

MEMORANDUM

July 16, 2010

TO: County Council

FROM: Marlene Michaelson, Senior Legislative Analyst *MMsm*

SUBJECT: Sectional Map Amendment for the Great Seneca Science Corridor Master Plan

The Council approved the Great Seneca Science Corridor Master Plan on May 4, 2010. Attached is the application for the Great Seneca Science Corridor Master Plan Sectional Map Amendment (SMA) submitted by the Planning Board (© 4 to 5) and the technical staff report (© 6 to 22). The SMA implements recommendations of the recently Approved and Adopted Great Seneca Science Corridor Master Plan by putting into effect zoning changes recommended in the Master Plan. In addition, it makes slight adjustments to zoning boundaries to complete the transition from hand-drawn to digital zoning maps. **Due to the lack of any substantive issues, this SMA was not reviewed by the Planning, Housing, and Economic Development (PHED) Committee.** An opinion approving the SMA is attached at © 1 to 3.

The total area within the SMA is approximately 4,360 acres, of which approximately 363 acres are proposed for new zoning classifications. The SMA proposes to reconfirm the remaining acreage with existing zoning. The SMA recommended rezonings are listed in the table on © 3 and Attachment A (© 11 to 18).

A public hearing on the Sectional Map Amendment was held on June 29, 2010. The Council received oral or written testimony from a limited number of property owners, **all of whom supported the SMA as submitted.** (This included properties recommended for a change in zoning to the Commercial-Transition (CT) zone. A rezoning to the CT zone can only occur as part of an SMA with the property owners' permission.)

**Council Staff recommends approval of the SMA as submitted.**

**Councilmembers should remember that consideration of an SMA is subject to the ex parte rule and, therefore, the Council may only consider information that is part of the public record. Staff recommends against allowing any member of the audience, other than Staff, to participate in the worksession discussion, since their comments would not be a part of the official record.**

Resolution No.: \_\_\_\_\_  
Introduced: July 20, 2010  
Adopted: \_\_\_\_\_

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Great Seneca Science Corridor Sectional Map Amendment (G-890)

**OPINION**

Sectional Map Amendment G-890 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Great Seneca Science Corridor Master Plan. The SMA application covers approximately 4,360 acres. The area proposed for reclassification consists of approximately 363 acres proposed for new zoning classifications. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Great Seneca Science Corridor Master Plan on May 4, 2010. The Master Plan sets forth the specific land use and zoning objectives for the development of the Great Seneca Science Corridor area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Great Seneca Science Corridor Master Plan by the County Executive, the District Council held a public hearing on September 15, 2009 wherein testimony was received from interested parties.

Sectional Map Amendment (SMA) G-890 was filed on May 24, 2010 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Great Seneca Science Corridor Master Plan. The Council held a public hearing on the SMA for the Great Seneca Science Corridor Master Plan on June 29, 2010. All testimony received by the Council supported the SMA as submitted.

The Council considered the Sectional Map Amendment at a worksession held on July 20, 2010. The Council supported the Sectional Map Amendment. The Council finds that Sectional Map Amendment Application G-890 is necessary to implement the land use and development policies expressed in the Approved and Adopted Great Seneca Science Corridor Master Plan.

The evidence of record for Sectional Map Amendment G-890 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Great Seneca Science Corridor Master Plan, dated September 15, 2009, and all record

materials compiled in connection with the public hearing held by the Council on June 29, 2010 on Sectional Map Amendment G-890.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. G-890, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Great Seneca Science Corridor Master Plan consisting of approximately 4,360 acres, more or less, is GRANTED. Approximately 363 acres are rezoned as a result of this action. The remaining acreage is to be reconfirmed as currently zoned.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Great Seneca Science Corridor Master Plan.

**Parcels to be Rezoned**

<b>Area #</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acreage</b>
<b><i>LSC CENTRAL DISTRICT</i></b>			
1	R-200	LSC	21.92
2	O-M	LSC	14.53
3	R&D	LSC	5.65
4	R&D	LSC	9.85
<b><i>LSC WEST DISTRICT</i></b>			
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
<b><i>LSC BELWARD DISTRICT</i></b>			
7	R&D	LSC	155.13
<b><i>LSC NORTH DISTRICT</i></b>			
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
<b><i>LSC SOUTH DISTRICT</i></b>			
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'	13.3
<b>Total Acreage of Parcels to be Rezoned</b>			<b>363.29</b>

This is a correct copy of Council action.

