

GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE  
RESOLUTION OF ADOPTION



# The Great Seneca Plan

CONNECTING LIFE AND SCIENCE

## Description

The Great Seneca Plan: Connecting Life and Science 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 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, Washingtonian Residential, and Hi Wood areas.



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## SUMMARY

- Attached for the Planning Board's review and approval is the Montgomery County Planning Board Resolution Number 24-079 to adopt the *Great Seneca Plan: Connecting Life and Science*. The Montgomery County Council, sitting as the District Council, approved the *Great Seneca Plan: Connecting Life and Science* by resolution number 20-598 on July 30, 2024.
- Staff recommends approval of the Resolution of Adoption for transmission to the Full Commission.

## MASTER PLAN INFORMATION

Plan Name

Great Seneca Plan: Connecting Life and Science

Date

August 29, 2024

Lead Planner

Maren Hill

Planning Division

Midcounty Planning

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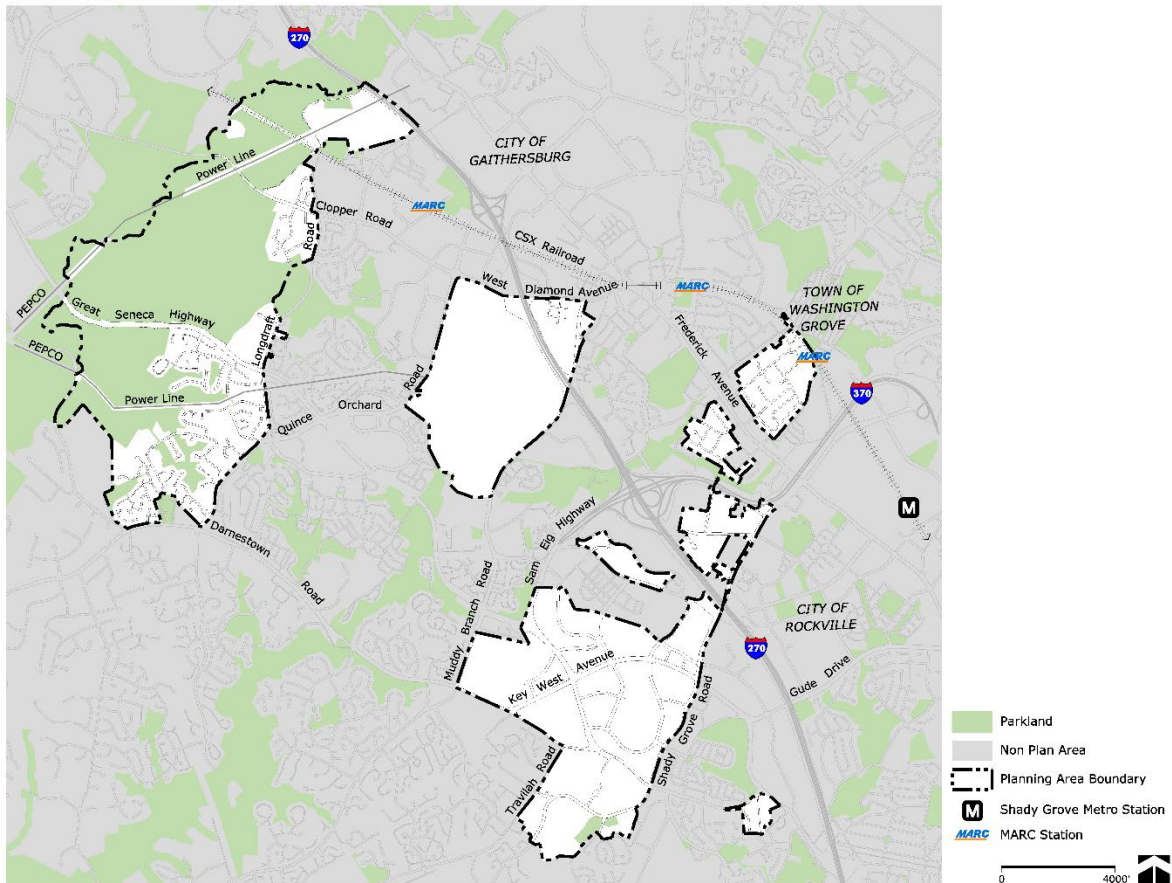
Planning Board Information

