great Seneca Highway | 02698708 | Montgomery County EOB 101 Monroe Street Rockville, MD 20850 | 2,072 square feet | R&D | LSC |

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|----------------------------------|--------------------------------------|--------------------|---|--------------------------|---------------|-------------------------------|
| N O R T H D I S T R I C T | | | | | | |
| 8 | Key West Avenue at Diamondback Drive | 03628223 | John F. Jaeger c/o DANAC Corporation 7501 Wisconsin Ave. Suite 1120 Bethesda, MD 20814 | 6.9 acres | I-3 | CR-2, C-1.5, R-1.5, H-150' |
| 9 | 9515 Key West | 03321720 | HUB Properties Trust c/o Thomson Reuters Inc. P.O. Box 34472 Washington, DC 20043-4472 | 7.68 acres | I-3 | CR-1, C-0.5, R-1.0, H-80** |
| 9 | 9707 Key West Avenue Condo unit 1 | 03627957 | John F. Jaeger c/o DANAC Corporation 7501 Wisconsin Ave. Suite 1120 Bethesda, MD 20814 | 3.77 acres (total) | I-3 | CR-1, C-0.5, R-1.0, H-80** |
| 9 | 9707 Key West Avenue Condo unit 2 | 03627968 | MRIS Building LLC 9707 Key West Avenue Rockville, MD 20850 | | | |
| 9 | 9707 Key West Avenue Condo unit 3 | 03627970 | MRIS Building LLC 9707 Key West Avenue Rockville, MD 20850 | I-3 | I-3 | CR-1, C-0.5, R-1.0, H-80** |
| 9 | Decoverly Drive | 03297936 | John F. Jaeger c/o DANAC Corporation 7501 Wisconsin Ave. Suite 1120 Bethesda, MD 20814 | 1.79 acres | I-3 | CR-1, C-0.5, R-1.0, H-80** |
| 9 | Decoverly Drive | 03628201 | John F. Jaeger c/o DANAC Corporation 7501 Wisconsin Ave. Suite 1120 Bethesda, MD 20814 | 1.78 acres | I-3 | CR-1, C-0.5, R-1.0, H-80** |
| 9 | Decoverly Drive (Easement) | 03297958 | John F. Jaeger c/o DANAC Corporation 7501 Wisconsin Ave. Suite 1120 Bethesda, MD 20814 | 38,243 square feet | I-3 | CR-1, C-0.5, R-1.0, H-80** |

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|----------------|--------------------------------|--------------------|---|--------------------|---------------|---------------------------------|
| 9 | Discoverly Adventure Parcel A | 02792700 | Discoverly General Partnership 6820 Elm Street McLean, VA 22101 | 19,166 square feet | I-3 | CR-1, C-0.5, R-1.0, H-80* |
| 10 | 9435 Key West Avenue | 01622500 | BNA Washington, Inc. c/o Les Holmes & Michael Lane 1801 South Bell Street Arlington, VA 22202 | 5.6 acres | O-M | CR-1.5, C-1.5, R-1.5, H-100' |
| 10 | Key West Avenue at Omega Drive | 01488286 | BNA Washington, Inc. c/o Les Holmes & Michael Lane 1801 South Bell Street Arlington, VA 22202 | 5.7 acres | O-M | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | Omega Drive | 03234473 | Meridian/Northwestern John Wilkinson West LLC c/o Meridian Group 3 Bethesda Metro Center #610 Bethesda, MD 20814 | 3.3 acres | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | 15315 Omega Drive | 02740331 | Meridian/Northwestern West LLC c/o Meridian Group 3 Bethesda Metro Center #610 Bethesda, MD 20814 | 6,858 square feet | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | Research Boulevard | 03384475 | Meridian/Northwestern John Wilkinson South LLC c/o Meridian Group 3 Bethesda Metro Center #610 Bethesda, MD 20814 | 3.5 acres | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | Research Boulevard | 02640413 | Meridian/Northwestern LLC c/o Meridian Group 3 Bethesda Metro Center #610 Bethesda, MD 20814 | 7,916 square feet | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | Research Boulevard | 02347694 | Meridian/NorthwesternSouth LLC c/o Meridian Group 3 Bethesda Metro Center #610 Bethesda, MD 20814 | 643 square feet | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|--|-----------------------|--------------------|---|------------|---------------|----------------------------------|
| 11 | 15304 Corporate Blvd. | 02747503 | PS Business Parks LP 701 Western Avenue Glendale, CA 91201-2349 | 5.6 acres | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | 2611 Research Blvd. | 03384464 | PS Business Parks LP 701 Western Avenue Glendale, CA 91201-2349 | 4.5 acres | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | 9201 Corporate Blvd. | 02747525 | PS Business Parks LP 701 Western Avenue Glendale, CA 91201-2349 | 5 acres | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | 15300 Corporate Blvd. | 02747536 | WELLS REIT-Shady Grove LLC c/o Thomson Property Tax Serv. P.O. Box 56607 Atlanta, GA 30343-0607 | 5.7 acres | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | Corporate Blvd. | 03420791 | WELLS REIT-Montgomery LLC c/o Thomson Property Tax Serv. P.O. Box 56607 Atlanta, GA 30343-0607 | 3.1 acres | C-2 | CR-1.5, C-1.5, R-1.5, H-100' |
| 11 | Corporate Blvd. | 03420803 | WELLS REIT-Montgomery LLC c/o Thomson Property Service P.O. Box 56607 Atlanta, GA 30343-0607 | 5.59 acres | C-2, O-M | CR-1.5, C-1.5, R-1.5, H-100' |
| L S C S O U T H D I S T R I C T | | | | | | |
| 12 | 10016 Darnestown Rd | 02357408 | Rockville Travilah Square LLC c/o Walgreen Co. Tax Dept. 104 Wilmont Road MS 1435 Deerfield, Illinois 60015-5121 | 4 acres | C-4 | CR-0.75, C-0.5, R-0.75, H-80' |
| 12 | 10024 Darnestown Rd | 00047655 | Rockville Travilah Square LLC c/o Walgreen Co. Tax Dept. 104 Wilmont Road MS 1435 Deerfield, Illinois 60015-5121 | 1.46 acres | C-4 | CR-0.75, C-0.5, R-0.75, H-80' |
| 13 | Travilah Road | 00049938 | Rickman Travilah LLC 15215 Shady Grove Road #201 Rockville, MD 20850 | 3.76 acres | R&D | CR-0.5, C-0.5, R-0.5, H-80' |