\_\_\_\_\_  
Linda M. Lauer, Clerk of the Council



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**OFFICE OF THE CHAIRMAN**

May 21, 2010

The Honorable Nancy Floreen  
President  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

2010 MAY 24 PM 2:54

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

Dear Ms. Floreen:

At its regular meeting on May 20, 2010, the Montgomery County Planning Board approved the filing of the Sectional Map Amendment (SMA) for the implementation of the Approved Great Seneca Science Corridor Master Plan. The Planning Board believes that the Sectional Map Amendment, as filed, appropriately implements the zoning recommendations of the Plan.

Subsequent to the County Council establishing a public hearing date for the Sectional Map Amendment, and at least two weeks prior to the public hearing, the Planning Board will make available to the public a Technical Staff Report on the SMA. It will include the appropriate index map and tabular data on all areas proposed to be rezoned.

The Planning Board looks forward to working with you on this application.

Sincerely,

Royce Hanson  
Chairman

Attachments:

1. Three copies of signed Application Form
2. Staff Memorandum Request to File SMA from 5/20/10 Planning Board Meeting
3. Mailing Labels for Property Owners Affected by SMA

RH:ns

(4)

Application to File

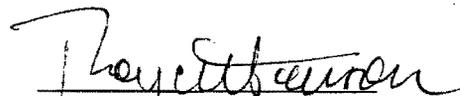
APPLICATION NUMBER: G-890  
DATE FILED: 5/24/2010  
HEARING DATE: 6/29/2010

APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE "ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND" FILED IN ACCORDANCE WITH ARTICLE 59-H OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.

The Maryland-National Capital Park and Planning Commission makes application with the County Council, sitting as the District Council, for that portion of the Maryland-Washington Regional District within Montgomery County, for a Sectional Map Amendment to implement the Great Seneca Science Corridor Master Plan as approved by the County Council, sitting at the District Council on May 4, 2010. The Master Plan area is in Planning Areas 20 and 25 and Election Districts 4, 6, and 9.

The proposed classifications are contained in one volume, keyed to the Zoning Atlas. The proposed changes in zoning classifications are shown on the overlays to the existing zoning pages. The Great Seneca Science Corridor Master Plan being implemented by this Sectional Map Amendment amends the 1990 *Shady Grove Study Area Master Plan*, as amended, portions of the 1985 *Gaithersburg Vicinity Master Plan*, as amended, the 1982 *Oakmont Special Study Plan*, *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, as amended, the *Master Plan of Highways Within Montgomery County*, as amended, and the *Countywide Bikeways Functional Master Plan*, as amended.

The existing and proposed zoning classifications are shown on the accompanying maps. The total acreage of the Great Seneca Science Corridor Master Plan that is covered by this Sectional Map Amendment is approximately 4,360 acres. The area proposed for zoning reclassification is approximately 363 acres. The remaining acreage is recommended to be reconfirmed at the existing zoning classifications.



Royce Hanson, Chairman  
Montgomery County Planning Board

PH 6/29/10

GREAT SENECA SCIENCE CORRIDOR SMA



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

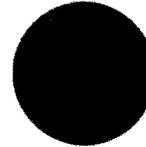
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**OFFICE OF THE CHAIRMAN**

June 11, 2010

The Honorable Nancy Floreen  
President  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

057611



2010 JUN 15 PM 1:48

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

SUBJECT: Great Seneca Science Corridor Master Plan Sectional Map Amendment (G-890)

Dear Ms. Floreen:

On May 4, 2010, the Montgomery County Council, sitting as the District Council, approved the Great Seneca Science Corridor Master Plan. At its next regular meeting on June 23, 2010, The Maryland-National Capital Park and Planning Commission is scheduled to adopt the Great Seneca Science Corridor Master Plan.

