

PHED #1  
March 10, 2010

MEMORANDUM

March 8, 2010

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: Marlene L. Michaelson, <sup>MM</sup> Senior Legislative Analyst

SUBJECT: Gaithersburg West Master Plan

This is the Planning, Housing, and Economic Development (PHED) Committee's fifth worksession on the Gaithersburg West Master Plan. In previous worksessions the Committee discussed overview issues, transportation issues, and properties outside the Life Sciences Center Districts. This worksession will focus on the Life Sciences Center Districts, and future worksessions will cover public facilities, sustainability, the open space plan, the fiscal impact analysis, and staging.

**Committee Members should bring a copy of the Sector Plan to the meeting for reference.**

In preparation for these future worksessions, Staff recommends that the Committee provide some guidance to Planning Department Staff on further work that should be done between now and the worksession planned for March 22. At a minimum, Staff recommends that the Department be prepared to address the following issues/questions.

**Sustainability:** The sustainability section of the Master Plan appears on page 24. It is more limited in scope and depth than similar sections in most master plans. Staff has consistently opposed having master plans address environmental issues that are neither specific to the planning area nor under the control of local government; however, this Plan does not address (or addresses too briefly) issues that staff believes should be included in a master plan. Staff believes that this section of the Master Plan should be rewritten to describe the unique environmental features of the planning area (e.g., the Piney Branch Special Protection Area). It should indicate whether/how the proposed increases in density and likely changes in urban form will have a negative or positive impact on the environment (particularly the unique resources in the LSC South). In addition the Master Plan should include environmental goals that are plan specific (e.g., while this Master Plan indicates that

adding urban tree canopy reduces local carbon concentrations, the White Flint Sector Plan includes a specific target for increasing tree canopy.)

**Parks and Open Space Plan:** The Plan's open space recommendations are described on pages 23 and 26 to 27. This section of the Plan is also more limited in scope and depth than most master plans, and Staff once again recommends that the Committee ask Planning Department staff to revise this section prior to the meeting on March 22. At a minimum, the Master Plan's recommendations for parks and open space that appear in property specific descriptions should be summarized in this section (e.g., the Plan recommends new local parks in the Quince Orchard Area and LSC West which are not referenced in the section on Open Spaces, and a civic green in LSC West is only briefly referenced in the last paragraph on page 25 and again briefly in the description of the LSC West). While this information appears in the Appendix, it should also be included (in an abbreviated form) in the Plan. The location of proposed public use spaces, which is usually shown on a master plan map, does not appear in this Plan. (The map on page 26 shows the proposed location of public parks, but not public open space.) Department of Parks Staff have addressed questions raised by the City of Rockville regarding parks and open space (see © 1 to 2). Additional detail regarding the recommended parks and open spaces will address some of the City's concerns. The Committee may also want to ask Department of Parks staff to consider the merits and opportunities for additional park space. Finally, Staff believes the Master Plan should include additional language to better describe the functional goals for these open spaces and ensure that they will be an asset for existing as well as new residents.

**Staging and Transportation Impact:** The staging recommendations are discussed on pages 64 to 68 of the Sector Plan, and Staff will provide specific comments on this section at a future meeting. Staff believes that the Planning Department can enhance this section by including some of the requirements for monitoring transportation impacts and staging that were included in the White Flint Sector Plan, and they should be asked to prepare something prior to the worksession on March 22.

### **Comparison of Gaithersburg West Densities**

This memorandum will address the densities recommended for each property on a property by property basis, but since so much of the testimony the Council received on the Master Plan addressed the overall increase in density, this overriding issue is addressed first. The primary concern expressed by those who oppose the Plan is that the increased development will have a negative impact on the surrounding residential communities and that the Plan's assessment of the impact on the transportation system is problematic, especially since it uses unrealistic assumptions.

Staff concurs that one of the overriding issues in this Master Plan is the impact of the additional density on the transportation system. The Committee has already discussed this issue at previous worksessions and will return to it at a future worksession. As to whether the transportation assumptions are unrealistic, Staff believes the primary means of ensuring the Sector Plan will achieve its goals is a very strong staging plan which does not allow development to proceed unless certain goals are met (e.g., increase in non-driver mode share). **Staging will be discussed at a future worksession and Staff will recommend revisions to improve the staging section.**

As a starting point for this discussion, Staff has asked Planning Department Staff to once again present information they collected about the densities of other centers of development in and outside Montgomery County. Attached on © 3 to 4 is a summary of the floor area ratios (FARs) of other high density centers along the MD 355/I-270 Corridor and elsewhere in the region. Perhaps the most comparable location in terms of the provision of transit is Germantown, which will also be served by the Corridor Cities Transit (CCT) project. There the densities at the transit stations range from 1.0 to 2.0 FAR with 143 to 180 foot height limits.

Generally, Staff supports the densities recommended in the Master Plan for 3 main reasons:

1. Sufficient density must be provided to prevent further development of new low-density office parks with surface parking and to encourage redevelopment of existing properties. The existing form of development does not serve the existing property owners or surrounding communities as well as transit-oriented, mixed-use development.
2. The LSC area provides one of the most unique opportunities to further the County's goal to continue to attract and retain biotechnology companies and institutions. Staff believes that the Council is well aware of the significant resources the County has invested in fostering these opportunities over the past 30 years and the benefits of continued growth in these industries and will not repeat them here. It is worth noting that the existing presence of a hospital, two major universities, federal research establishments, numerous biotechnology companies, as well as vacant and redevelopable land makes this one of the most attractive areas in the County to promote partnerships and the emerging emphasis on translational research initiatives. Staff believes that the County is very fortunate to have both Johns Hopkins University (JHU) and the University of Maryland interested in expanding their presence in the Life Sciences Center.
3. Although surrounding residential communities always express concern when densities are increased at transit centers, the County's experience thus far has been that surrounding residential communities have retained or increased value with the new development. This has been particularly true in Bethesda and Friendship Heights, where the concerns of adjacent communities were very similar to those expressed by the existing residential communities near the LSC. This point was made in the testimony of Roger Lewis (a noted professor and columnist who comments on urban planning issues):

“Some worry that approving the Master Plan will adversely affect nearby residential neighborhoods or spoil suburban lifestyles embraced by many county residents. But I have seen no evidence, from either Montgomery County or elsewhere, showing adverse impact on neighborhoods caused by well planned, properly staged development or redevelopment with higher densities and contrasting uses. On the contrary, I believe the Gaithersburg West Master Plan, developed in stages with appropriate urban and architectural design guidelines promises to yield a community that will be aesthetically, functionally and economically desirable....The Gaithersburg West planning approach represents a “both-and”, win-win strategy, not an “either-or”, urban vs. suburban planning choice in a zero-sum game where some win and some lose.

Staff notes that although many have indicated that this is a suburban area and new development should be suburban in character, this area has always been designated for growth and development

as part of the I-270 Corridor and is not part of the designated suburban communities in the General Plan.

### Estimates of Build-Out

Page 27 of the Plan shows the amount of existing and approved development and what would be allowed under the Master Plan’s recommendations if it builds out to the full amount allowed under the zone. Planning Department Staff have prepared the revised estimates below to indicate their best estimate of likely build out. The column entitled “Potential New” shows what they believe is likely given existing development. On undeveloped property like the Belward Farm, they are assuming they can achieve the maximum allowed by the zone; on properties with existing development, they believe that existing structures will limit redevelopment potential. They estimate that commercial development would be not likely to 16.2 million square feet, rather than the 20 million square feet shown in the Master Plan. In addition, they note that historically commercial properties in the County have not built to the limit allowed in the zone and are more likely to develop at 75% of potential capacity. If the properties in the Life Sciences Center Districts develop at 75%, the total development would be 14.7 million square feet, 26 percent less than shown on page 27 in the Plan.