| SMA Index Area | Property Address | Tax Account Number | Property Owner/Contact | Land Area | Existing Zone | Proposed Zone |
|----------------|---------------------|--------------------|--|-------------------|---------------|--------------------------------|
| 13 | Travilah Road | 00049951 | Rickman Travilah III LLC 15215 Shady Grove Road #201 Rockville, MD 20850 | 3.57 acres | R&D | CR-0.5, C-0.5, R-0.5, H-80' |
| 13 | 14211 Travilah Road | 00049962 | Rickman Travilah LLC 15215 Shady Grove Road #201 Rockville, MD 20850 | 2.5 acres | R&D | CR-0.5, C-0.5, R-0.5, H-80' |
| 13 | 14215 Travilah Road | 00052696 | Rickman Travilah II LLC 15215 Shady Grove Road #201 Rockville, MD 20850 | 2 acres | R&D | CR-0.5, C-0.5, R-0.5, H-80' |
| 13 | 14219 Travilah Road | 00050904 | Rickman Travilah III LLC c/o W.M. Rickman 15215 Shady Grove Road #201 Rockville, MD 20850 | 1.3 acres | R&D | CR-0.5, C-0.5, R-0.5, H-80' |
| 13 | Travilah Road | 00049940 | Rickman Travilah III LLC c/o Rickman Management Corp. 15215 Shady Grove Road #201 Rockville, MD 20850 | 5,218 square feet | R&D | CR-0.5, C-0.5, R-0.5, H-80' |

*See Master Plan and Design Guidelines for property-specific height recommendations.