At its regular meeting on June 10, 2010, with a vote of 4-1, the Montgomery County Planning Board approved the attached technical staff report and recommended Council approval of the Great Seneca Science Corridor Master Plan Sectional Map Amendment (SMA). This SMA (G-890) was filed with the Council on May 24, 2010. The SMA implements the zoning recommendations of the approved Great Seneca Science Corridor Master Plan.

The technical staff report includes a list of the affected properties and the property owners (see List of Properties, Attachment A) with acreage information that is based on the Tax Assessor's records. The staff report also includes maps (Attachments B and C) that show parcels to be rezoned with acreage amounts that are based on a digital measurement of the perimeter of the groups of parcels that are proposed for rezoning. Due to occasional minor acreage discrepancies, SMA staff reports typically note that acreage amounts in the report are for general information purposes only (see page 3 of the attached report).

The technical staff report is attached for inclusion into the record for the Council's public hearing, which is scheduled for June 29, 2010.

The Planning Board looks forward to working with you to implement the Great Seneca Science Corridor Master Plan.

Sincerely,

Royce Hanson  
Chairman

RH:ns:ha  
Attachment

6



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

MCPB  
Item #2  
6/10/10

REVISED

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

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**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**

<b>Area #</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acreage</b>
<b>LSC CENTRAL DISTRICT</b>			
1	R-200	LSC	21.92
2	O-M	LSC	14.53
3	R&D	LSC	5.65
4	R&D	LSC	9.85
<b>LSC WEST DISTRICT</b>			
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
<b>LSC BELWARD DISTRICT</b>			
7	R&D	LSC	155.13
<b>LSC NORTH DISTRICT</b>			
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
<b>LSC SOUTH DISTRICT</b>			
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'	13.3
<b>Total Acreage of Parcels to be Rezoned</b>			<b>363.29</b>

**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

**A T T A C H M E N T   A**  
**L I S T   O F   P R O P E R T I E S**

<b>SMA Index Area</b>	<b>Property Address</b>	<b>Tax Account Number</b>	<b>Property Owner/Contact</b>	<b>Land Area</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
<b>L S C   C E N T R A L   D I S T R I C T</b>						
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 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. Prtnshp 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. Prtnshp 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 <sup>nd</sup> Inc. c/o Eugene Carlin-DANAC Corp 7501 Wisconsin Ave. Ste 1120 Bethesda, MD 20814	3.2 acres	O-M	LSC

ATTACHMENT A

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
<b>L S C W E S T D I S T R I C T</b>						
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 <sup>th</sup> 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*
<b>L S C B E L W A R D D I S T R I C T</b>						
7	9951 Key West Avenue	03520708	Johns Hopkins Institutions c/o David McDonough Johns Hopkins Real Estate 1101 East 33 <sup>rd</sup> 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
<b>L S C N O R T H D I S T R I C T</b>						
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		I-3	CR-1, C-0.5, R-1.0, H-80*
9	9707 Key West Avenue Condo unit 3	03627970	MRIS Building LLC 9707 Key West Avenue Rockville, MD 20850		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	Decoverly Adventure Parcel A	02792700	Decoverly 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'

