



The Great Seneca Plan

CONNECTING LIFE AND SCIENCE



Montgomery Planning

5/26/2022

Great Seneca Plan

Work Snapshot and Scope of Work

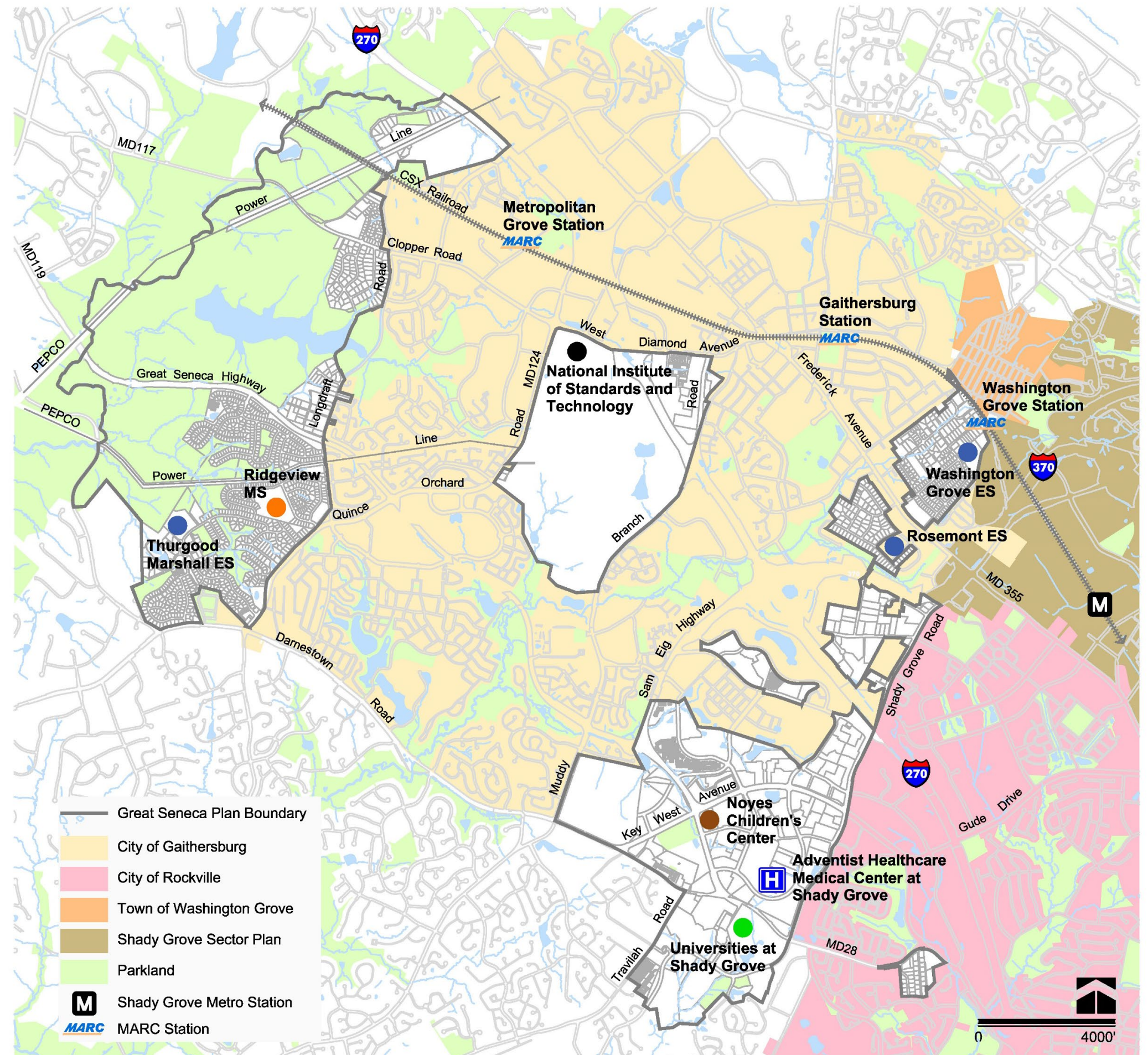


Background and Context



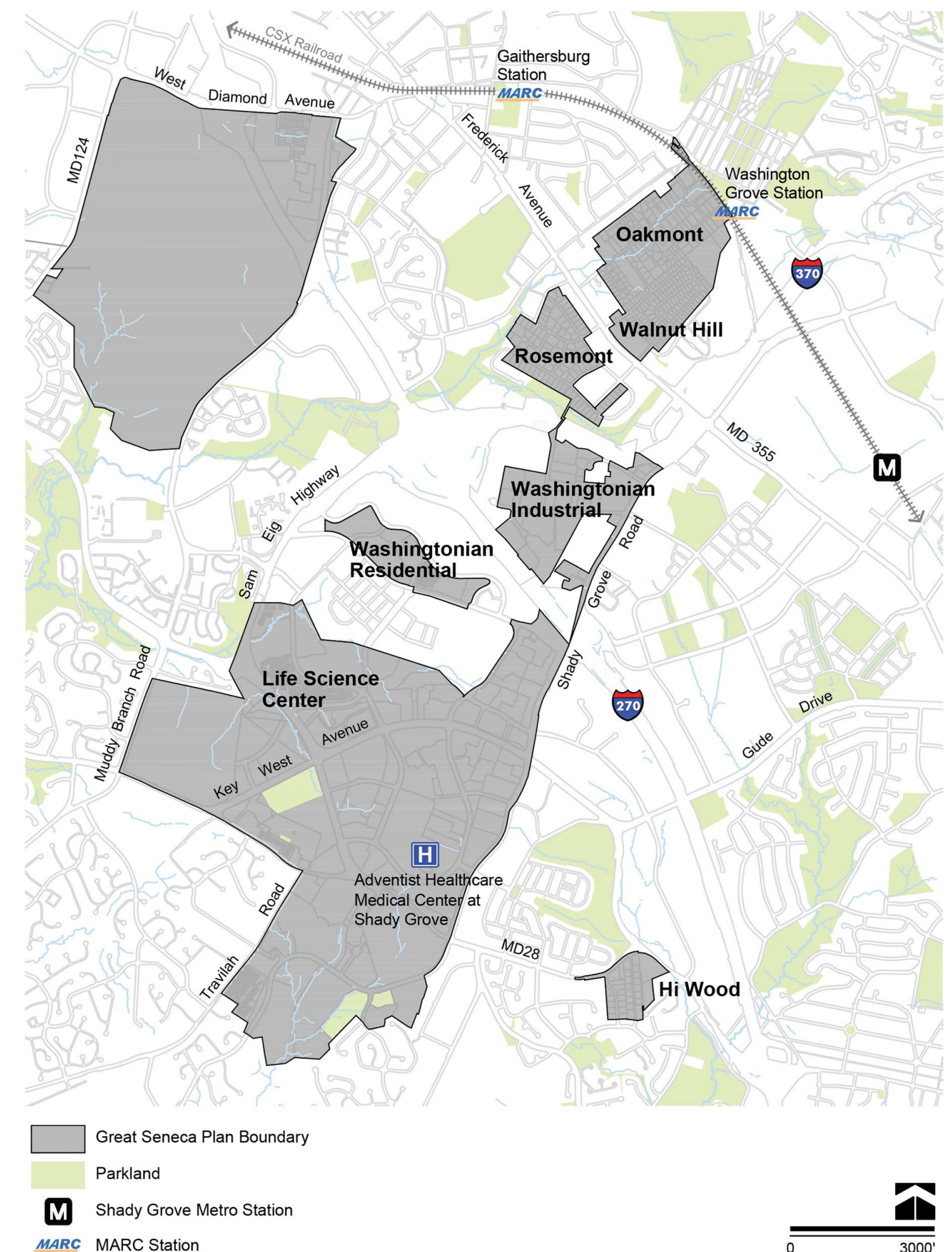
Plan Area

- Maintain 2010 Plan boundaries:
 - Western Quince Orchard
 - Life Sciences Center
 - Enclave areas
- Bordered by:
 - City of Gaithersburg
 - City of Rockville
 - Washington Grove



Plan Area – Focus area

- Includes Life Sciences Center and Enclave Areas
- Focus area has experienced the most change:
 - Most new approved or built development
 - Adjacent to important commercial centers (RIO Waterfront and Downtown Crown)
 - Contains roadways with planned major infrastructure
 - Departs the most from the 2010 Plan Vision.