MCPB

Item No. 4

September 5, 2024

Great Seneca Plan



## SUMMARY

The Montgomery County Council, sitting as the District Council, approved the *Great Seneca Plan: Connecting Life and Science* by resolution 20-598 on July 30, 2024, following a public hearing and six work sessions throughout June and July. Attached for the Planning Board's review and approval is the Montgomery County Planning Board Resolution Number 24-079 to adopt the *Great Seneca Plan: Connecting Life and Science*. Staff recommends approval of the Resolution of Adoption for transmission to the Full Commission, and review by the Full Commission on September 18, 2024.

## ATTACHMENTS

Attachment 1: Montgomery County Planning Board Resolution No. 24-079

Attachment 2: Montgomery County Council Resolution No. 20-598



## ATTACHMENT 1

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

**MCPB NO. 24-079**

**M-NCPPC NO. 24-20**

### RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *Thrive Montgomery 2050*, the County's General Plan; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on March 14, 2024 on the Public Hearing Draft of the *Great Seneca Plan: Connecting Life and Science*, being also an amendment to *Thrive Montgomery 2050*, the County's General Plan, as amended; the *2010 Great Seneca Science Corridor Master Plan*, 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*, as amended; and the *2023 Pedestrian Master Plan*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on April 25, 2024 approved the Planning Board Draft of the *Great Seneca Plan: Connecting Life and Science*, recommended that it be approved by the County Council for Montgomery County, sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate in Montgomery County (the "District Council"), and forwarded it to the Montgomery County Executive for recommendations and analysis; and

WHEREAS, the District Council held a public hearing on June 12, 2024, wherein testimony was received concerning the Planning Board Draft of the *Great Seneca Plan: Connecting Life and Science*; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft of the *Great Seneca Plan: Connecting Life and Science* and forwarded those recommendations and analysis to the District Council on June 24, 2024; and

Approved as to

Legal Sufficiency: /s/ Matthew T. Mills

M-NCPPC Legal Department

WHEREAS, the District Council, on July 30, 2024 approved the Planning Board Draft of the *Great Seneca Plan: Connecting Life and Science* subject to the modifications and revisions set forth in the attached District Council Resolution No. 20-598.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said *Great Seneca Plan: Connecting Life and Science*, being also an amendment to *Thrive Montgomery 2050*, the County's General Plan, as amended; the *2010 Great Seneca Science Corridor Master Plan*, 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*, as amended; the *2023 Pedestrian Master Plan*, as amended; and as approved by the District Council in Resolution No. 20-598; and

BE IT FURTHER RESOLVED, that copies of said *Great Seneca Plan* must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court for both Montgomery and Prince George's Counties, as required by law.

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of Resolution No. 24-079 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on Thursday, September 5, 2024 in Wheaton, Maryland and via video conference on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, with a vote of \_\_\_ to \_\_\_, Commissioners \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, voting in favor of the motion.

\_\_\_\_\_  
Artie L. Harris, Chair  
Montgomery County Planning Board

## ATTACHMENT 2

Resolution No.: 20-598  
Introduced: July 30, 2024  
Adopted: July 30, 2024

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT:** Approval of *The Great Seneca Plan: Connecting Life and Science*

1. On May 9, 2024 the Montgomery County Planning Board transmitted to the County Executive and the County Council the Spring 2024 Planning Board Draft of *The Great Seneca Plan: Connecting Life and Science*.
2. The Spring 2024 Planning Board Draft of *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*.
3. On June 12, 2024, the County Council held a public hearing on the Spring 2024 Planning Board Draft of *The Great Seneca Plan: Connecting Life and Science*, which was referred to the Council's Planning, Housing, and Parks Committee for review and recommendations.
4. On June 17, June 24, June 27, and July 8, 2024 the Planning, Housing, and Parks Committee held a worksession to review the Spring 2024 Planning Board Draft of *The Great Seneca Plan: Connecting Life and Science*.
5. On July 16, and July 23, 2024, the County Council reviewed the Spring 2024 Planning Board Draft of *The Great Seneca Plan: Connecting Life and Science* and the recommendations of the Planning, Housing, and Parks Committee.