ATTACHMENT B

SECTIONAL MAP AMENDMENT FOR THE GREAT SENECA SCIENCE CORRIDOR MASTER PLAN



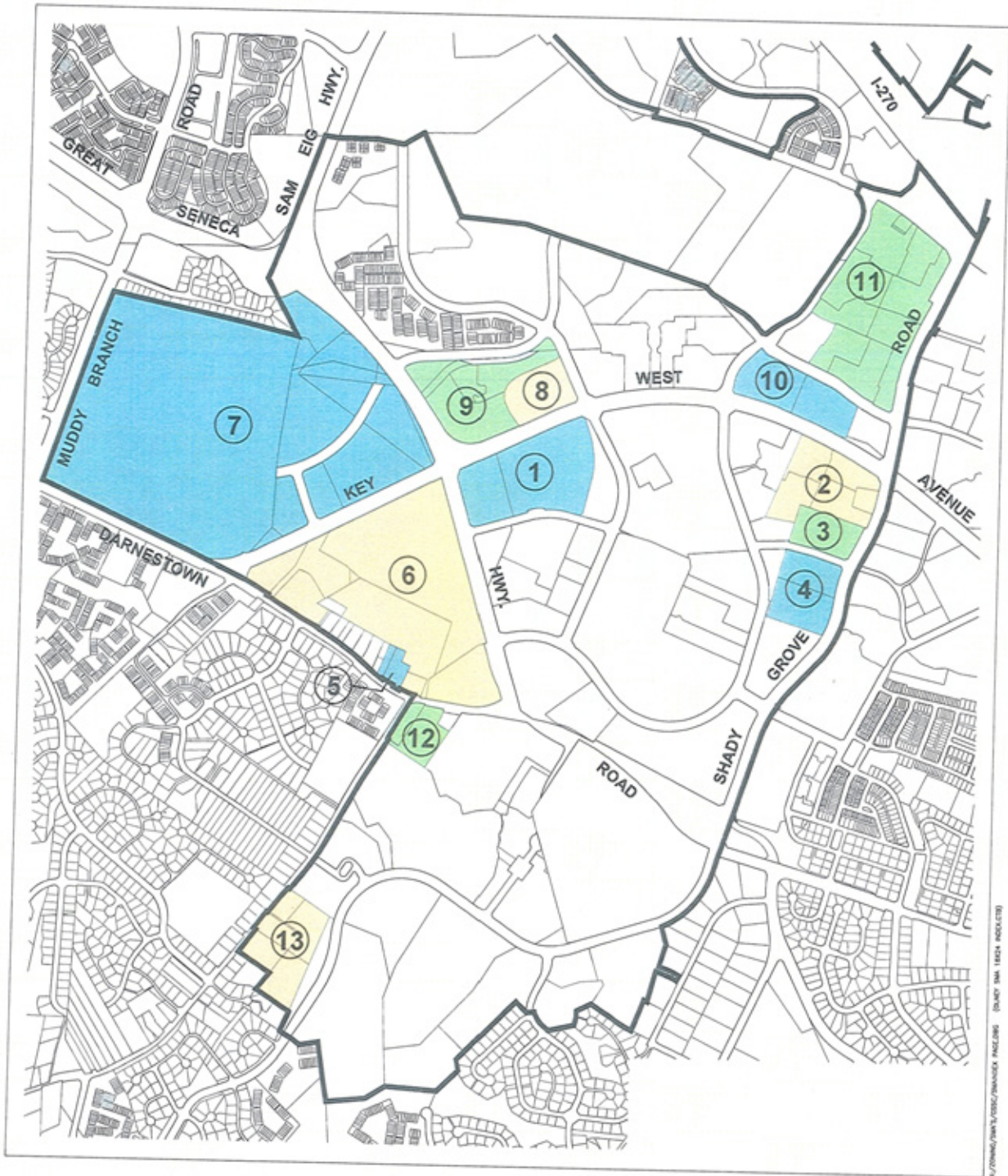
PARCELS TO BE REZONED

- 1 FROM R-200 TO LSC (21.92 ACRES)
- 2 FROM O-M TO LSC (14.53 ACRES)
- 3 FROM R&D TO LSC (5.66 ACRES)
- 4 FROM R&D TO LSC (9.85 ACRES)
- 5 FROM R-90/TDR TO C-T (1.98 ACRES)
- 6 FROM R-90/TDR, O-M, LSC, C-3 TO CR-10 C-0.5 R-10 H-150' (83.44 ACRES)
- 7 FROM R&D TO LSC (155.13 ACRES)
- 8 FROM I-3 TO CR-2 C-1.5 R-1.5 H-150' (8.94 ACRES)
- 9 FROM I-3 TO CR-1 C-0.5 R-1.0 H-80' (18.35 ACRES)
- 10 FROM O-M TO CR-15 C-1.5 R-1.5 H-100' (11.69 ACRES)
- 11 FROM C-2, O-M TO CR-1.5 C-1.5 R-1.5 H-100' (38.99 ACRES)
- 12 FROM C-4 TO CR-0.75 C-0.5 R-0.75 H-80' (5.55 ACRES)
- 13 FROM R&D TO CR-0.5 C-0.5 R-0.5 H-80' (13.11 ACRES)