History



2010 Great Seneca Science Corridor Master Plan

Vision

“This Plan establishes a blueprint for the LSC that includes an expanded, first-class medical center, research facilities, academic institutions, and an array of services and amenities for residents, workers, and visitors. It will have an open space system that incorporates the area’s natural environmental features into a larger network, connecting destinations by paths and trails, and providing opportunities for a range of outdoor experiences.”



Staging

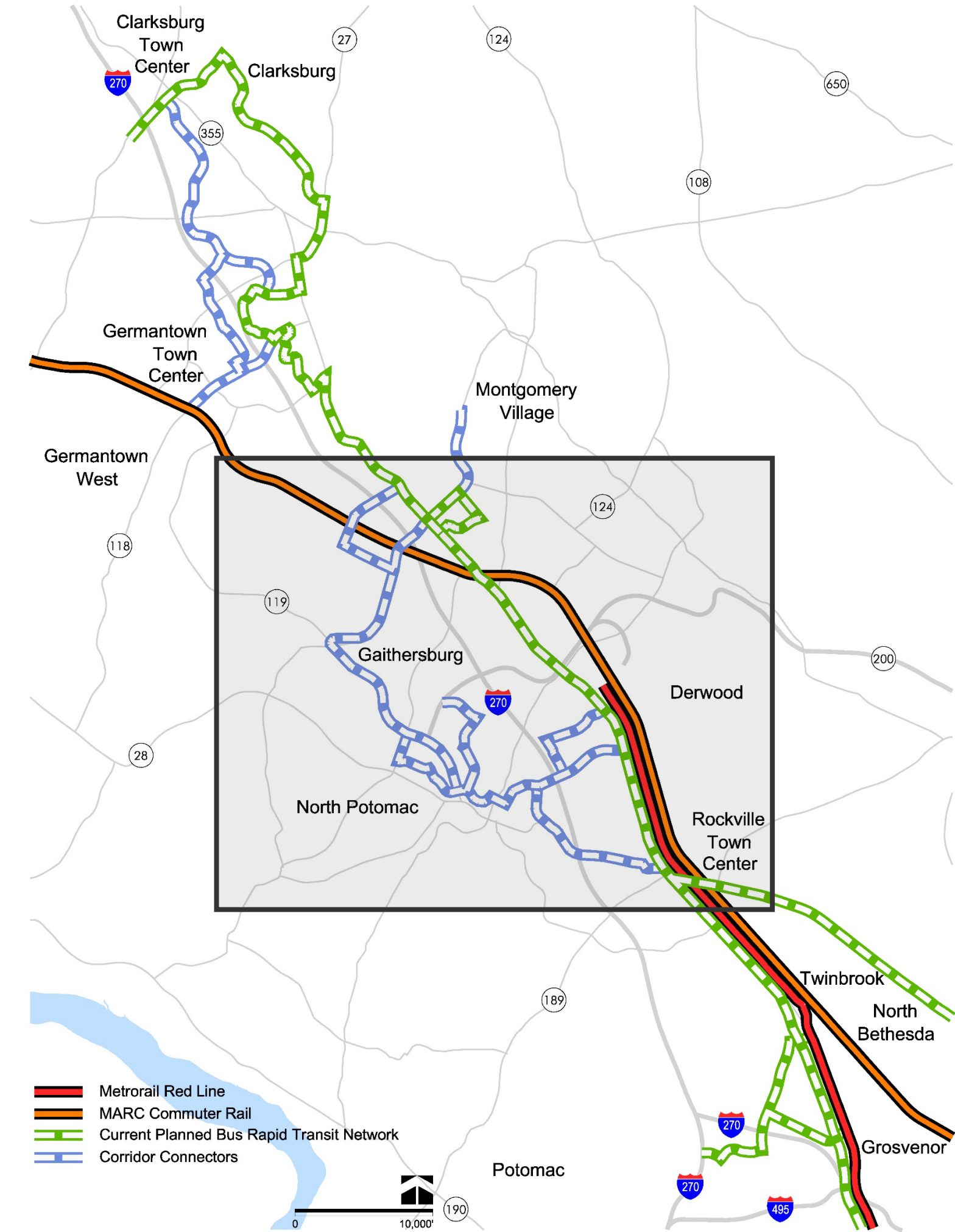
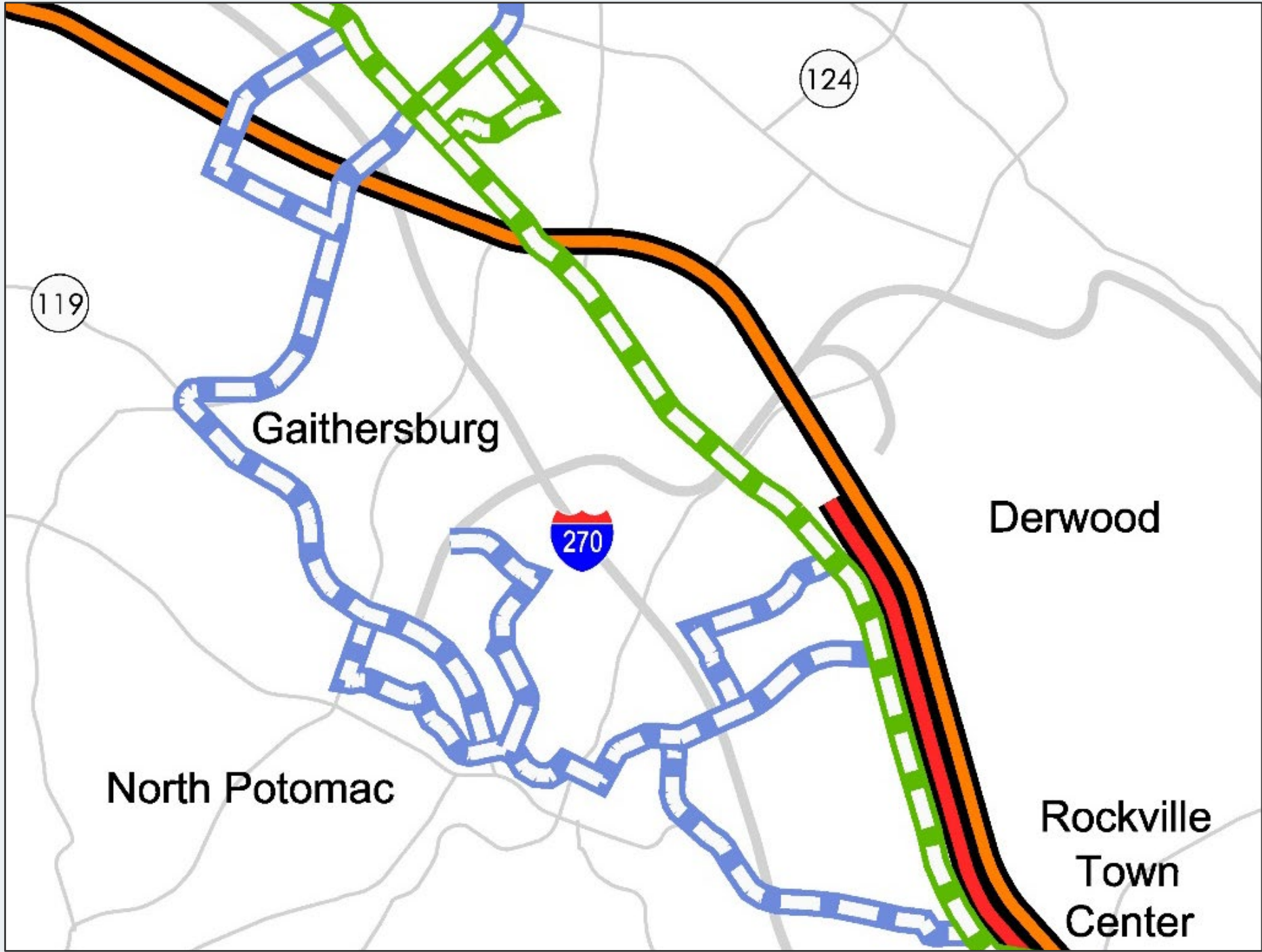
- Address timing of development and provision of key public facilities and amenities.
- Seek to ensure delivery of infrastructure and services to support development and minimize negative impacts.
- If staging requirements do not match up with the reality of an area, staging can have unintended consequences.