<b>Commercial Development Potential in the Life Sciences Center</b>						
<b>District</b>	<b>Existing</b>	<b>Pipeline</b>	<b>Existing &amp; Pipeline</b>	<b>Potential New</b>	<b>75% of New</b>	<b>Potential Total</b>
Central	2,642,000	886,000	3,528,000	1,750,000	1,312,500	4,840,500
Belward	572,500*			4,600,000	3,450,000	4,022,500
West	330,000			200,000		530,000
North	1,950,000	638,000	2,588,000	370,000	277,500	2,865,500
South	1,434,000	1,028,500	2,462,500			2,462,500
<b>Totals</b>	<b>6,927,800</b>	<b>2,552,500</b>	<b>9,480,300</b>	<b>6,720,000</b>	<b>5,040,000</b>	<b>14,721,000</b>

\*Developed portion of Belward that is no longer owned by JHU.

### Life Sciences Center Districts

The Life Sciences Center (LSC) Districts include 5 areas: LSC North, LSC South, LSC Central, LSC West, and LSC Belward. While some areas are recommended to be rezoned to the LSC or Commercial/Residential (CR) zones, most of the area will retain its existing zoning as shown on the existing and proposed zoning maps on pages 16 to 17. Perhaps even more significant than the recommended changes in zoning are the proposed amendments to the Life Sciences Center (LSC) zone that will allow a mix of uses in that zone and increase the maximum allowable density from 0.5 floor area ratio (FAR) to 1.5 FAR. The Plan only recommends the maximum density for a small portion of the LSC Central District. Since LSC sites have maximized their development potential under the existing zone, the increase in density is needed to allow for redevelopment.

Existing development in the LSC districts is predominantly low-density, auto dependent single use buildings (office, university and medical). A significant amount of land is devoted to surface

parking. The County (and progressive jurisdictions around the country) has moved away from this suburban park type of development to more transit-oriented, mixed-use development, and the Plan recommendations strive to achieve that objective for Gaithersburg West.

### **LSC Central**

The Plan's recommendations for the LSC Central District are presented on pages 28 to 30. This 230-acre district includes Shady Grove Adventist Hospital, several medical office buildings, the Johns Hopkins University – Montgomery County Campus, the Regional Institute for Children and Adolescents (RICA) and Noyes Institute facilities, and some County social service uses. It also includes several private companies. Highlights of the recommendations are as follows:

- The Plan reconfirms the LSC zoning on most properties in the district and recommends rezoning the R-200, R&D and LSC zoned properties to the LSC zones.
- FAR is limited to 1.0 except at the center of the district where it can go to 1.5 FAR.
- Properties closest to the proposed transit station can be up to 150 feet tall.
- A maximum of 30% may be developed as housing and at least 15 percent must be public use space.

**Staff comments:** As the name implies, this is the center of the Life Sciences Center and the appropriate location for the highest densities recommended in the planning area (with the exception of one parcel on the DANAC property recommended for CR 2.0). It will also be a challenging location for redevelopment given the existing structures and the Plan's vision for higher density mixed-use redevelopment may not occur for a very long time. Some have suggested that densities elsewhere in the planning area be reduced with an offsetting increase in this area. While Staff does not support the mandatory reductions suggested by some, Staff does support the option of allowing for transfers of density from the other LSC zoned property to LSC Central, **at the property owner's option**. This should be limited to a 0.5 increase over what the Plan allows (up to the limits in the zone), if there is an offsetting reduction on another property adjacent to the existing residential communities (this provision could be limited to transfers from LSC Belward if that is the location the Committee is most concerned about).

### **LSC West**

The Plan's recommendations for the LSC West District are presented on pages 31 to 33. Most of this district is the Public Service Training Academy (PSTA) which takes up 52 of the 75-acre district. Highlights of the recommendations are as follows:

- Recognizing that the PSTA has no relationship to the LSC, the Plan supports relocating it and redeveloping the site with a residential community.
- The Plan recommends the CR zone for the PSTA property, the PEPCO parcels, the Innovation Center (LSC zone), the small retail center (C-3) and medical office buildings (O-M) at the intersection of Darnestown Road and Key West Avenue (CR 1.0: C 0.5, R 1.0, H 150).
- The corner of Great Seneca Highway and Darnestown Road has the potential to become a signature site.

- The Plan recommends that the 2 special exception uses be rezoned from R-90/TDR to C-T and confirms the RT-8 zone for the remainder of parcels along Darnestown Road.
- The new LSC West community should include retail, civic spaces, and, if needed, a new public elementary school.
- A new local park should be provided in conjunction with the elementary school or on its own if the school is not needed.
- A new public green space of one-half to one acre should be created near the CCT station as a gathering place and focal point for the community.

**Staff Comments:** Staff supports the general recommendations of this section and the proposed rezoning to the CR zone to allow a significant increase in residential development. As noted in testimony by several different experts, the research and science communities are gravitating towards mixed-use communities where researchers and entrepreneurs can live where they work. Providing additional housing in the Life Sciences Center along the CCT route will help achieve this goal and provide the additional demand for retail and entertainment uses that will add to the vibrancy of this area. The recommended density is appropriate for an area adjacent to a CCT station.

Since this is County-owned land, the County can impose conditions on its redevelopment that are not otherwise required under the CR zone, but could be referenced in the Master Plan. For example, the County could require a higher percentage of affordable housing than otherwise required (similar requirements have been included for publicly owned land in other master plans) and/or a greater percentage of building lot termination (BLT) easements. While these could reduce the price that will be paid to the County by a potential buyer, they would serve other policy objectives.

In this District and others addressed below, Staff believes the Master Plan does not full describe the relationship between this neighborhood and the existing residential community to the south. Staff believes the Plan should be expanded to address the following issues:

- What are the appropriate connections between LSC West and the existing residential community to the south?
- How can the Plan address the transition to the existing residential neighborhood? Additional guidance should be added about the heights at the edges (rather than a diagram on page 32 that indicates that the height at the edge can range from 50 to 100 feet). Although the details of design should be included in design guidelines, the Master Plan should include some guidance as to how these developments will relate to the adjacent communities (e.g., will buildings be oriented towards the communities or is it possible existing communities will face rear walls or parking garages?)
- Is the civic green intended to serve just the new residents or existing ones as well? Staff believes it should serve existing as well as new residents and therefore the access points will be important, but they are not mentioned in the Master Plan.

### **LSC Belward**

The Plan's recommendations for the LSC Belward District are presented on pages 34 to 37. The Belward property is owned by JHU and surrounded by major roads and residential neighborhoods on three sides. Highlights of the recommendations are as follows:

- Rezone the 107 acre property from the Research and Development (R&D) zone to the LSC zone to allow a mix of uses and greater densities.<sup>1</sup>
- The density will increase from the 0.3 FAR allowed under the R&D zone to 1.0. (The proposed changes to the LSC zone allows up to 1.5 FAR but the master plan may limit it to a lower height.) A diagram showing the approved development plan under the R&D zone is attached at © 5. A diagram of the potential development under the LSC zone is attached at © 6. Renderings prepared by JHU of their proposed development are attached at © 7 to 8.
- Concentrate the highest densities and building heights (150 feet) near the CCT station.
- Expand the historic setting for the Belward Farm historic buildings from the 7-acres in the approved plan to 10 to 12-acres.
- Provide two rectangular fields within the designated buffer area along Muddy Branch Road.
- Create the “LSC Loop” along Medical Center Drive and Decoverly Drive, the network of natural pathways along the stream buffers, and the open spaces.

