

ATTACHMENT 5



plan summary

The *Great Seneca Science Corridor (GSSC) Master Plan* envisions a vibrant Life Sciences Center (LSC) where the foundation of health care, biotechnology, and academia combine to create a dynamic and sustainable science and medical hub. Knowledge will drive its agenda, attracting international scientists, business leaders, physicians, and professors who will contribute ideas and insights for the future. Labs, classrooms, research centers, and universities will encourage and foster cutting-edge discoveries. The LSC should evolve into a place where the physical form—buildings, open spaces, and amenities—is as inspiring as the discoveries occurring inside.

This Plan's vision will develop over 25 to 35 years. During that time, the local and national economy will experience three or four business cycles. These economic cycles make it imperative to periodically check the Plan's progress and recommendations. Regardless of the pace of growth, it is essential to establish a vision and provide a blueprint for the future that will enable the LSC to evolve over time.

While this Plan is about providing opportunities for future world-leading scientific research, it is also concerned with protecting residential neighborhoods and investments made by businesses and institutions in the area. Growth and change in the LSC must occur in a way that does not overburden the surrounding communities. This Plan's explicit staging recommendations are essential to preserving the quality of life that residents enjoy. Infrastructure—particularly transit—must be provided before significant amounts of development can be built. Staging development ensures that growth will be managed and timed with the delivery of the infrastructure necessary to support it.

Key Recommendations

- 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.
- 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 the future transit stations.

The LSC Districts

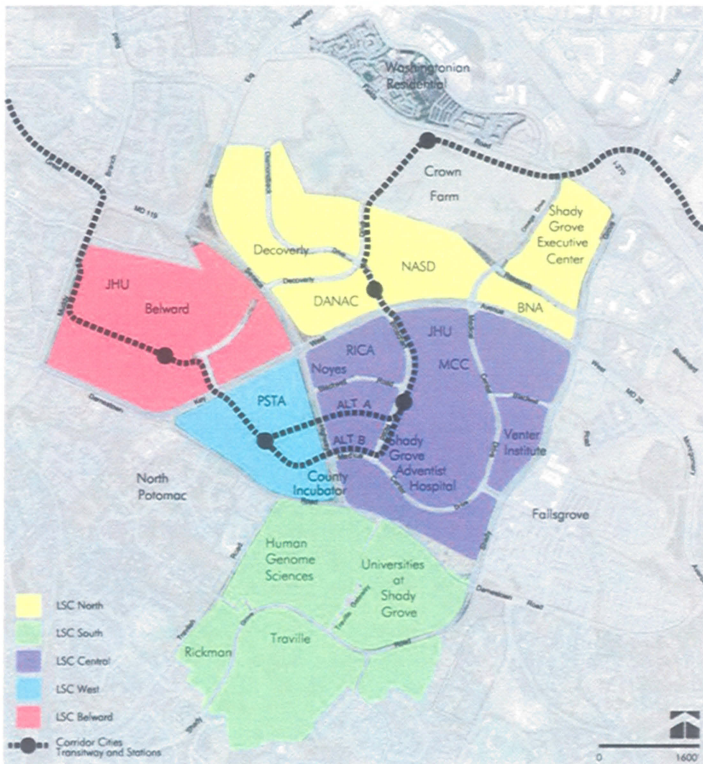
The Plan’s land use, zoning, circulation, and design recommendations for the LSC districts focus density at the proposed CCT stations to fulfill the Plan’s vision of connected centers.

table 2 life sciences center: existing and proposed development

	existing	existing and approved	1990 Master Plan	proposed 2010 Plan
commercial (sf)	6,940,000	10,700,000	13,000,000	17,500,000*
dwelling units	3,300	3,300	3,800	9,000
jobs	21,200	30,550	38,000	52,500
jobs-housing ratio	6.4	9.2	10.0	5.8

*Although zoning would allow up to 20 million square feet of development, the staging plan limits development to 17.5 million square feet.

The largest property owners (20 acres or more) at the proposed CCT stations—JHU’s Belward and MCC sites, Shady Grove Adventist HealthCare, DANAC, and the future developers of LSC West (the PSTA site)—will be required to submit concept plans that demonstrate how their site will achieve the Plan’s vision—highest densities and heights at the stations, mixed uses, a local street network, neighborhood buffers, the LSC Loop, historic properties, and open spaces.



LSC Central: A Medical and Biotech Center

This 230-acre district includes Shady Grove Adventist Hospital, several medical office buildings, the Johns Hopkins University-Montgomery County Campus (JHU-MCC), the Regional Institute for Children and Adolescents (RICA) and Noyes Institute facilities, and some County social service uses. This area also includes the Key West Corporate Center and biotech companies such as the J. Craig Venter Institute, BioReliance, and Otsuka.