### **Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate in Montgomery County, Maryland, states as follows:

The Planning Board Draft of *The Great Seneca Plan: Connecting Life and Science*, dated Spring 2024, is hereby approved with revisions. District Council revisions to the Planning Board Draft of *The Great Seneca Plan: Connecting Life and Science* are identified below. Deletions to

the text of the Plan are indicated by [brackets], additions by underscoring. Montgomery County Planning Department staff may make additional, non-substantive revisions and/or corrections to the Master Plan Amendment before its adoption by The Maryland-National Capital Park & Planning Commission.

All page references in this section are consistent with the page numbering in the print version of the Planning Board Draft of *The Great Seneca Plan: Connecting Life and Science*.

Page 11 Add the following bulleted text between the first and second bullets under *H. Guiding Plans and Policies* as follows:

- 2018: The Bicycle Master Plan sets forth a vision for Montgomery County as a world-class bicycling community, where people in all areas of the County have access to a comfortable, safe and connected bicycle network, and where bicycling is a viable transportation option that improves our quality of life. It also provides a Bicycle Network Map for the construction of future bicycle facilities.

Page 11 Add the following bulleted text after the last bullet under *H. Guiding Plans and Policies* as follows:

- 2022: The Comprehensive Water and Sewer Plan (CWSP) guides the provision of water supply and wastewater disposal service within the master plan area. The CWSP identifies properties within the master plan area as approved for community (public) water and sewer service. The master plan areas, except for the Hi Wood area, receive community water and sewer service from the Washington Suburban Sanitary Commission (WSSC Water). Anticipated increase in development density within the master plan area may require additional water supply and wastewater disposal capacity in WSSC Water's community systems serving this area.
- 2023: The Pedestrian Master Plan provides detailed, actionable recommendations in line with national and international best practices to improve the pedestrian experience, from more and better places to cross the street to a data-driven, equity-focused approach for the county's future pedestrian/bicycle capital investments.

Page 22 Delete the Annexation text in the light blue "call out" box.

Page 29 Modify Recommendation 7 under *Land Use, Zoning, and Urban Design Recommendations* as follows:

7. Consolidate parking facilities in garages that are not visible from pedestrian areas, preferably lined with building uses or screened when visible from streets and public open spaces. An interim surface parking lot, that is not located



between the building and the street, may be approved by the Planning Board under Site Plan review for a phased development project.

Accomplishing this recommendation may involve expanding the mission of the existing MCDOT Great Seneca Science Corridor Parking Lot District (PLD) to provide structured parking.

Page 33 Update *Figure 17: Life Sciences Center Recommended Zoning* in line with changes to *Table 1: Life Sciences Center Zoning*.

Page 34 Modify *Table 1: Life Sciences Center Zoning* as follows:

