

Item 6 - Correspondence

From: [Hummel, Phillip A.](#)
To: [MCP-Chair](#)
Cc: [Hill, Maren](#); [McVary, Jessica](#); [Sanders, Carrie](#); [Mitch Bonanno \(mbonanno@jhu.edu\)](#); [Leslie Ford Weber \(lweber@jhmi.edu\)](#); [Matthew Myers \(mmyers58@jhu.edu\)](#)
Subject: RE: 12/7/23 Meeting - Item 6 (Great Seneca Plan)
Date: Wednesday, December 6, 2023 11:41:17 AM
Attachments: [image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image001.png](#)
[Corrected Ltr to Planning Bd - Great Seneca Plan 12-6-23.pdf](#)

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Good morning,

Following up on the e-mail below, kindly find a corrected letter from Johns Hopkins University's letter regarding Item 6 on the Planning Board's 12/7/23 agenda (Great Seneca Plan: Connecting Life and Science Preliminary Recommendations). Kindly include this version of the letter in the administrative record. We appreciate your attention to this matter.

Thanks very much,
Phil



From: Hummel, Phillip A.
Sent: Wednesday, December 6, 2023 11:24 AM
To: MCP-Chair@mncppc-mc.org
Cc: [Hill, Maren <maren.hill@montgomeryplanning.org>](mailto:maren.hill@montgomeryplanning.org); jessica.mcvary@montgomeryplanning.org; [Sanders, Carrie <carrie.sanders@montgomeryplanning.org>](mailto:carrie.sanders@montgomeryplanning.org); [Mitch Bonanno \(mbonanno@jhu.edu\) <mbonanno@jhu.edu>](mailto:mbonanno@jhu.edu); [Leslie Ford Weber \(lweber@jhmi.edu\) <lweber@jhmi.edu>](mailto:lweber@jhmi.edu); [Matthew Myers \(mmyers58@jhu.edu\) <mmyers58@jhu.edu>](mailto:mmyers58@jhu.edu)
Subject: 12/7/23 Meeting - Item 6 (Great Seneca Plan)

Good morning,

Please see Johns Hopkins University's letter regarding Item 6 on the Planning Board's 12/7/23 agenda (Great Seneca Plan: Connecting Life and Science Preliminary Recommendations). Kindly include the letter in the administrative record. We appreciate your attention to this matter.

Best,
Phil

Phillip A. Hummel

Principal

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December 6, 2023

Phillip A. Hummel
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301.517.4814

Artie Harris, Chair and
Commissioners of the Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: The Great Seneca Plan Preliminary Recommendations and Planning Board Briefing

Dear Chair Harris and Commissioners:

Our firm represents Johns Hopkins University (“JHU”) and we write this letter on JHU’s behalf to provide comments on the recently published preliminary recommendations (the “Preliminary Recommendations”) for updating the 2010 Great Seneca Science Corridor Plan (the “2010 Plan”), as well as the staff report prepared for the Planning Board (the “Staff Report”) in advance of the December 7, 2023 briefing on the same. JHU is the owner of the approximately 107-acre property commonly known as The Johns Hopkins University Belward Research Campus (the “Belward Campus”), which is currently subject to the recommendations of the 2010 Plan. JHU has had an opportunity to review the Preliminary Recommendations and the Staff Report for the Great Seneca Plan: Connecting Life and Science (the “Updated Plan”). JHU shares the vision expressed in the Preliminary Recommendations and Staff Report for the Updated Plan of enhancing the Great Seneca area as Montgomery County’s premier and world-class center for the life sciences and biohealth industries. JHU offers the following feedback to advance this important objective.