**Staff Comments:** The recommended change in density for the Belward Farm generated more comments than any other issue in the Master Plan with numerous groups and individuals requesting a reduction in density and/or preservation of the farmland/open space. This is not surprising, given that the existing pastoral setting will be changed significantly with a dense development and the presence of a CCT stop. Some of those who testified were under the mistaken impression that the County could preserve the existing farm. The reality is that JHU has an approved development plan that would allow them to build a low density office project with a significant amount of surface parking. Given this fact, Staff knows of no way the County can prevent the development of the farm or require the preservation of open space. Without the incentive created by the additional density to submit a new plan for development, JHU would most likely build the approved plan.

The diagram on © 6 displays the difference between approved development and what would be allowed under the Master Plan. Some of the key differences are as follows:

APPROVED DEVELOPMENT	MASTER PLAN RECOMMENDED DEVELOPMENT
0.3 FAR	1.0 FAR
1.8 million square feet (on 138 acres)	4.6 million square feet (on 107 acres)
72 percent imperviousness	54% imperviousness
Surface parking	Structured parking
Approximately 25 foot buffer	300 foot buffer on west side of property with soccer fields; 200 foot buffer on the northern edge
7 acres environmental setting for historic farm buildings	10-12 acres environmental setting for historic farm buildings

In Staff’s view the **approved** development would allow the type of low-density auto-oriented development that currently exists elsewhere in the Life Science’s Center. Additional density is

<sup>1</sup> The original property was 138 acres but a portion was sold and developed.

necessary to achieve transit-oriented development. This is true not only in Gaithersburg West, but in all areas of the County and nationally where the goal is transit-oriented development. While there is no specific threshold below which transit-oriented development is not feasible, literature on the subject appears to support densities of 1.0 and higher.<sup>2</sup> This also appears to be the minimum density for constructing financially viable structured parking.

The Council had heard concerns that JHU wanted to maximize development potential with no real plans to increase its presence or further the life sciences in the Gaithersburg West area. A recently signed Memorandum of Understanding (MOU) between JHU and the County indicates that the University is interested in partnering with the County for the following purposes:

“reflecting the Parties’ shared objectives and vision of advancing the biosciences industry, higher education and workforce development within the County and for forging long-lasting collaborative relationships among private industry, public and private higher educational institutions and government interests involved with the biosciences industry.” (See © 9 to 14.)

The MOU describes the goals of JHU and the County to create an international center of discovery and education in biomedical translational science in a community with a mix of land uses. **In Staff’s view the MOU and the partnership it establishes creates additional justification for the Master Plan recommendations and its vision to provide new opportunities for the development of the life sciences.**

While Staff believes the recommended FAR is appropriate for this site, Staff does have questions regarding the height and recommended amount of open space. Staff believes that decisions as to whether to limit the maximum height to less than 150 feet or provide greater public open space should be made by the Planning Board at the time of development, but the Master Plan language can emphasize that these area decisions the Planning Board will make. It can more clearly indicate that the appropriate height needs to be addressed by the Planning Board at the time of development and may be limited to less than 150 feet and that public use space should be between 15 and 20 percent (recognizing that there is a trade-off between open space and heights and greater open space is likely to require increased heights in the other parts of the Belward property).

One of the ideas raised in testimony was to transfer some of the density allowed on the Belward Farm to LSC Central, however LSC Central does not have any significant tracts of undeveloped land that could provide the same opportunities as the Belward Farm and Staff is also concerned about the encouraging a less compact form of development on Belward. As noted above, Staff supports the concept of allowing a transfer of density from Belward to LSC Central at the property owners’ request. If this occurs, it should be done to provide additional open space on the Belward Farm, while maintaining compact development on the area that is developed. With such a provision, there may an opportunity for some creative negotiations between property owners (including the County and JHU if the County decides to relocate uses it currently has in LSC Central).

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<sup>2</sup> The Federal Transit Administration’s Center for Transit-Oriented Development indicate that the FARs of transit-oriented developments range from a 1.0 FAR for a residentially oriented “Transit Neighborhood” to 5.0 for a “Regional Center”. In their typology, Special Use/Employment Districts and Suburban Centers should have densities of 2.5 and 4.0 FAR respectively.

Staff has the same concerns for this neighborhood as for LSC West: that the Master Plan does not fully describe the relationship between this neighborhood and the existing adjacent residential communities. Once again, Staff believes the Plan should be expanded to address the following issues:

- What are the appropriate connections between LSC Belward and the existing residential communities?
- How can the Plan address the transition to the existing residential neighborhood? Additional guidance should be added about the heights at the edges (rather than a diagram on page 36 that indicates that the height at the edge can range from 50 to 100 feet). Although the design details should be included in design guidelines, the Master Plan should include some guidance as to how these developments will relate to the adjacent communities (e.g., will buildings be oriented towards the communities or is it possible existing communities will face rear walls or parking garages?)

The Plan recommends a 300 foot buffer with two soccer fields on the west side of the Belward campus, but given the significant increase in density, Staff believes that this should be a somewhat larger park with sufficient amenities to be an attractive destination for residents of the existing communities, as well as the new residents. As noted above, Staff recommends changing the Plan's recommendations for 15 percent open space to 15 to 20 percent open space, which could help to ensure an adequate size park. Ultimately the Planning Board will need to make the tradeoff between height and open space at the time of development. The Committee may want to ask Department of Parks staff for options for an expanded park with additional amenities when the Committee discusses parks and open space at the meeting on March 22.

## **LSC North**

The Plan's recommendations for the 195-acre LSC North District are presented on pages 38 to 39. Highlights of the recommendations are as follows:

- Rezone the DANAC property from I-3 to CR with higher densities to take advantage of the transit station location.
- The parcel adjacent to the CCT station (parcel 7) should be zoned CR 2: C 1.5, R 1.5, H 150 and the remainder of the DANAC property should be zoned CR 1.0: C 0.5, R 0.5, H 80.
- Building heights adjacent to the residential community to the north is limited to 50 feet.
- To increase the possibility of infill residential development on the remaining sites in LSC North, the plan recommends allowing the Shady Grove Executive Center and Bureau of National Affairs BNA properties to develop under the Planned Development (PD) zone with "urban, high density housing".

**Staff Comments:** The Plan does not show the location of the DANAC parcel recommended for CR 2.0 or indicate its size and therefore Staff cannot judge the appropriateness of this recommendation. Staff has asked Planning Department staff to be prepared to present this information at the worksession. The remainder of the DANAC parcel is recommended for CR1.0: C 0.5, R 0.5. Staff does not object to the overall density recommendation but questions whether it was the Planning Board's intent to require a 50/50 mix of commercial and residential development, without the flexibility it has typically provided on virtually every other property zoned CR.

The Master Plan recommends PD zoning for the Shady Grove Executive Center and BNA properties, but does not specify a density. As noted at a prior worksession, Staff is generally not supportive of the PD zone because it provides fewer public benefits and amenities than any of the other mixed-use zone. Staff questions why the CR zone was not recommended for this property and suggests that the Committee discuss zoning options. (If the Committee opts for the PD zone, Staff believes that it should also consider amendments to the zone to require additional public benefits and that the Master Plan should specify the range of appropriate densities).