**TABLE 1: LIFE SCIENCES CENTER ZONING**

Map #	Existing Zoning	Proposed Zoning	Justification
1 CR	CR-0.5 C-0.5, R-0.5, H-80	CR-0.5 C-0.5, R-0.5, H-150	Allow for mixed-use development and increased height
2 CR	CR-0.75 C-0.5, R-0.75, H-80	CR-0.75 C-[0.5]0.75, R-0.75, H-150	Allow for mixed-use development and increased height; <u>allow for either commercial or residential development to maximize density</u>
3a CR	CR-1.0 C-0.5, R-1.0, H-80	CR-1.0 C-[0.5]1.0, R-1.0, H-150	Allow for mixed-use development and increased height; <u>allow for either commercial or residential development to maximize density</u>
3b CR	CR-1.0, C-0.5, R-1.0, H-150	CR-1.0, C-[0.5]1.0, R-1.0, H-150	Confirm existing overall density; <u>allow for either commercial or residential development to maximize density</u>
3c CR	CRN 0.5, C-0.5, R-0.25, H-35	CR-1.0 C-[0.5]1.0, R-1.0, H-150	Allow for higher density, mixed-use development, and increased height; <u>allow for either commercial or residential development to maximize density</u>
3d CR	RT - 8.0	CR-1.0 C-[0.5]1.0, R-1.0, H-150	Allow for higher density, mixed-use development, and increased height; <u>allow for either commercial or residential development to maximize density</u>
3e CR	CR-1.0, C-0.5, R-1.0, H-150	CR-1.0, C-[0.5]1.0, R-1.0, H-150	Allow more flexibility of uses; <u>allow for either commercial or residential development to maximize density</u>
4 CR	CR-1.0, C-1.0, R-0.5, H-160	CR-[1.0]1.5, C-[1.0]1.5, R-[1.0]1.5, H-160	Allow more flexibility of uses; <u>allow for either commercial or residential development to maximize density</u>
[5 CR]	[CR-1.5, C-1.5, R-1.5, H-100]	[CR-1.5, C-1.5, R-1.5, H-150]	[Allow for mixed-use development and increased height]
5a CR	EOF - 1.5, H-75	CR-1.5, C-1.5, R-1.5, H-150	Allow for mixed-use development and increased height; <u>allow for either commercial or residential development to maximize density</u>
5b CR	CR-1.5, C-1.5, R-1.5, H-100	CR-1.5, C-1.5, R-1.5, H-150	Allow for mixed-use development and increased height; <u>allow for either commercial or residential development to maximize density</u>

6 CR	CR-2.0, C-1.5, R-1.5, H-150	CR-2.0, C-[1.5] <u>2.0</u> , R-[1.5] <u>2.0</u> , H-150	Confirm existing zoning; <u>allow for either commercial or residential development to maximize density</u>
7 CR	EOF – 1.5, H-75	CR-3.0, C-3.0, R-3.0, H-150	Allow for higher density, mixed-use development, and increased height
1 CRT	CRT-0.5 C-0.25, R-0.25, H-100 T	CRT-1.0, C-[0.5] <u>1.0</u> , R-1.0, H-150	Allow for higher density, mixed-use development, and increased height; <u>allow for either commercial or residential development to maximize density</u>
2 CRT	R-60/TDR 8.0 ; R-60/TDR 10.0	CRT-1.0 C-[0.25] <u>1.0</u> , R-1.0, H-150	Allow for higher density, mixed-use development, and increased height; <u>allow for either commercial or residential development to maximize density</u>
3 CRT	CRT-0.5 C-0.5, R-0.25, H-100 T	CRT-1.0, C-1.0, R-1.0, H-150	Allow for higher density, mixed-use development, and increased height; <u>allow for either commercial or residential development to maximize density</u>
1 LSC	LSC- 1.0, H-110T	LSC- 1.0, H-150	Confirm existing zoning and accept the translation from old zoning code to new. Provide more height to accommodate different types of buildings.
2 LSC	LSC-1.0, H-150T	LSC- 1.0, H-150	Confirm existing zoning and accept the translation from old zoning code to new
3 LSC	LSC-1.5, H-150T	LSC-[1.5] <u>2.0</u> , H-150	[Confirm existing zoning and accept the translation from old zoning code to new]; <u>Allow for higher density</u>
4 LSC	LSC-2.0, H-200T	LSC-2.0, H-200	Confirm existing zoning and accept the translation from old zoning code to new

Page 35      Revise Recommendation 1 under *Housing Recommendations* as follows:

1. Require new developments to provide at least [12.5]15% Moderately Priced Dwelling Units (MPDUs), or other MPDU obligation as established by Code, aligned with current county policy.

Page 35      Revise Recommendation 3 under *Housing Recommendations* as follows:

3. Preserve existing naturally occurring affordable housing where [possible] feasible, striving for no net loss of naturally occurring affordable housing in the event of redevelopment.