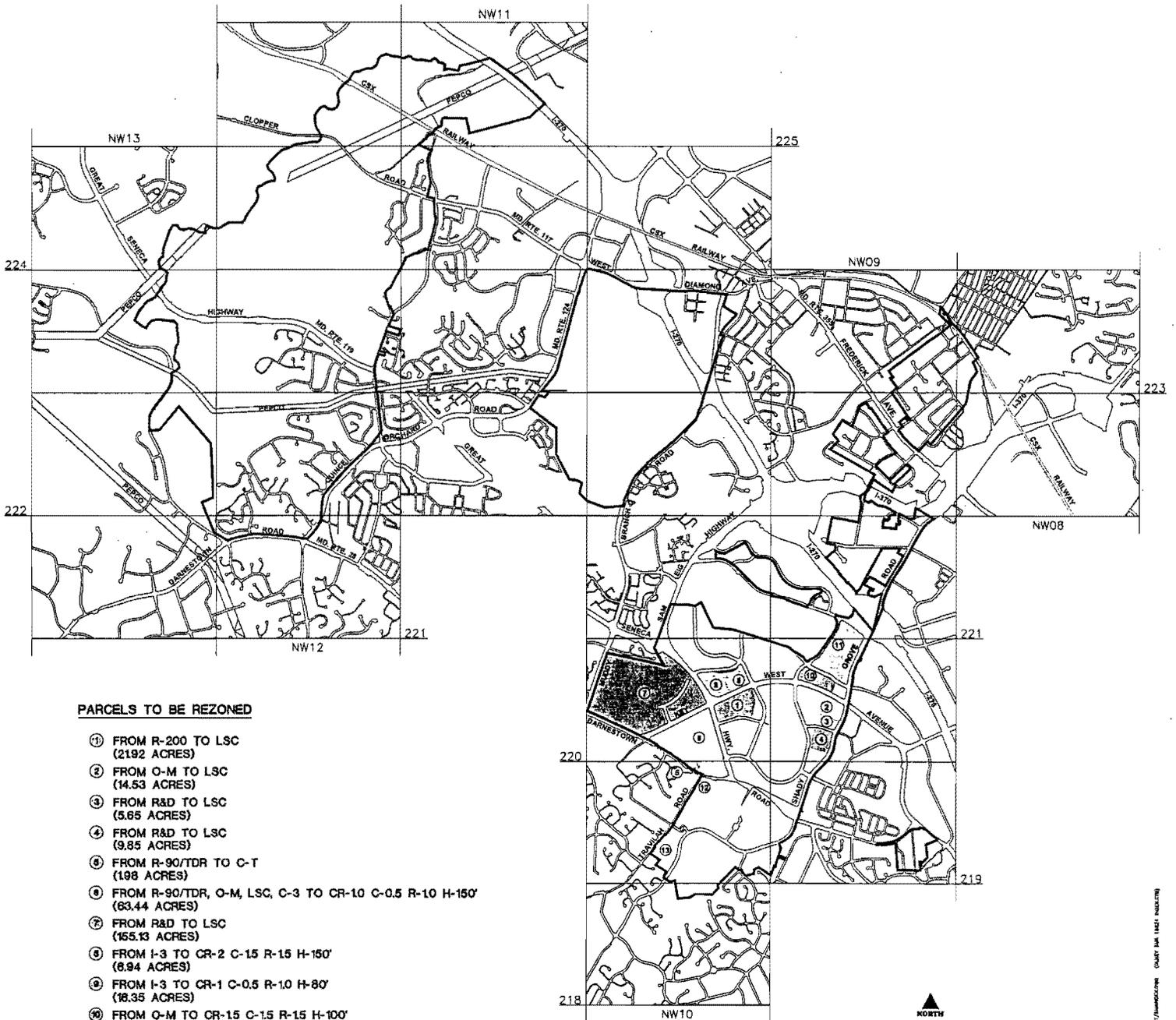
<b>SMA Index Area</b>	<b>Property Address</b>	<b>Tax Account Number</b>	<b>Property Owner/Contact</b>	<b>Land Area</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
11	15304 Corporate Blvd.	02747503	PS Business Parks LP 701 Western Avenue Glendale, CA 91201-2349	5.6 acres	C-2	CR-1.5, C-1.5, R-1.5, H-100'
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'
<b>L S C S O U T H D I S T R I C T</b>						
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	2.55 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

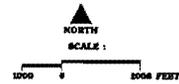


**PARCELS TO BE REZONED**

- ① FROM R-200 TO LSC (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' (63.44 ACRES)
- ⑦ FROM R&D TO LSC (165.13 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' (18.35 ACRES)
- ⑩ FROM O-M TO CR-15 C-1.5 R-15 H-100' (11.69 ACRES)
- ⑪ FROM C-2, O-M TO CR-15 C-1.5 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

