



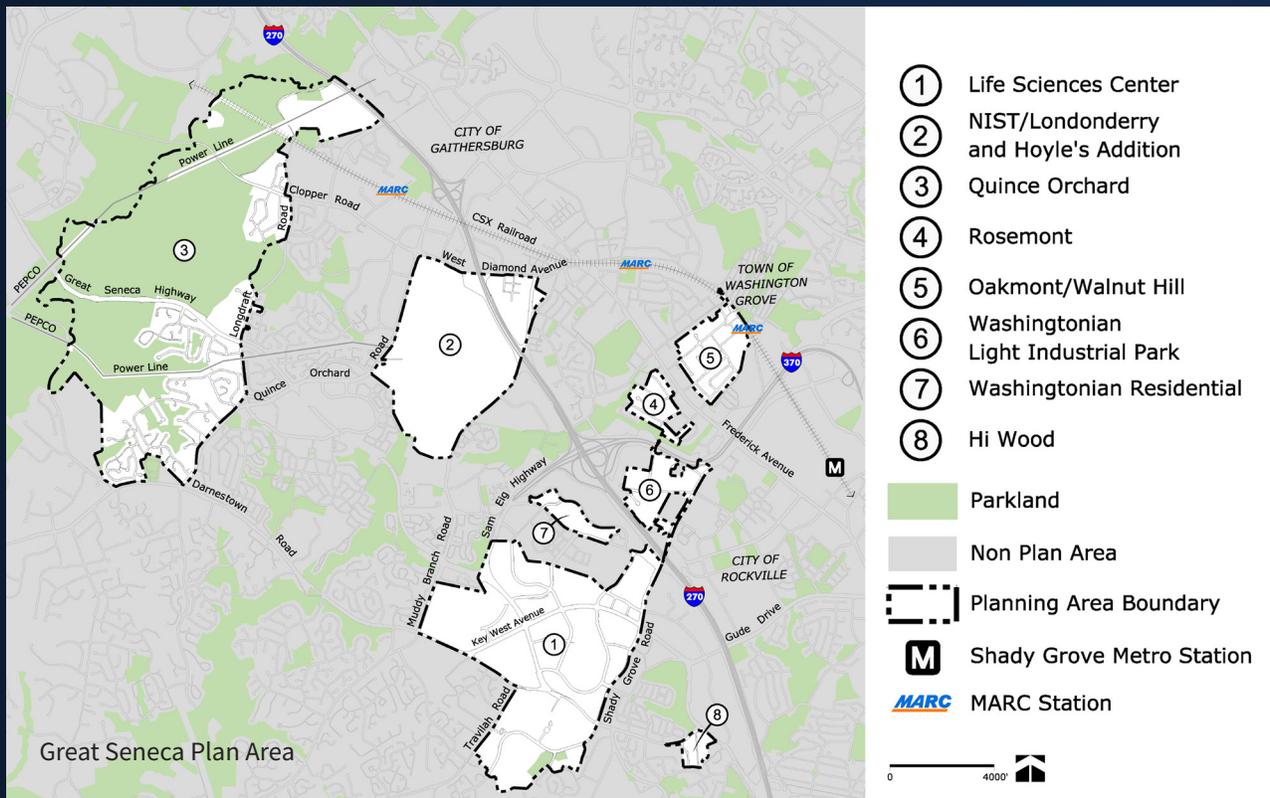
The Great Seneca Plan

CONNECTING LIFE AND SCIENCE

The Great Seneca Plan envisions the Life Sciences Center as a complete community, a place that will include a range of land uses, jobs, diverse housing options, services, and amenities to meet the needs of a variety of people within a 15-minute walk, bike ride, roll, or other trip through safe, accessible, and reliable transportation infrastructure. The Plan envisions the Life Sciences Center becoming more than the sum of its individual parts. Anchored by a core downtown, the Plan embraces a high-quality built environment, an active and enriching social life, and natural features that contribute to better physical and mental well-being. The Plan envisions transforming roadways from barriers to vital elements of the public realm that knit neighborhoods together, providing valuable links and social spaces. The recommendations endeavor to strengthen the economic competitiveness of the Life Sciences Center as an epicenter of life sciences and biotech innovation, but also make the vision accessible for all who live in, work in, and visit the area. Beyond the Life Sciences Center, the Plan envisions a thriving residential neighborhood with local serving amenities and services in the Londonderry and Hoyle's Addition area, and offers limited recommendations for the Quince Orchard, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial Park, Washingtonian Residential, and Hi Wood areas.

Key Recommendations:

- Establish a Life Sciences Center Overlay Zone for the entire Life Sciences Center area that supports mixed-use life sciences development and incentivizes the production of affordable and market-rate housing.
- Establish a place management organization in the Life Sciences Center to implement master plan recommendations and perform other supporting functions, including activating public open spaces, developing a brand for the area, implementing placemaking, advocating for and providing funding for key capital projects.
- Encourage compact, mixed-use development near transit that integrates and connects life sciences uses with residential uses, retail, and neighborhood services and amenities.
- Right-size roadways and intersections to create a safer and more comfortable environment for people who are walking, rolling, bicycling, riding transit, and driving.
- Advance dedicated transit lanes, including the Great Seneca Transit Network and the Corridor Connectors.
- Repurpose two travel lanes on Key West Avenue to establish an amenitized tree-lined promenade for people who are walking, biking, rolling and recreating.
- Repurpose a portion of the Great Seneca Highway right-of-way as a greenway and/or space for development. This open space could provide more than 4.5 acres of new development or publicly accessible open space for active recreation and social gatherings.
- Increase on-site clean energy generation, incorporate strategies to increase building energy efficiency, and incorporate environmentally sustainable development strategies into all developments.
- Facilitate new development and adaptive reuse of existing buildings to meet industry demand based on quantity, type, and size of life science real estate. Encourage development of small- and medium-scale lab space.
- Rezone properties in the Londonderry area to achieve a mixture of uses, including additional residential and local-serving retail uses.



What's Next?

The Planning Board has approved the draft plan and it will now be reviewed by the Montgomery County Council and Montgomery County Executive. The County Council will hold a public hearing on the plan and eventually adopt the plan with any requested revisions.