



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

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
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)

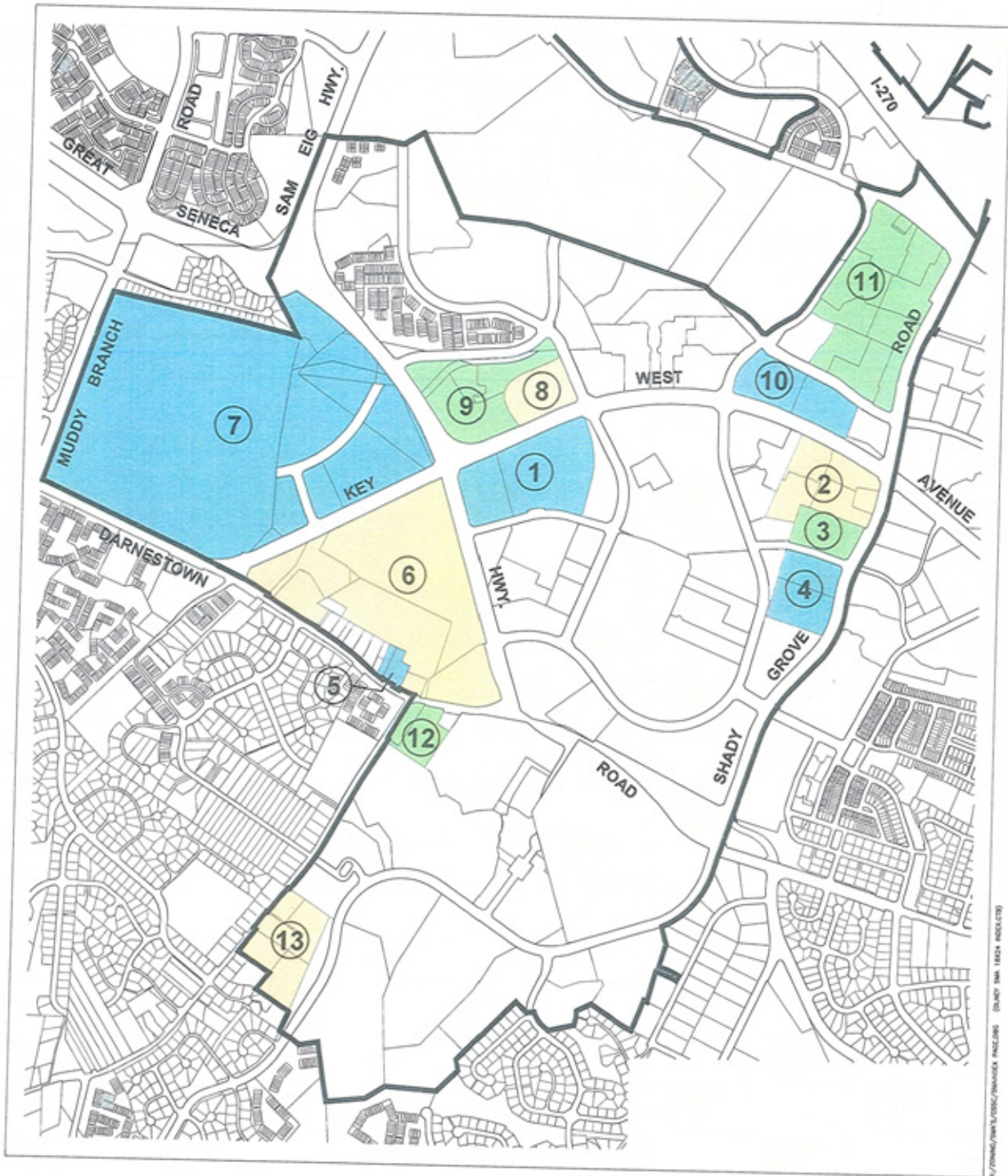
— MASTER PLAN BOUNDARY

• 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) | ⑦ FROM R&D TO LSC
(155.13 ACRES) |
| ② FROM O-M TO LSC
(14.53 ACRES) | ⑧ FROM I-3 TO CR-2 C-15 R-15 H-150'
(6.94 ACRES) |
| ③ FROM R&D TO LSC
(5.65 ACRES) | ⑨ FROM I-3 TO CR-1 C-0.5 R-10 H-80'
(16.35 ACRES) |
| ④ FROM R&D TO LSC
(9.85 ACRES) | ⑩ FROM O-M TO CR-15 C-15 R-15 H-100'
(11.69 ACRES) |
| ⑤ FROM R-90/TDR TO C-T
(198 ACRES) | ⑪ FROM C-2, O-M TO CR-15 C-15 R-15 H-100'
(36.96 ACRES) |
| ⑥ FROM R-90/TDR, O-M, LSC, C-3 TO CR-10 C-0.5 R-10 H-150'
(63.44 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) |