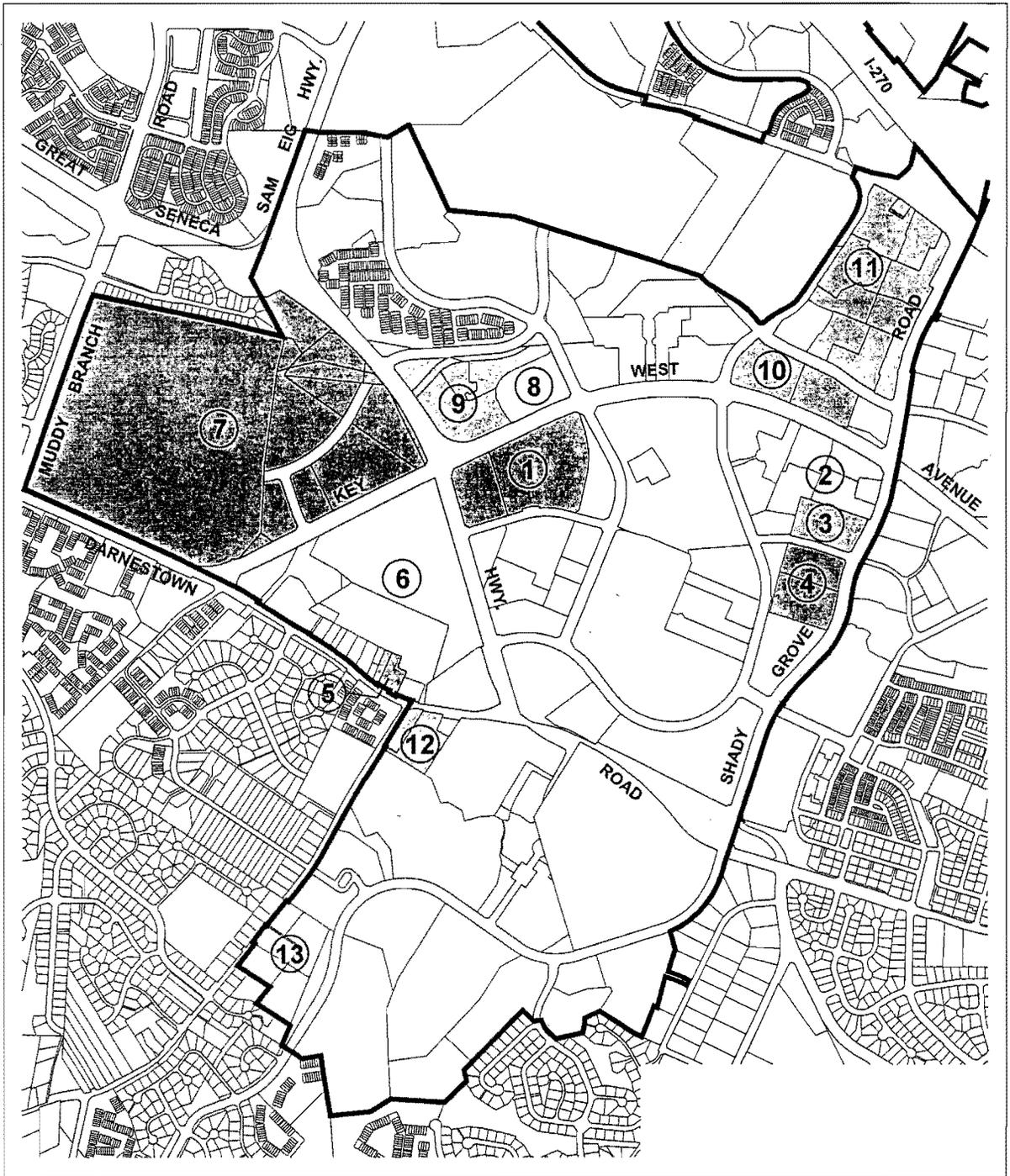
• PARCELS TO BE REZONED TOTAL ACREAGE 383.10 ACRES



19

# ATTACHMENT C

## 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 (5.65 ACRES)
- ④ FROM R&D TO LSC (9.65 ACRES)
- ⑤ FROM R-90/TDR TO C-T (1.98 ACRES)
- ⑥ FROM R-90/TDR, O-M, LSC, C-3 TO CR-1.0 C-0.5 R-1.0 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' (10.35 ACRES)
- ⑩ FROM O-M TO CR-1.5 C-1.5 R-1.5 H-100' (11.89 ACRES)
- ⑪ FROM C-2, O-M TO CR-1.5 C-1.5 R-1.5 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