— MASTER PLAN BOUNDARY
 • PARCELS TO BE REZONED TOTAL ACREAGE 383.10 ACRES

ATTACHMENT C

SECTIONAL MAP AMENDMENT FOR THE GREAT SENECA SCIENCE CORRIDOR MASTER PLAN



PARCELS TO BE REZONED

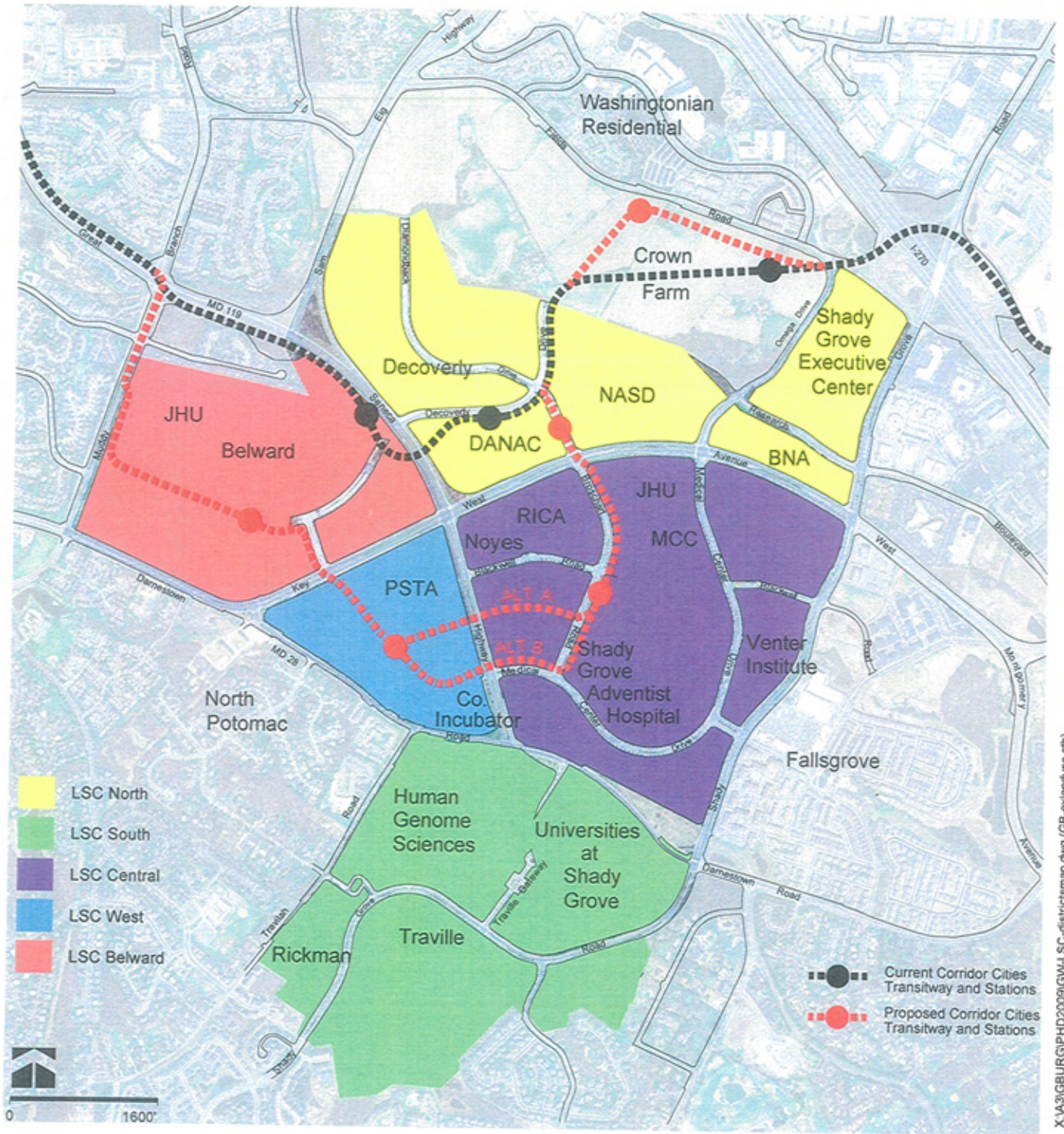
- ① FROM R-200 TO LSC (2192 ACRES)
- ② FROM O-M TO LSC (14.53 ACRES)
- ③ FROM R&D TO LSC (5.65 ACRES)
- ④ FROM R&D TO LSC (9.85 ACRES)
- ⑤ FROM R-90/TDR TO C-T (198 ACRES)
- ⑥ FROM R-90/TDR, O-M, LSC, C-3 TO CR-10 C-0.5 R-10 H-150' (83.44 ACRES)
- ⑦ FROM R&D TO LSC (155.13 ACRES)
- ⑧ FROM I-3 TO CR-2 C-15 R-15 H-150' (6.94 ACRES)
- ⑨ FROM I-3 TO CR-1 C-0.5 R-10 H-80' (16.35 ACRES)
- ⑩ FROM O-M TO CR-15 C-15 R-15 H-100' (11.69 ACRES)
- ⑪ FROM C-2, O-M TO CR-15 C-15 R-15 H-100' (36.96 ACRES)
- ⑫ FROM C-4 TO CR-0.75 C-0.5 R-0.75 H-80' (5.55 ACRES)
- ⑬ FROM R&D TO CR-0.5 C-0.5 R-0.5 H-80' (13.11 ACRES)