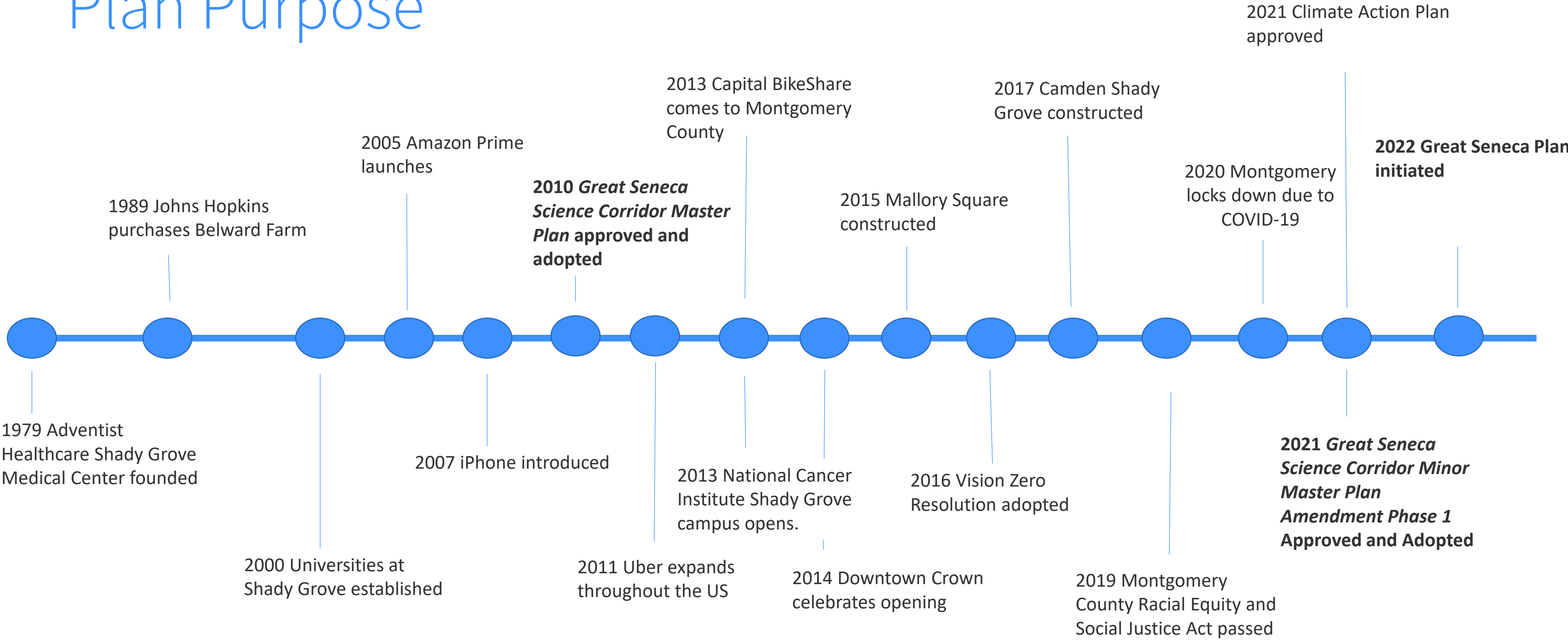
2021 GSSC Minor Master Plan Amendment

- *Recommendation 1: Create an interim stage, between Stage 1 and Stage 2, that shifts 400,000 square feet of non-residential development from Stage 2 to this interim stage. Release the 400,000 square feet of non-residential development capacity immediately through this interim stage. The 400,000 square feet of non-residential development capacity is limited to the LSC North, LSC Central, and LSC South districts. New development capacity allocations through this interim stage are prohibited in the LSC West and LSC Belward Districts. The additional capacity of 400,000 square feet is only available for non-residential development and is not eligible for conversion to residential development under the staging requirements.*
- *Recommendation 2: Initiate a comprehensive amendment to the 2010 Plan to address the departures and barriers from the 2010 Plan vision identified through this Amendment, as well as changes to or the potential elimination of the staging requirements. The comprehensive amendment provides an opportunity to integrate policy guidance from countywide plans and initiatives including Corridor Forward: The I-270 Transit Plan, Thrive Montgomery 2050, and Vision Zero, as well as to employ a robust outreach and engagement strategy to create a plan that advances racial equity and social justice.*

