

THE GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE
PUBLIC HEARING






The Great Seneca Plan

CONNECTING LIFE AND SCIENCE

Description

The Great Seneca Plan: Connecting Life and Science establishes a vision and recommendations for 4,330 acres in the heart of the I-270 Corridor. The Plan focuses on strengthening the economic competitiveness of the Life Sciences Center and also provides recommendations for the Londonderry / Hoyle's Addition, Quince Orchard, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial Park, Washingtonian Residential, and Hi Wood areas.

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SUMMARY

- The Great Seneca Plan: Connecting Life and Science is a comprehensive amendment to the 2010 *Great Seneca Science Corridor Master Plan* and covers 4,330 acres in the heart of the I-270 Corridor between the cities of Gaithersburg and Rockville and the Town of Washington Grove.
- The Plan includes several distinct areas with a variety of contexts, conditions, and opportunities, including the Life Sciences Center (LSC), Quince Orchard, National Institute of Standards and Technology (NIST), Londonderry / Hoyle's Addition, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial Park, Washingtonian Residential, and Hi Wood. The Public Hearing Draft of the Plan provides the context, vision, and recommendations for each of these areas in separate chapters, but largely focuses on the Life Sciences Center.
- The Public Hearing Draft of the Great Seneca Plan focuses on strengthening the economic competitiveness of the Life Sciences Center through mixed-use development, public realm improvements, equitable access, and implementation strategies. The Plan envisions the Londonderry / Hoyle's Addition area as a thriving residential neighborhood with local-serving retail, public open spaces, and transit connections, and offers limited recommendations for the Quince Orchard, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial, Washingtonian Residential, and Hi Wood areas.

GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE

Draft

Public Hearing Draft

Date

March 8, 2024

Lead Planner

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Planning Division

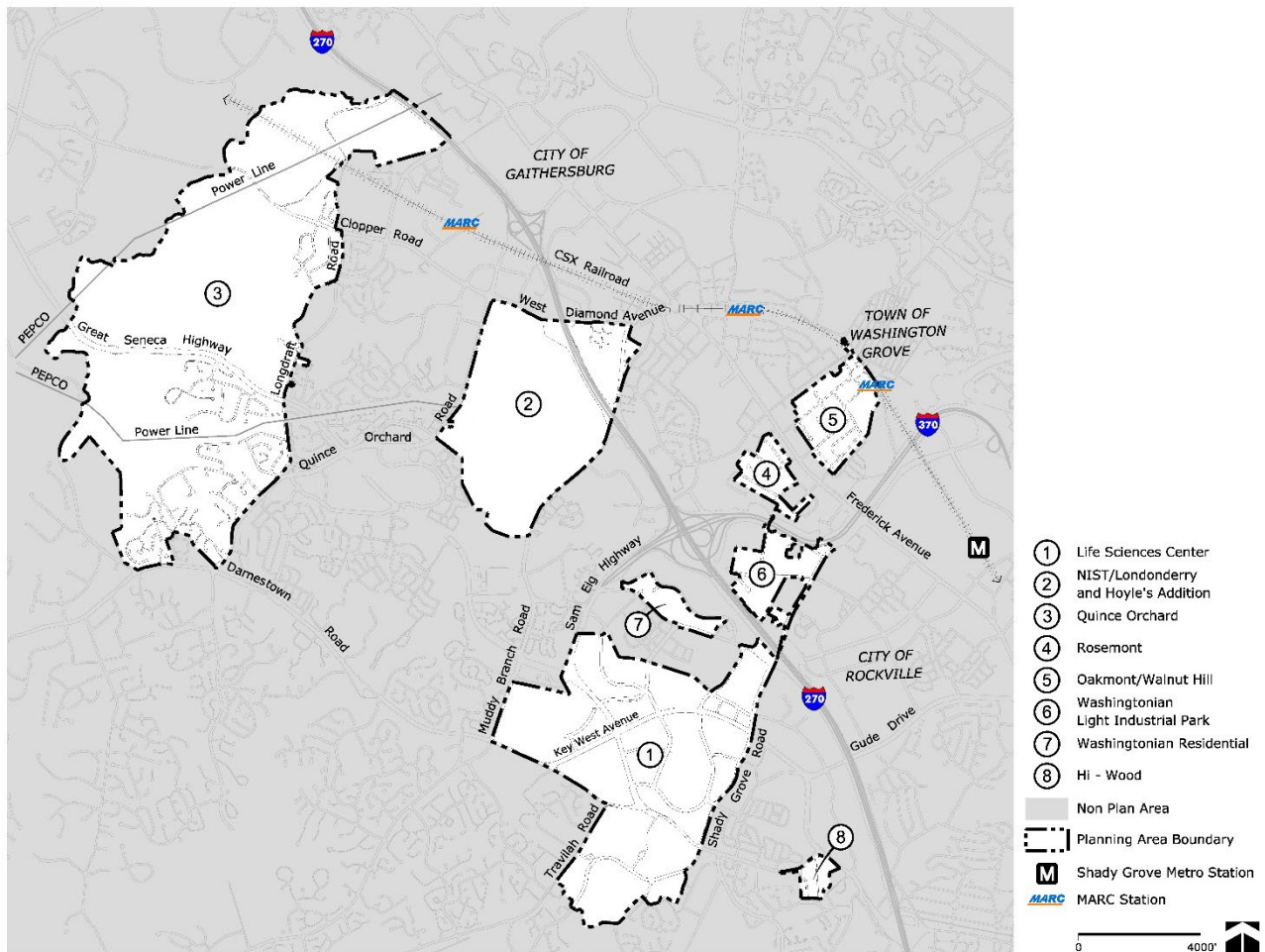
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Planning Board Information