By way of background, JHU has invested considerable resources in realizing the 2010 Plan’s goals for the Belward Campus. JHU has funded several transportation improvements at prominent intersections within and near the Great Seneca planning area, including at Maryland State Route 28 and Muddy Branch Road, Key West Avenue and Great Seneca Highway, Key West Avenue and Shady Grove Road, and Shady Grove Road and Research Boulevard. JHU has also diligently worked to obtain entitlements to develop the Belward Campus. This includes Site Plan No. 820210120, which approved the construction of an approximately 126,200 gross square-foot medical office building with parking facilities, public use space, a garden area with seating, the Darnestown Promenade, and a portion of a new private

road (known as Private Road B-4 or Baetjer Way). JHU, together with its ground lessee, The Trammell Crow Company (“TCC”), have also collaborated on the approval of Site Plan No. 820220250 for the construction of three buildings with up to 757,000 square feet of above-grade gross floor area for R&D, biotechnology offices, related laboratories, a 6,000 square-foot grade gross floor area retail pavilion, new public and private roads (including Belward Campus Drive and the remaining portions of Baetjer Way), three structured parking garages, open space improvements (including portions of the new Muddy Branch Park), and other amenities. The Planning Department has already approved the certified version of Site Plan No. 820210120 and is currently reviewing the certified version of Site Plan No. 820220250.

JHU strongly supports the advancement of the Preliminary Recommendation’s and Staff Report’s vision for the Life Sciences Center, which is bordered by Sam Eig Highway, Interstate 270, Shady Grove Road, and Muddy Branch Road and includes the Belward Campus. Specifically, JHU shares the goal of advancing the Life Sciences Center as a “thriving economic hub, home to diverse population and host to growing medical, educational and life sciences institutions and companies” and “becom[ing] an area with strong walking, biking and transit connections.” Additionally, JHU concurs with the aim to “attract, retain, and grow the life sciences and healthcare industries . . . by enhancing the Life Sciences Center as a place, and delivering services, amenities, and infrastructure desired by employers, residents, and visitors.”

Accordingly, JHU firmly agrees with the proposal in the Preliminary Recommendations and Staff Report to remove the staging requirements established by the 2010 Plan. JHU believes that these staging requirements have been a substantial impediment to implementing the goals and objectives from the 2010 Plan that are restated in the Preliminary Recommendations and Staff Report. Additionally, JHU concurs with the proposal in the Preliminary Recommendations and Staff Report to make zoning changes that allow a wider range of uses in the current LSC zone, including residential uses, to support mixed-use life sciences development. JHU believes additional flexibility will encourage vibrant and economically resilient communities within the Life Sciences Center.

With respect to recommendations specific to the Belward Campus, JHU agrees that the Belward Campus constitutes an “opportunity site” that has the potential to accommodate infill development or redevelopment. To this end, JHU requests recognition of its past investments (including the previously completed transportation improvements identified above) within the Updated Plan. JHU also agrees with including a statement expressing support for the implementation of previously approved development applications (Preliminary Plan No. 11996110A,

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Site Plan No. 820210120, Site Plan No. 820220250). Echoing the Preliminary Recommendation's and Staff Report's overall vision for the Life Sciences Center, JHU also proposes the Updated Plan contain flexibility for the potential incorporation of a wider range of possible uses on the Belward Campus itself, including housing.

Similarly, JHU requests the Updated Plan include suitable flexibility regarding the adaptive reuse of the existing Belward Farm structures. Instead of requiring buildings be repurposed and/or used in a certain way, the Updated Plan should recommend evaluating the feasibility of adaptive reuse. Specifically, the Updated Plan should recognize some existing farm buildings (due to their advanced age, condition, and layout) may have diminished potential for adaptive reuse and/or retention. The Updated Plan also should permit possible reuse through the sale, lease, and/or renovation of the existing Belward Farm buildings to/for a governmental entity. This overall approach is reasonable given the expected 20-to-25-year lifespan of the Updated Plan. JHU remains committed to ensuring that future site planning, design, and redevelopment of the Belward Campus offer appropriate views of the existing Belward Farm site and surroundings to the extent feasible.

Thank you very much for your consideration of these comments. JHU looks forward to participating in the master plan process and providing additional comments and suggestions as the Updated Plan is refined.

Sincerely,

MILES & STOCKBRIDGE P.C.



Phillip A. Hummel

cc: Maren Hill, Montgomery Planning
Jessica McVary, Montgomery Planning
Carrie Sanders, Montgomery Planning
Mitch Bonanno, JHU
Leslie Ford Weber, JHU
Matthew Myers, JHU