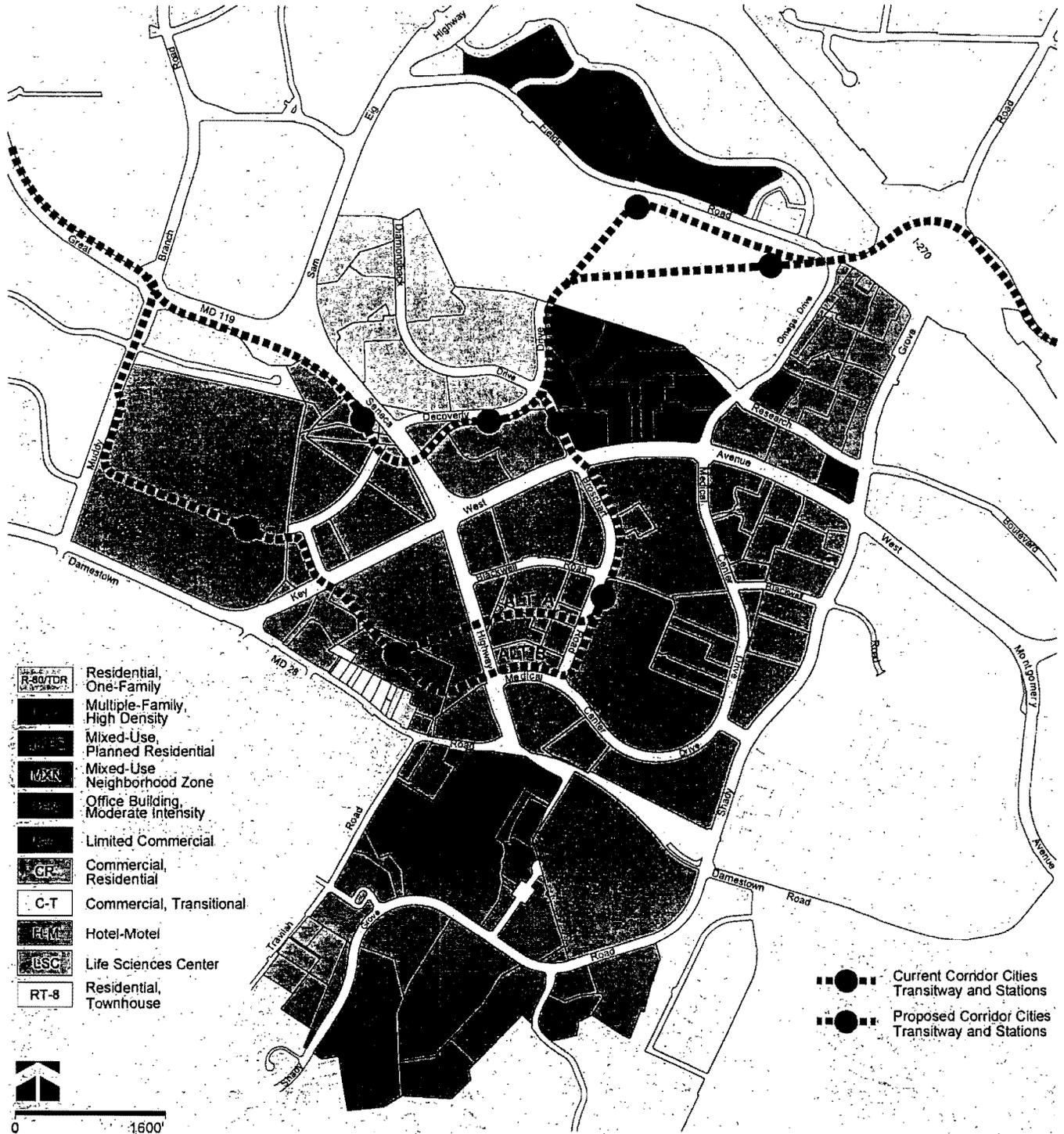


SCALE: 0 500 1000 FEET



# ATTACHMENT E

## Proposed Zoning



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