MCPB
Item No. 8
03-14-2024



THE GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE

SUMMARY

The Great Seneca Plan covers 4,330 acres in the heart of the I-270 Corridor between the cities of Gaithersburg and Rockville and the Town of Washington Grove. This Plan focuses on strengthening the economic competitiveness of the Life Sciences Center through mixed-use development, public realm improvements, equitable access, and implementation strategies. In addition, it aims to provide additional housing, 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, Washingtonian Residential, and Hi Wood areas. Recommendations are organized within the themes of the built, social, natural, and economic environments and provide guidance for land use; zoning; urban design; transportation; parks, trails, and public open space; the economy; and the environment.

The Great Seneca Plan: Connecting Life and Science contains the text and supporting maps for a comprehensive amendment to the approved and adopted 2010 *Great Seneca Science Corridor Master Plan*, as amended. It also amends *Thrive Montgomery 2050*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; the 2022 *Corridor Forward: The I-270 Transit Plan*; and the 2023 *Pedestrian Master Plan*.

The Working Draft of the Great Seneca Plan: Connecting Life and Science was presented to the Planning Board on February 1, 2024. The Planning Board authorized staff to prepare the Public Hearing Draft and scheduled a public hearing on March 14, 2024, in the Montgomery County Planning Board auditorium at 2425 Reedy Drive in Wheaton (virtual testimony will also be accepted). The public hearing was advertised in the Washington Times on February 9, 2024.

Staff requests that the public record remain open until March 21, 2024, for additional testimony to be submitted to the Planning Board. Staff anticipates summarizing the public testimony and conducting the first work session with the Planning Board on March 21, 2024.

STAFF RECOMMENDATION

The Planning Board will receive public testimony on the Great Seneca Plan: Connecting Life and Science Public Hearing Draft. Planning Board members are encouraged to bring their copies of the Public Hearing Draft that were previously distributed to them or can access the Public Hearing Draft at the following link:

https://montgomeryplanning.org/wp-content/uploads/2024/02/Great-Seneca-Plan_Public-Hearing-Draft_Final.pdf