Today, LSC Central is a single-purpose destination for workers, students, and hospital visitors. While it should continue to focus on medical and biotech uses, other uses should be introduced, including retail and a limited amount of housing (approximately 30 percent of permitted floor area ratio). The Plan recommends a CCT station on Broschart Road near Blackwell Road, and those streets should be enlivened with activating uses. Future development, in its design and use, should be carefully planned to take advantage of transit and contribute to creating a vibrant LSC hub.

Adventist HealthCare (AHC) and JHU, as the district's largest property owners, will play a significant role in achieving the land use vision. Population growth, combined with demographic shifts and aging baby boomers, is fueling demand for additional capacity at the Shady Grove Adventist Hospital. To meet these needs, the 48-acre facility will continue to evolve, including centers of cardiac and vascular services, oncology, and women's and children's services.

AHC intends to develop medical offices, diagnostic and outpatient treatment facilities, and convenience retail. Accompanying these physical improvements will be structured parking, landscaped open spaces, and other public amenities. Under the current zoning, AHC would not be able to expand its facilities substantially. This Plan supports an expanded, first-class medical center and recommends zoning changes to accommodate future growth.

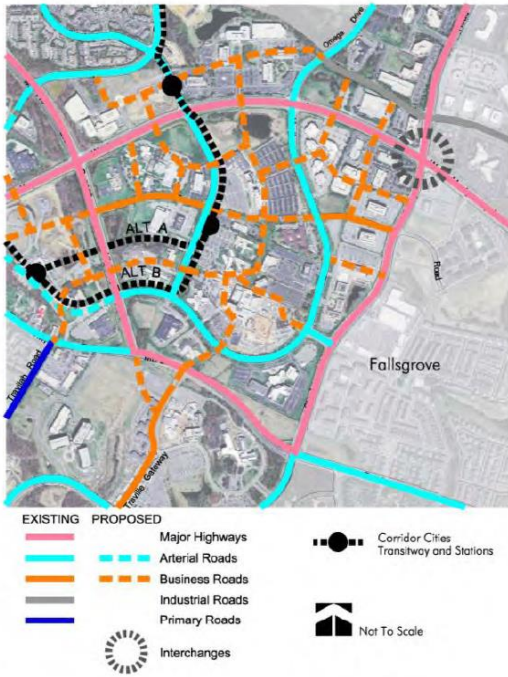
Most of the land in LSC Central is zoned LSC. To implement the vision of a mixed-use, transit oriented center, this Plan recommends modifying the LSC Zone to permit more uses, density, and height. The revised zone would allow housing and the Plan recommends that up to 30 percent of the floor area ratio (FAR) in LSC Central could be residential. LSC Central properties zoned R-200, O-M, and R&D are recommended for rezoning to the revised LSC Zone. One zone for all LSC Central properties will enhance development or redevelopment possibilities, provide consistent land use options and development standards, and improve design cohesiveness.

The LSC Zone allows for a transfer of density from one LSC-zoned property to another LSC-zoned property. This provision would allow a transfer of density from Belward to LSC Central, but it is completely voluntary and could only occur at the property owners' initiative. With a transfer of density, if there is an offsetting reduction in FAR on Belward, the density and height in LSC Central could be increased by 0.5 FAR and by 50 feet above what the Plan allows for this district.

The Plan envisions redeveloping portions of the block surrounded by Broschart Road, Medical Center Drive, Great Seneca Highway, and Blackwell Road. Currently, this area is developed with low-density, low-scale uses. With a transit station along Broschart Road, portions of this block could redevelop to higher densities with a mix of housing, retail, and employment uses. The Plan recommends rezoning the RICA and Noyes facilities (from R-200 to LSC) to accommodate redevelopment consistent with the vision for LSC Central if these uses are relocated.

A fire station is needed in this area and the selected location is the northwest corner of Shady Grove Road and Darnestown Road. The 1990 *Shady Grove Study Area Master Plan* identified this intersection for a possible grade-separated interchange, which is being removed by this Plan.

map 14 LSC Central: Mobility



Mobility

- Locate a CCT Station along Broschart Road near Blackwell Drive in the vicinity of AHC and JHU.
- Extend Blackwell Road between Medical Center Drive and Broschart Road.
- Create additional streets to encourage an urban building form and to improve access and circulation for pedestrians and vehicles.
- Widen Key West Avenue (MD 28) to 8 lanes divided.
- Construct an interchange at Key West Avenue (MD 28) and Shady Grove Road.