### **LSC South**

The Plan's recommendations for the LSC South District are presented on pages 40 to 41. This 245-acre district south of Darnestown Road includes the Traville community's retail and residential uses, Human Genome Sciences, and the Universities at Shady Grove. LSC South is in the Watts Branch Watershed and is part of the Piney Branch sub-watershed, which was designated a Special Protection Area (SPA) due to its fragile ecosystem, unusually good water quality, and susceptibility to development pressures. The 13-acre Rickman property is the only undeveloped property. Highlights of the recommendations are as follows:

- Support the existing R&D zoning on the Rickman property but recommend an option for the Planned Development (PD) zone at 22 units per acre.
- Protect the Piney Branch sub-watershed and support the SPA by limiting development in LSC South beyond existing and approved projects to only the undeveloped Rickman parcels.
- Construct Traville Local Park and provide connections to the LSC Loop.

**Staff Comments:** While Staff does not have any objection to allowing a residential option on this property, Staff is unsure as to whether the PDD 22 zoning option is the best one to protect the environmental resources. Staff has asked Planning Department to assess whether this zone is the optimal zone to ensure that resources are protected. In addition, it may be appropriate for the Master Plan to provide additional guidance regarding the location and attributes of development (e.g., to cluster development outside the SPA to the extent feasible). It is unlikely that Planning Department will have the answers to these questions in time for the worksession on the 10<sup>th</sup> and therefore the Committee may have to return to this issue on March 22.

MEMORANDUM

**TO:** Nancy Sturgeon, Planner Coordinator, Vision Division, Planning Department  
**FROM:** Brooke Farquhar, Supervisor, Park and Trail Planning,  
Park Planning and Stewardship Division, Parks Department  
**DATE:** March 3, 2010

The Department of Parks was asked to elaborate on the recommendations in the Planning Board Draft Gaithersburg West Master Plan in response to some comments and questions on open space from the Mayor of the City of Rockville in a letter dated January 13, 2010 so that Community Planning staff can advise Council staff.

**Comment #1: *Developers should be required to meet at least minimal standards for provision of public open space or publicly accessible open space. A goal of 12 acres per 1,000 residential population would be appropriate, as this is the standard set forth by the National Recreation and Park Association.***

Department of Parks Response:

Developer requirements for public use space depend on the zoning. The zoning text amendment for the revised Life Sciences Center (LSC) Zone currently includes a minimum public use space of 20 percent (of gross tract area).

Recommendations for parkland are based on approved policy contained in the *2005 Land Preservation, Parks, and Recreation Plan* (LPPRP) – a Parks Recreation Open Space Plan (PROS), and on staff guidelines found in the document *Parks for Tomorrow*, (1998), a supplemental staff document to the 1998 PROS Plan, as well as on recent public input and Planning Board guidance in other plans. The PROS Plan guides the type and number of facilities needed in three different geographies—the County, the Team Area, and the Planning Area. In the case of this Master Plan, it is clear that rectangular fields are needed. The recommendations in this Plan will help to offset that need of a larger geography. As far as a goal of acres per thousand, park planning policy follows the State standard: 15 local recreational acres per 1000 residential population. The LPPRP/PROS plans confirmed that overall, Montgomery County met this goal in 2005. However, it is important to note that National Recreation and Park Association no longer relies on a goal of acres per thousand, but rather relies more on the provision of needed facilities.

**Comment #2: *Parkland needs to be more than just civic green spaces. The open space needs to include significantly sized parcels, not just urban squares, urban promenades, stream buffers and pieces of rights-of-way.***

Department of Parks Response:

We agree. The Plan makes recommendations for a variety of spaces/facilities – the LSC Loop path, urban squares at CCT stations, parks, plazas -- intended to provide community gathering spaces, as well as parks that would accommodate needed recreational facilities as identified in the 2005 LPPRP/PROS Plan. Specifically, in response to the need for more *rectangular fields*, the Plan recommends publicly accessible active recreation in several locations: the Belward property, a park/school site in the LSC West District (current site of the Public Safety Training Academy), the existing undeveloped Traville Local Park in LSC South and the Quince Orchard area (outside the LSC).

**Comment #3: *Parkland should be approximately 50% developable for recreational amenities.***

Department of Parks Response: The Department of Parks strives to achieve a balance of stewardship of natural and cultural resources with active recreation throughout the County; however it is not realistic to apply a specific percentage of each to a small geography such as the Sector Plan area.

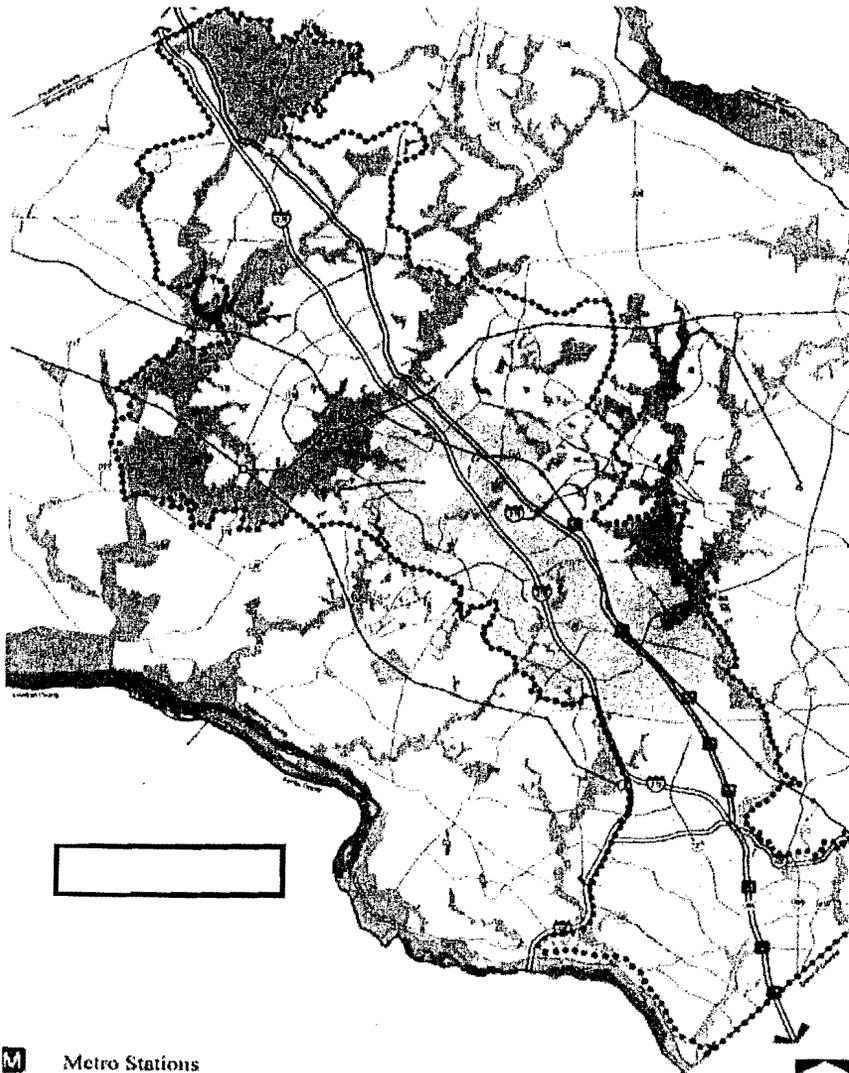
**Comment #4: *The preferred scenario is to dedicate public parkland to the MNCPPC as that approach will provide greater insurance that the properties will be maintained over the long term.***

Department of Parks' Response: While public ownership of certain types of open space is desirable, it is not always feasible. Relying on alternative providers is sometimes necessary. The 2005 LPPRP/PROS and *Parks for Tomorrow* espouse the need to rely on a combination of public parkland and privately provided and maintained public open space to meet needs in urban areas.