Corridor Forward



Plan Purpose



Plan Purpose

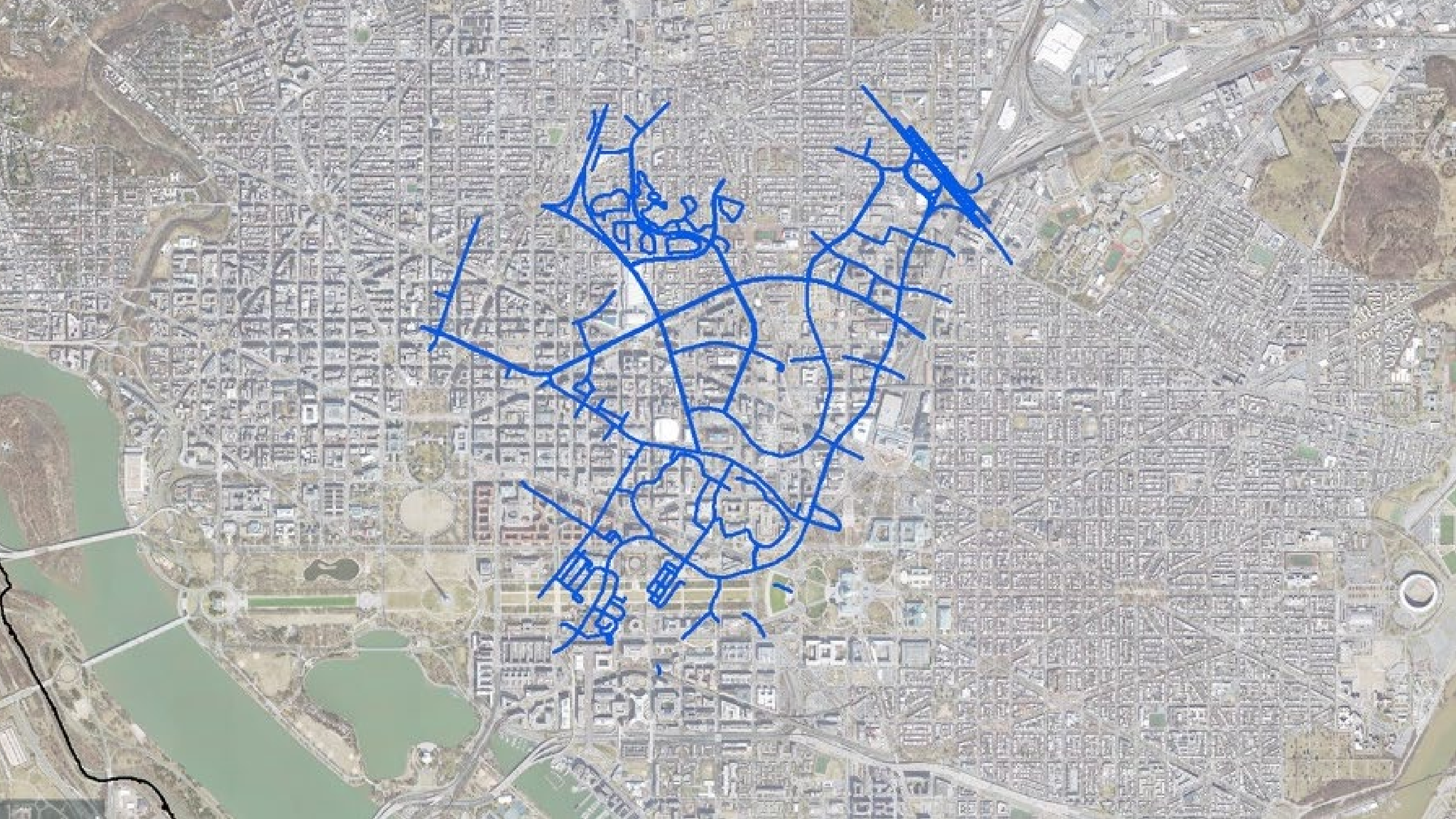
- Countywide initiatives and policies
- Equity Agenda in Planning
- Major departures from and barriers to the 2010 Plan vision
- New planned infrastructure: Corridor Connectors, Great Seneca Transit Network
- Emerging issues and trends