— MASTER PLAN BOUNDARY
 • PARCELS TO BE REZONED
 TOTAL ACREAGE 363.10 ACRES



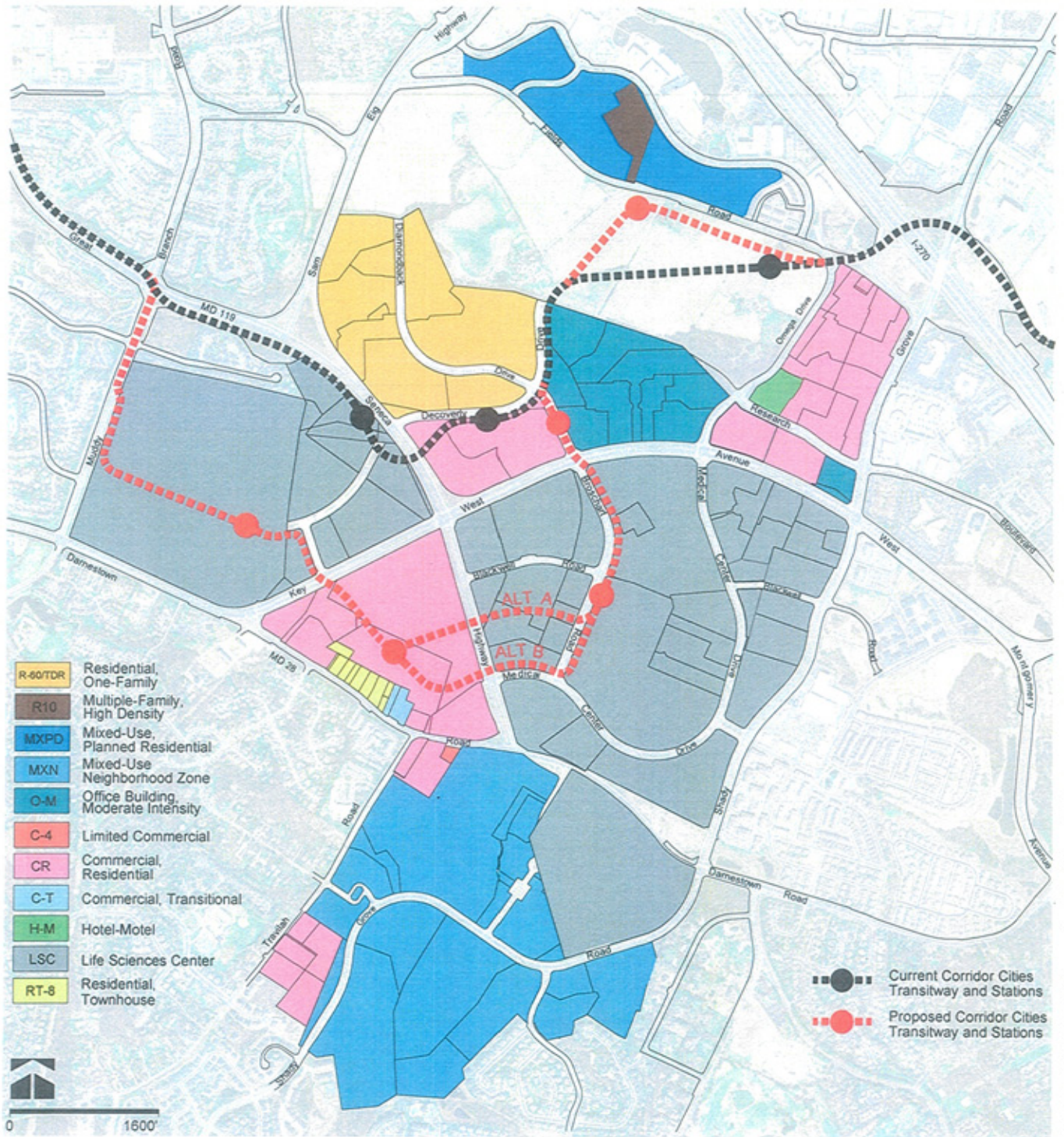
ATTACHMENT D

Life Sciences Center Districts



ATTACHMENT E

Proposed Zoning



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