**Comment #4: *The Plan should include stronger language requiring developers and institutions to work with the Cities of Gaithersburg and Rockville to improve connectivity.***

Department of Parks Response: The Plan recommends that trails and bikeways be connected. In particular it recommends that the connectivity to and the exact alignment of the Muddy Branch Trail Corridor, an approved trail from the *Countywide Park Trails Plan* be determined during the review of specific development plans.

# Gaithersburg West Master Plan Implementation



## I-270 Mixed-Use Transit Stations

### FAR

#### Germantown CCT Stations:

▪ Dorsey Mill	1.0
▪ Manekin	1.0
▪ Cloverleaf	1.0
▪ Town Center	2.0

#### Gaithersburg CCT Stations:

▪ LSC Central	1.0-1.5
▪ LSC (PSTA)	1.0
▪ LSC Belward	1.0

Shady Grove Metro Station 2.0

Rockville Town Center 2.5

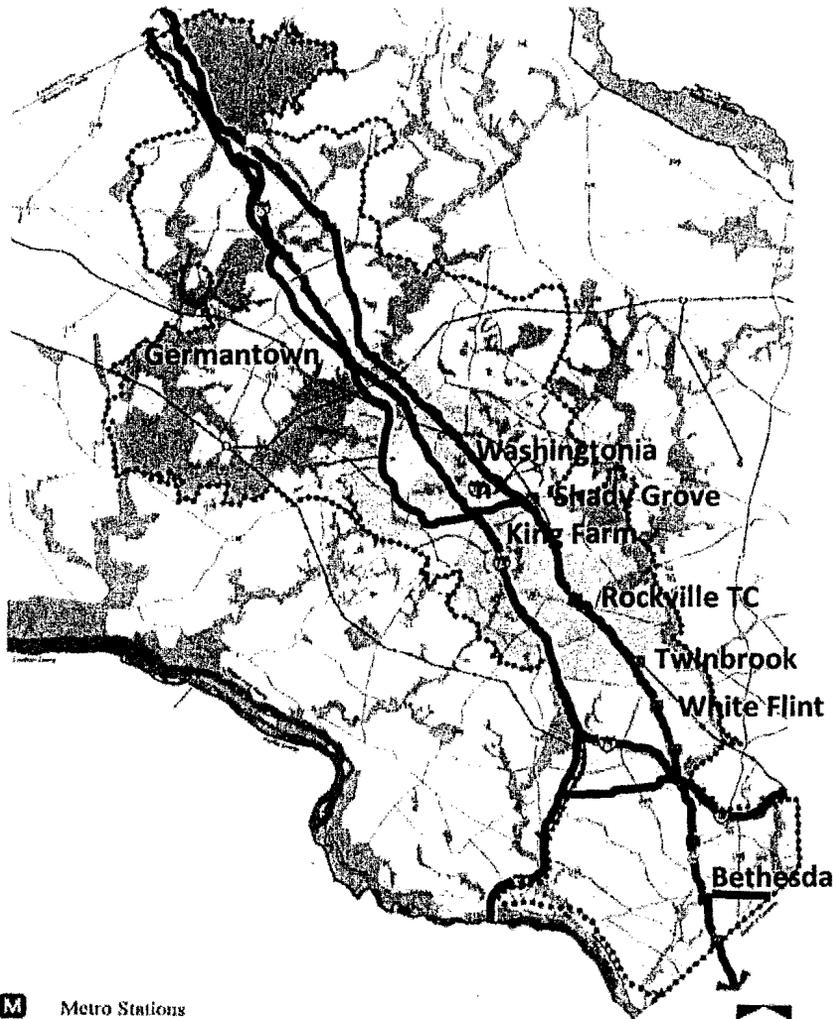
Twinbrook Metro Station 2.0

White Flint Metro Station 4.0

Bethesda CBD 4.0 - 5.0

Friendship Heights CBD 3.0 - 4.0

# Comparison of Place



Rosslyn	10.0 FAR
Ballston	4.0 - 6.0 FAR
Bethesda	4.0 - 5.0 FAR*
Clarendon	4.0 FAR
Rockville TC	2.5 FAR
Reston TC	2.0 FAR
Carlyle	2.0 FAR
Twinbrook	1.9 FAR*
Shady Grove	1.5-2.0 FAR*
Germantown	1.0-2.0 FAR*
King Farm	0.4 FAR

\* Not including any density bonus (e.g. 30 percent) for MPDUs or Workforce housing)