Plan Elements

- Community Identity and Character
- Land Use and Staging
- Housing
- Economic Development
- Transportation, Access and Connectivity
- Environmental Resilience
- Urban Design
- Parks and Open Space
- Community Facilities





Community Identity and Character



Land Use and Staging

Non-Residential Development in the Life Sciences Center - May 2021	
Existing Development	8,266,850 Square Feet
Pipeline - Approved and Unbuilt	2,474,084 Square Feet
Commercial to Residential Development*	387,751 Square Feet
Development Available for New Projects Under Current Stage	0 Square Feet
Unallocated Development Capacity (subject to staging)	6,371,315 Square Feet
Zoning Development Capacity	17,500,000 Square Feet

***Commercial to Residential Conversion:** The 2010 Plan permitted pipeline projects to convert approved non-residential development to residential development. As long as the conversion did not add any vehicle trips, it would not be counted against staging.

Housing in the Life Sciences Center

Housing Development in the Life Sciences Center	
Existing housing	3,573 dwelling units
Allocated but unbuilt capacity (pipeline)	880 dwelling units
Unallocated Residential Capacity	4,547 dwelling units
Total Residential Capacity	9,000 dwelling units

Housing



Economic Development



Transportation, Connectivity And Access



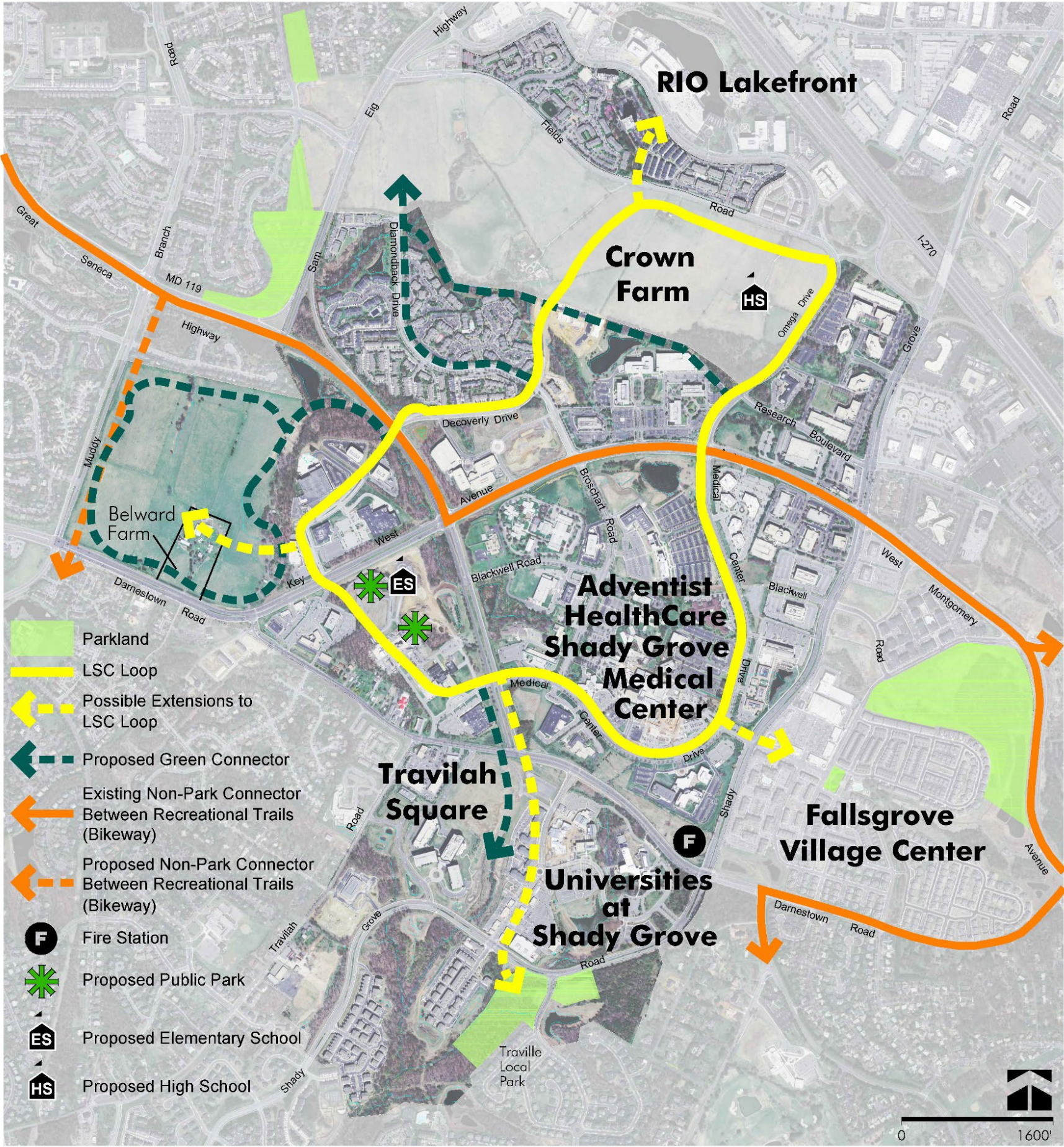
Environment Resilience



Urban Design



Parks and Open Space



Community Facilities



Early Engagement



What brought you here tonight?

Interested in new parks at Belward Farm

Want to be engaged in the process

Wondering what this amendment is about

Vested interest in the neighborhood

Want to know what what's happening in this corner of the county.

Importance of clustering life sciences

Transportation: there was initially a plan for rapid transit. what are the plans for transit?

Belward Farms

importance of listening - dominated by unconnected cul de sacs

making sure people use transit

Preserve or change?

More walkable spaces, pedestrian oriented

More frequent transit.

People don't seem to use parks in the neighborhood. Retail/restaurants near them would help.

More high quality transit