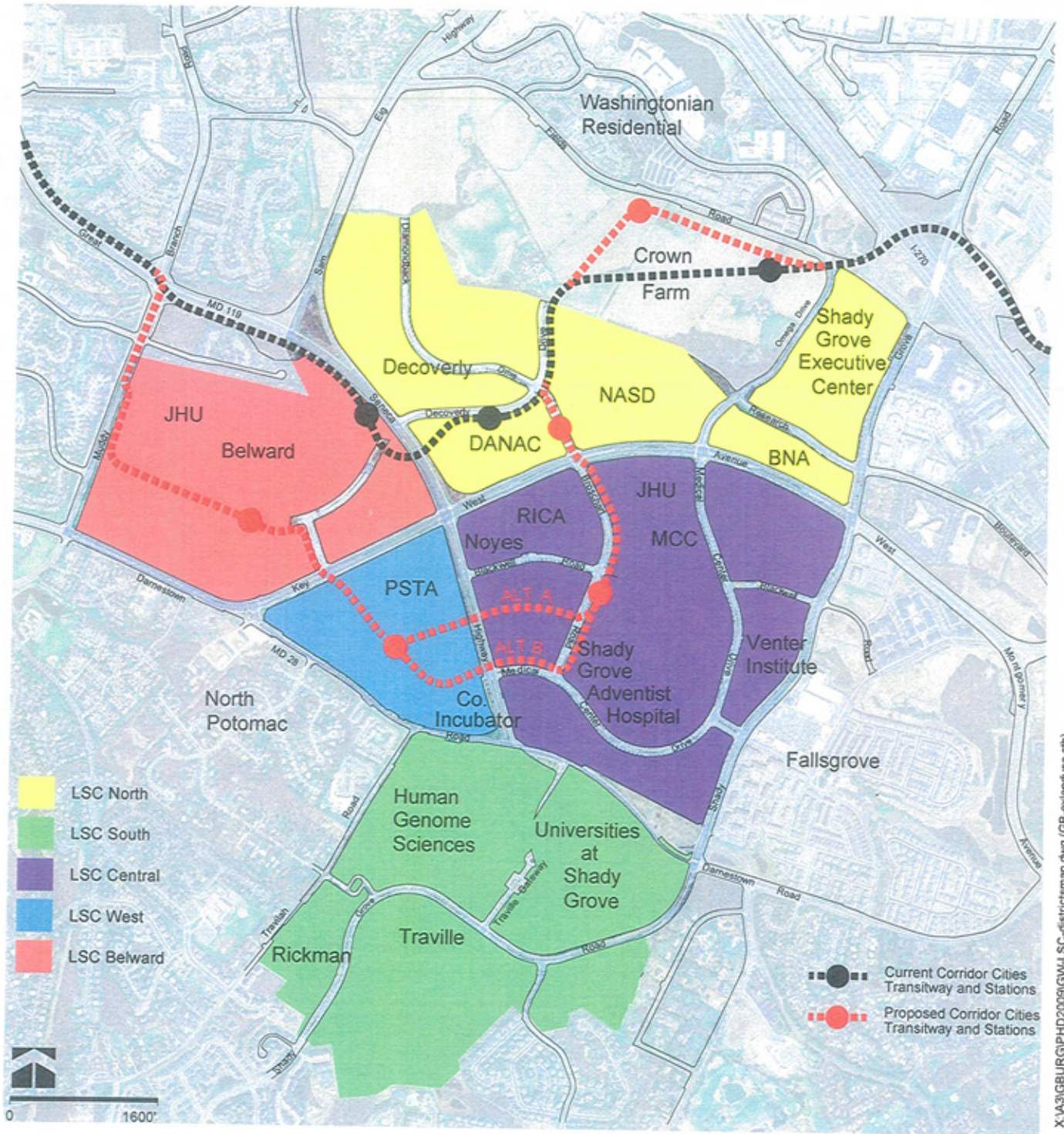
— MASTER PLAN BOUNDARY

• PARCELS TO BE REZONED
TOTAL ACREAGE 363.10 ACRES



ATTACHMENT D

Life Sciences Center Districts



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