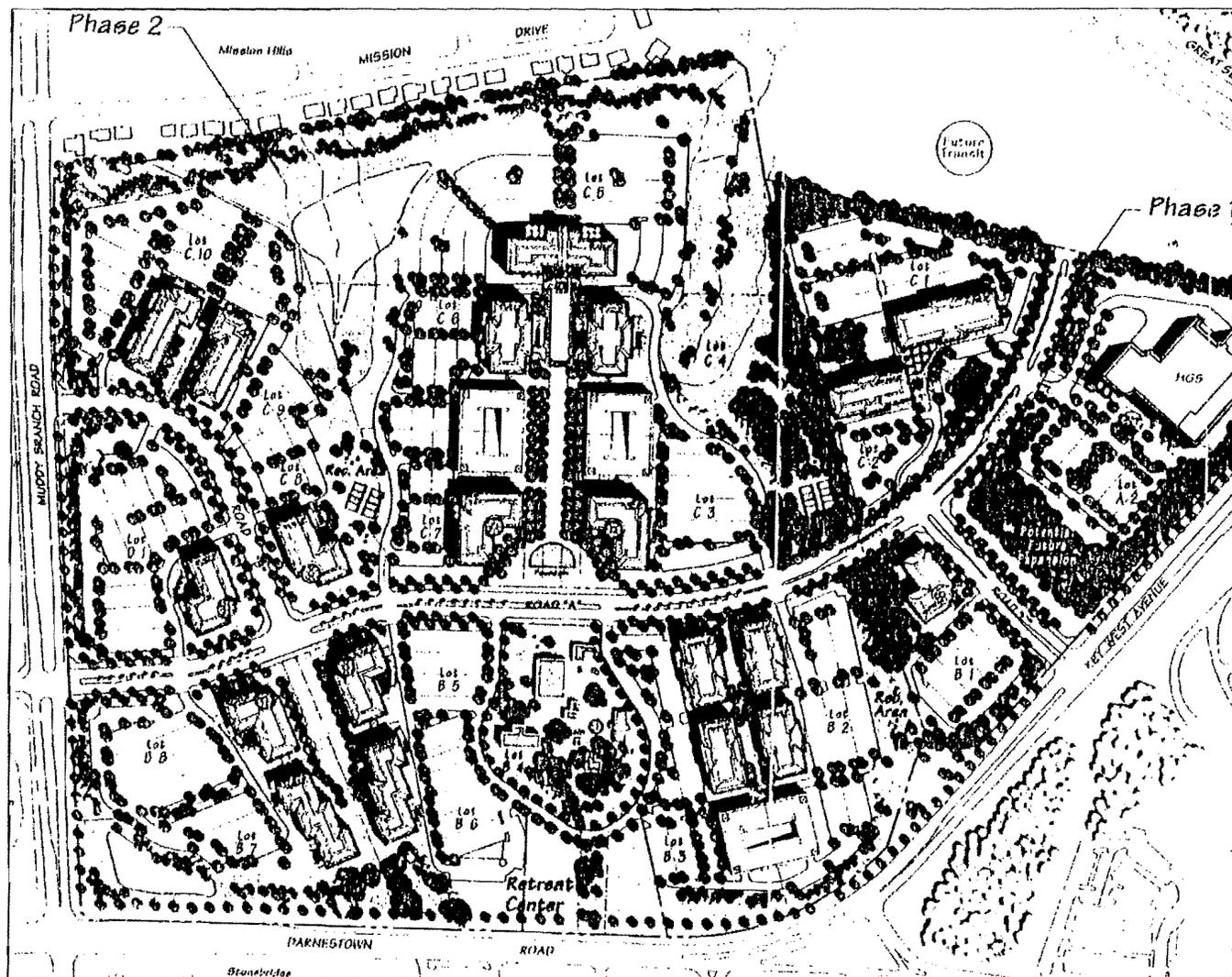
# Gaithersburg West Master Plan

1996 Approved Preliminary Plan for Belward Research Campus

1996 Preliminary Plan  
Approved for 1.8  
million SF (.3 FAR)

Zoning maximum  
was 3 million SF  
(.5 FAR)

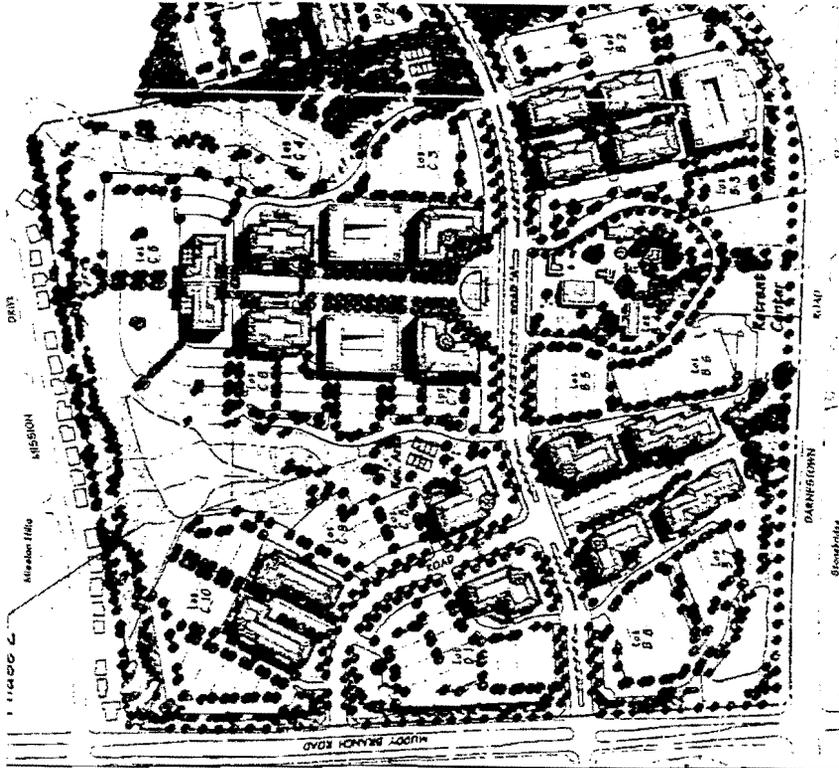
APF Requirements  
included turn lanes on  
WB 28 at MB  
NB SG at 28  
NB & SB at MB & GS  
WB Key West Lane