Walkable, gathering around retail. Large pedestrian spaces. Green roof, micro farms. Ketlands and Pike and Rose are good examples.

Car independence, transit connections, bike/ped. Better ways to move around

Whatever goes on belward, keep in mind how ms. banks lost farm

more places to just hang out

Change is scary, love how it is now, but want it to be better.

County is growing and we do need to accommodate, but it needs to be done in a thoughtful way

importance of trees!

conflicted by the process: don't want anything to change, but recognize that change happens.

More retail, exercise stations, green spaces, sense of destination, complement each other, connecting spaces, elevated walkways?

keep belward farm as low density and green

Concerns?

Not make it Clarksburg. Too much residential and development.

Do lots of bike riding out on the county roads. Interested in the accommodations for biking.

Climate resiliency, suburban isn't sustainable.

Physical/personal safety, not attracting crime.

PSTA recently approved for townhomes and multi-family stacked flats. eager to get moving!

there are two kinds of bike riding - casual and exercise riding. The two don't always mix well!

Traffic due to more homes and workplaces. Transit will need to mitigate this.

DAIC - website with lots of links. it's confusing, no guides, lots of acronyms. It's frustrating.

Great Seneca Plan Timeline

- **February – May 2022** **Great Seneca Plan Preparation**
- **May 2022** **Scope of Work Approved**
- **May 2022 – January 2023** **Visioning and Analysis**
- **January 2023** **Preliminary Recommendations**
- **April 2023** **Working Draft**
- **May 2023** **Planning Board Public Hearing**
- **June – July 2023** **Planning Board Work Sessions**
- **October 2023** **County Council Public Hearing**
- **October – December 2023** **County Council Work Sessions**
- **January 2024** **Great Seneca Plan Approved and Adopted**

Stay Connected

Staff Contacts:

Maren Hill, Planner III

maren.hill@montgomeryplanning.org

Jessica McVary, Planning Supervisor

jessica.mcvary@montgomeryplanning.org

Project Webpage: <https://montgomeryplanning.org/greatsenecaplan>

Twitter: @montgomeryplans

Facebook: [Facebook.com/montgomeryplanning](https://www.facebook.com/montgomeryplanning)

