

Montgomery Planning

## THE GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE WORK SESSION #4



# The Great Seneca Plan

## CONNECTING LIFE AND SCIENCE

### Description

This work session will focus on the recommendations in the Public Hearing Draft for the Londonderry and Hoyle's Addition area, as well as the Quince Orchard, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial, Washingtonian Residential, and Hi Wood areas. In addition to discussing the recommendations, staff will also discuss the relevant testimony received.

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## SUMMARY

- The Planning Board received public testimony on the Great Seneca Plan Public Hearing Draft on March 14, 2024. The first work session, held on March 21, 2024, focused on the recommendations for the Life Sciences Center and testimony received for the built, social, and natural environment. The second work session, held on April 4, 2024, focused on the transportation recommendations in the Life Sciences Center, multimodal transportation analysis completed in support of the Plan, and relevant testimony. The third work session, held on April 11, 2024, also focused on the recommendations for the Life Sciences Center, specifically the opportunity sites in the built environment section and implementation recommendations, including the recommended Life Sciences Center Overlay Zone. Testimony related to specific properties and opportunity sites, including testimony related to recommended street connections, was also discussed during the third work session.
- In the fourth work session, staff will discuss the recommendations in the Public Hearing Draft for other areas of the Plan, including the Londonderry, Hoyle’s Addition, Quince Orchard, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial, Washingtonian Residential, and Hi Wood areas, as well as relevant testimony received. Staff also anticipates discussing refinements to recommendations in response to guidance provided by the Planning Board during previous work sessions.

# MASTER PLAN INFORMATION

## Draft

Public Hearing Draft

## Date

April 12, 2024

## Lead Planner

Maren Hill, Planner III

## Planning Division

Midcounty

## Staff Contact

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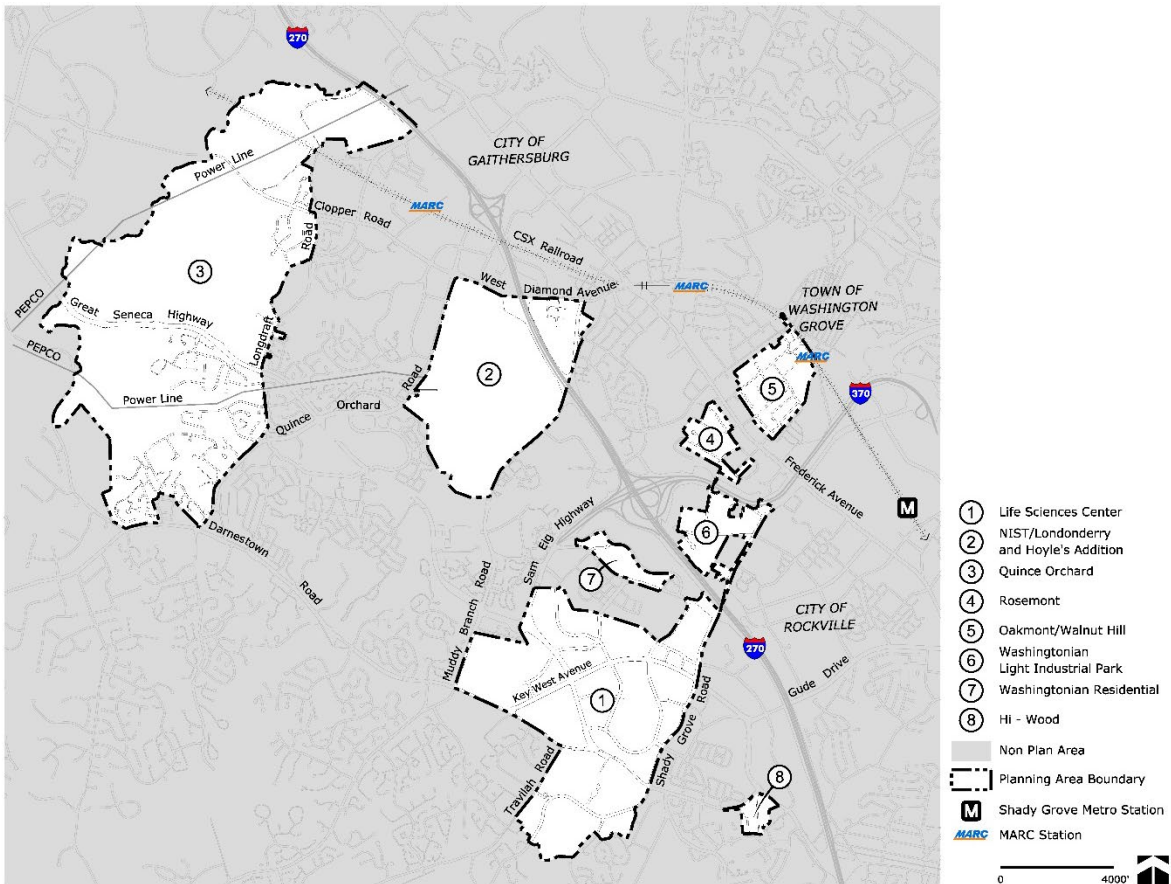
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## Planning Board Information

MCPB

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## GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE

### WORK SESSION #4: AREAS OUTSIDE OF THE LIFE SCIENCES CENTER

The Great Seneca Plan (Plan), a comprehensive amendment to the 2010 *Great Seneca Science Corridor Master Plan* (2010 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. The Plan area include 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 and Hoyle's Addition, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial Park, Washingtonian Residential, and Hi Wood.

The Planning Board received testimony on the Plan's Public Hearing Draft on March 14, 2024. The first three work sessions, held on March 21, April 4, and April 11, 2024, focused on the Life Sciences Center. During the fourth work session, staff will discuss the areas outside of the Life Sciences Center, including Quince Orchard, Londonderry and Hoyle's Addition, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial Park, Washingtonian Residential, and Hi Wood, including testimony received.

The Plan's Public Hearing Draft proposes to rezone properties in the Londonderry and Hoyle's Addition area to achieve a mixture of uses, including additional residential and local-serving uses. The Public Hearing Draft offers limited recommendations for the Quince Orchard, Rosemont, Oakmont, Walnut Hill, Washingtonian Light Industrial, Washingtonian Residential, and Hi Wood areas.

While the fourth work session will largely focus on the recommendations and testimony received for the areas outside of the Life Sciences Center, staff also anticipates discussing refinements to recommendations in response to guidance provided by the Planning Board during previous work sessions. The fifth work session is scheduled for April 25, 2024, during which staff anticipates reviewing the Planning Board Draft, unless otherwise directed by the Planning Board.