# Gaithersburg West Master Plan

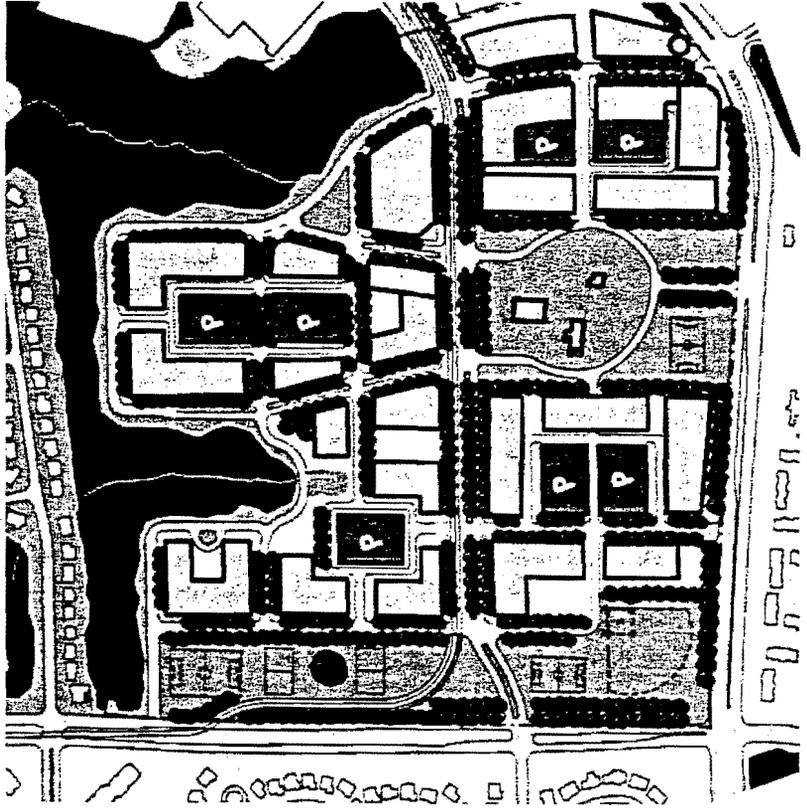
## LSC Belward

1996 Approved Preliminary Plan



M-NCPPC

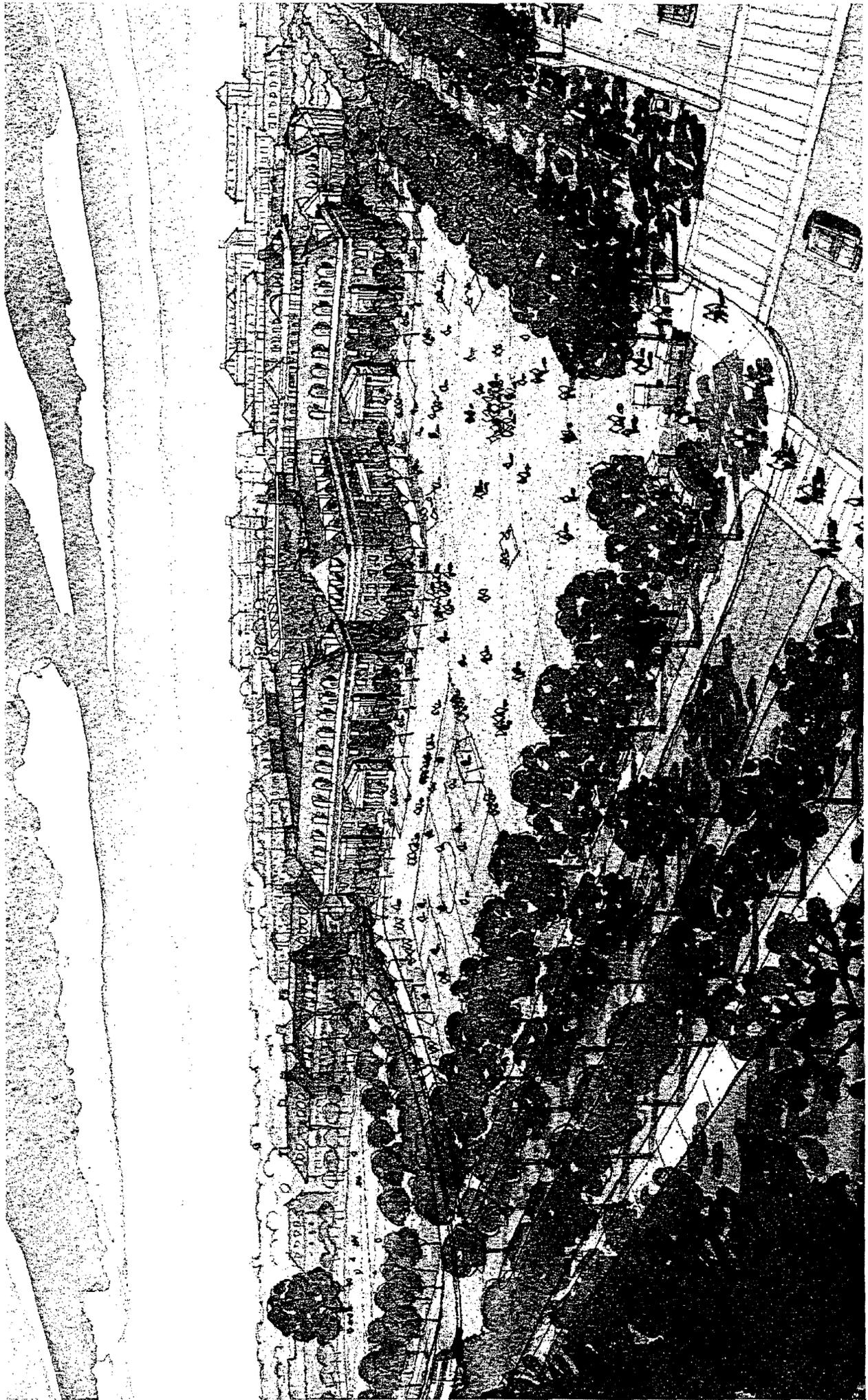
2009 Proposed Master Plan



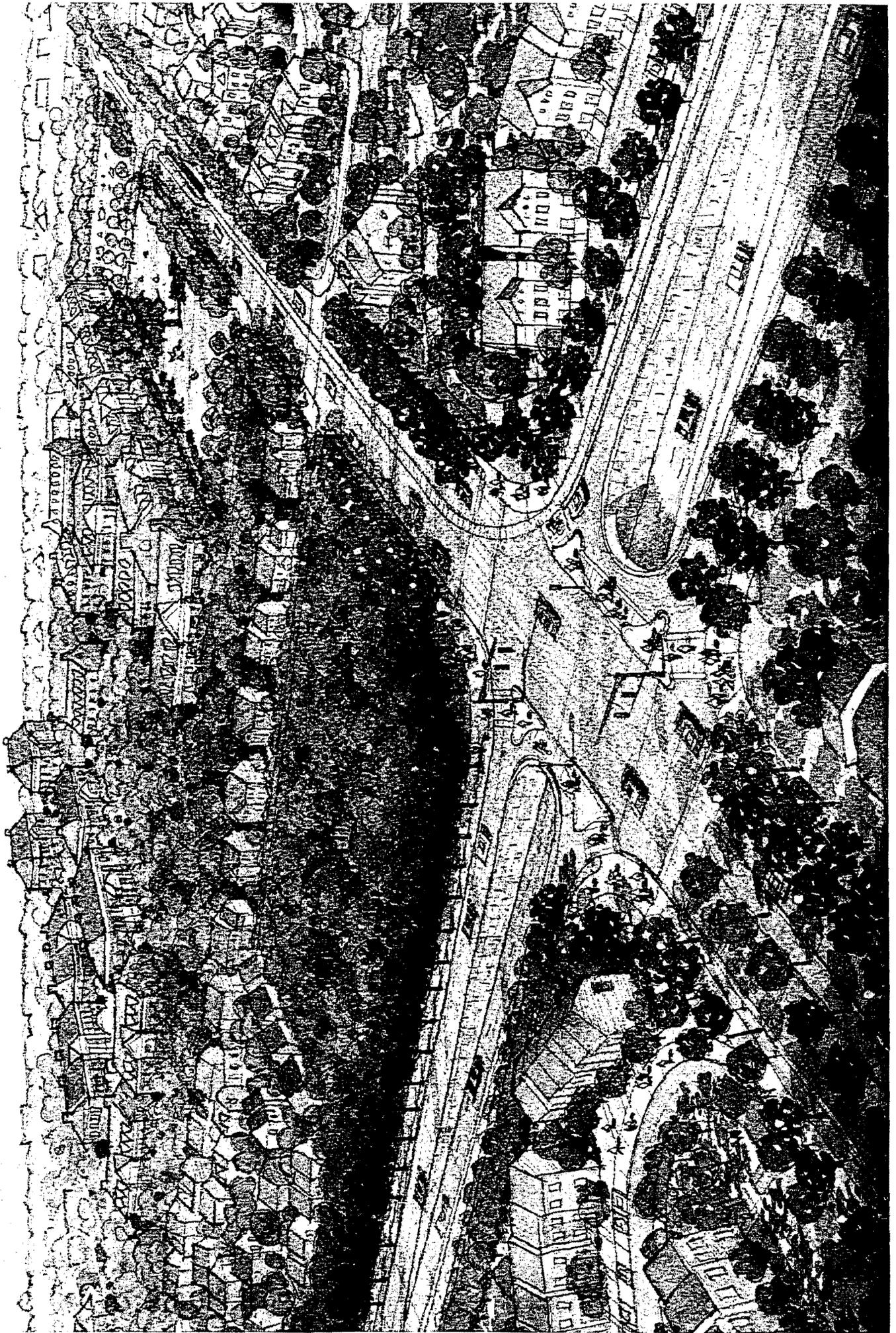
M-NCPPC

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John's Hopkins University Belward Research Campus  
Preferred Design Concept February 2010



Potential Intersection at Muddy Branch Road and Great Seneca Highway  
Design Concept March 2010

**MEMORANDUM OF UNDERSTANDING BETWEEN JOHNS HOPKINS UNIVERSITY  
AND MONTGOMERY COUNTY, MARYLAND FOR THE ADVANCEMENT OF THE  
BIOSCIENCES INDUSTRY, HIGHER EDUCATION AND WORKFORCE  
DEVELOPMENT**

THIS NON-BINDING MEMORANDUM OF UNDERSTANDING is entered into this 24th day of February, 2010 between Johns Hopkins University ("JHU") and Montgomery County, Maryland ("County") (collectively, the "Parties") for the purposes of reflecting the Parties' shared objectives and vision of advancing the biosciences industry, higher education and workforce development within the County and for forging long-lasting collaborative relationships among private industry, public and private higher educational institutions and government interests involved with the biosciences industry.

**BACKGROUND**

WHEREAS, the County is home to many assets including a diverse, multi-national population of approximately one million people; a highly educated workforce; a nationally acclaimed public school system; and a thriving biosciences community including private companies, non-profits, federal installations, Montgomery College; JHU and the Universities at Shady Grove.

WHEREAS, JHU is an internationally-respected private research university with educational programs and partnerships that bridge all levels of the biosciences community and which, for more than a century, has had as its over-riding mission "the encouragement of research ... and the advancement of individual scholars, who by their excellence will advance the sciences they pursue, and the society where they dwell."

WHEREAS, the County has a longstanding commitment to the advancement of biosciences and higher education within the County with its creation of the Shady Grove Life Sciences Center, creation and support of research company incubators, and donation of land to JHU for its Montgomery County Campus ("MCC") and to the University System of Maryland for its Universities at Shady Grove.

WHEREAS, the Parties recognize that biosciences research and development provides great opportunities for world health and welfare and contributes significantly to the economy with the creation of higher paying jobs.

WHEREAS, the Parties recognize that Belward, MCC, and the Gaithersburg West Master Plan area as a whole have great potential to be a center of excellence for research and development.

WHEREAS, the Parties recognize that federal assets create opportunities for federal collaboration with higher education and private interests within the County including Gaithersburg West area, East County and Germantown, as well as other areas and desire to promote and create opportunities for greater collaboration.

WHEREAS, the Parties recognize that healthy biosciences development within Montgomery County contributes significantly to healthy biosciences development within the State and that JHU can facilitate collaboration between activities in Montgomery County, Baltimore City and other areas.

WHEREAS, the Parties recognize that in addition to their own growth potential for partnerships, programs and activities there are untapped opportunities through collaboration and growth of the assets and resources within the County that the Parties desire to facilitate, foster and create.

WHEREAS, the Parties desire to create links and synergies among assets within the County including academic institutions, private research companies, private development, venture capital firms, federal laboratories and administrative offices, medical services delivery, and non-profit research organizations with the objective of becoming a leading example in the world for development and delivery of services and products for global health and welfare.

WHEREAS, the National Institutes of Health, with the support of Congress, emphasize translating laboratory discoveries into treatments for patients. The Parties recognize that these discoveries should be extended beyond treatments for individual patients toward improved health for whole populations. This involves a two step process of "bench to bedside to population". This second stage is achieved by mobilizing basic, clinical, and population scientists to discover and teach how to: prevent disease through healthy living; diagnose and treat disease early; use novel biologic and medical information to improve the quality and reduce the costs of maintaining health and treating disease; and organize globally competitive health systems. Working together, scientists and entrepreneurs can achieve the goal of commercializing these discoveries.

WHEREAS, JHU seeks to expand its translational science programs, research, development, partnerships and relationships, building upon strengths in basic biological and clinical research. Collaborations with other academic institutions, federal labs, and private research companies in MC and around the region will advance JHU towards this goal.

WHEREAS, the parties' shared vision is to create an international center of discovery and education in biomedical translational science with the ultimate goal of advancing local, national and global population health.

WHEREAS, Montgomery County as home to the NIH, FDA, NIST, strong biotechnology and information science companies, a strong network of local hospitals for expanding clinical research including Suburban, Adventist, Holy Cross, and Montgomery General Hospitals, a leading county Department of Health and Human Services, and a highly educated, diverse and outward looking population, is in a unique position to create an environment in which the essential ingredients to producing healthy populations can be discovered and commercialized.

WHEREAS, Parties' intent is that certain locations including Belward and MCC develop into a scientific and commercial engine with a balanced mix of: education; academic, private and federal research and development.

WHEREAS, the parties recognize that the most fertile environments for life sciences education, research, and business development are in communities in which researchers, employees, students and residents can live, work, learn, shop and enjoy recreation opportunities and that mass transit is an important element of creating such a community.

WHEREAS, Montgomery County is currently considering the Gaithersburg West Master Plan with a proposed density of between 18 -- 20 Million sf of commercial development which has as its core objective the advancement of life sciences activities within Montgomery County and the linkage of academic, private and federal research and development. The draft Master Plan includes up to 9000 dwelling units, and proposes an alignment for the Corridor Cities Transitway that optimizes ridership and serves proposed centers of life sciences and supporting development with the objective of creating an innovation community (collectively, the "Plan").

NOW THEREFORE, the Parties desire to collaborate to create within Montgomery County such a community and therefore are entering into this Memorandum of Understanding to reflect their mutual understandings.

1. Mutual Goals and Commitments

- a. JHU shares with the County the vision for development of Belward and MCC to create a balanced mix of education with research and development.
- b. JHU will, at a minimum, annually identify target areas of academic research in biomedical translational science with the ultimate goal of advancing local, national, and global health. These targeted areas of research will provide a framework for the types of organizations that JHU will seek to attract to locate at Belward and MCC.

(11)

- c. The County will include in its economic development strategy efforts to identify and attract companies and organizations that will complement areas of academic vision that JHU will pursue.
- d. The County will develop an economic development strategy to attract complementary activities to JHU's areas of academic research and partnerships located at Belward and MCC with the intent that the parties will collaboratively create a nucleus of world-renowned life sciences activity.

## 2. Collaboration and Communication

- a. The parties intend that the MOU be the beginning of greater collaboration and communication and therefore agree to the following:
  - i. The Parties will hold semi-annual meetings at Belward or MCC among the JHU President, JHU Provost, JHU CFO and the County Executive, Council President and Director of the Department of Economic Development.
  - ii. The parties believe that their respective interests will benefit from cross representation and therefore agree as follows:
    - 1. the County will appoint a senior JHU management official (to be designated by the JHU President) to be on the life sciences implementation body that the County is creating;
    - 2. JHU will appoint the County Executive (or designee) to a strategic Hopkins Committee such as the Oversight Committee for the Institute for Clinical and Translational Research (ICTR) that is relevant to the vision for Belward and MCC.
- b. The parties will by February 28 of each calendar year provide each other with the following reports for the preceding calendar year –
  - 1. The County will provide an annual report to JHU on the life sciences companies located in the County
  - 2. JHU will provide an annual report on programs, partnerships, and courses at Belward and MCC for the previous year and plans for the following year.

## 3. Miscellaneous

- a. Plan Implementation – The parties believe that the Plan provides the framework for a thriving life sciences community. JHU recognizes and acknowledges the County's commitment and support for life sciences activities and to JHU's presence at MCC. JHU agrees that the Plan provides a suitable framework to

achieve the vision for Belward and MCC and agrees that it will use its best efforts to develop MCC and Belward in accordance with the Plan.

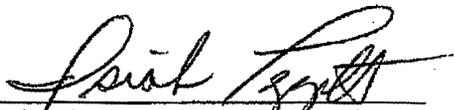
- b. CCT – The Parties will cooperate to advance and achieve the federal and state funding and development of the CCT as expeditiously as is feasible.

IN WITNESS WHEREOF, the Parties have entered into this Memorandum of Understanding on this 24th day of February, 2010.

JOHNS HOPKINS UNIVERSITY

MONTGOMERY COUNTY, MARYLAND

By:   
\_\_\_\_\_  
Ronald J. Daniels, President

  
\_\_\_\_\_  
Isiah Leggett, County Executive

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Lloyd Minor, Provost

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James T. McGill  
Senior Vice President for Finance and Administration

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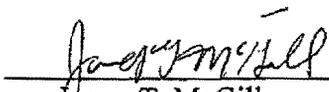
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