Page 36      Revise Recommendation 1 under *Transportation Recommendations* as follows:

1. Create a recognizable and finer grain street grid network to promote walkability and connectivity. Final road alignment and design will be determined with new development or redevelopment of the site at regulatory review. Streets should be public unless they are intended to provide direct access to a site. Final determination of ownership should occur during the regulatory review process.

- Where development occurs within master-planned blocks that are more than twice as large as the sizes recommended in the Complete Streets Design Guide, proposed developments must provide additional non-master planned street connections to reduce block size. If providing a complete street connection is not [possible]feasible, developments must dedicate right-of-way to advance the eventual construction of the non-master planned street connection.

Page 37 Delete Recommendation 6 under transportation recommendations as follows:

[6. Designate the Downtown Area Type within the Life Sciences Center as a Red Transportation Policy Area.]

Page 43 Revise the second and third rows of *Table 2: Life Sciences Center Street Classifications, Target Speed, Right of Way, Transit Lane, and Bike Facility Recommendations* as follows:

Road Z	Great Seneca Hwy	Road G	Downtown Street (Planned)	20	[80]74	n/a	2	2	1-Way Separated Bike Lane	1-Way Separated Bike Lane
Road Z	Road G	Medical Center Dr	Downtown Street (Planned)	20	[80]74	n/a	2	2	1-Way Separated Bike Lane	2-Way Separated Bike Lane

Page 43 Revise the tenth row of *Table 2: Life Sciences Center Street Classifications, Target Speed, Right of Way, Transit Lane, and Bike Facility Recommendations* as follows:

Road I	Blackwell Rd	Corporate Blvd Extended	Downtown Street (Planned)	20	[80]74	n/a	2	0	1-Way Separated Bike Lane	1-Way Separated Bike Lane
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Page 56 Revise Recommendation 2 under *1. Belward* as follows:

[Require] Encourage adaptive reuse of the historic Belward Farm [buildings] dairy barn, milk house, large frame animal barn and farmhouse (that will remain) for recreational, educational, social, institutional or cultural uses that complement the community and new development.

Page 58 Modify the second paragraph under *8. Adventist HealthCare Shady Grove Medical Center* as follows:

The Great Seneca Plan acknowledges that the Shady Grove Medical Center campus has unique infrastructure requirements and constraints and seeks to balance the needs of the campus with the vision for the Life Sciences Center to become a complete community, characterized by a high-quality built environment and vibrant public realm. Rather than propose a fine-grained street grid and alley network throughout the campus, the Plan recommends one east-west street connections as

well as bicycle and pedestrian connections between Medical Center Drive and Broschart Road, north of the Medical Center's existing patient tower and anticipated service dock and south of the master planned extension of Blackwell Road. The final alignment, design and ownership of the street and bicycle/pedestrian connections shall be determined with new development or redevelopment of the site at the time such development is under regulatory review by the Planning Department. The final street alignment of Road Z should balance connectivity, healthcare facility needs, public safety needs, and maintaining the development potential of resulting adjacent parcels. The Plan further recommends a [publicly-owned] dedicated public urban park, a minimum of ½ acre in size, be provided [along Broschart Road,] near at least one of the future transit stops.

Page 59

Add text to the paragraph under *9. ProMark Partners (9711 and 9715 Medical Center Drive)* as follows:

These properties have redevelopment potential given their consolidated ownership, extensive surface parking lots and low intensity uses. This Plan recommends mixed-use redevelopment with residential, or life science uses. Redevelopment should seek synergies with surrounding Adventist HealthCare, improve frontages along Medical Center Drive that integrate the LSC Loop, provide one east west connection between Medical Center Way and Blackwell Drive, and provide publicly accessible open space within the property. The final alignment, design and ownership of Road Z shall be determined with new development or redevelopment of the site at the time such development is under regulatory review by the Planning Department. Final street alignment of Road Z should balance connectivity, healthcare, public safety needs, and maintaining the development potential of the resulting adjacent parcels north and south of Road Z.

Page 66

Delete the third implementation strategy under *F. Implementation* and replace it with new text as follows:

- [3. This Plan recommends that the county establish a place management organization in the Life Sciences Center to implement master plan recommendations and perform other supporting functions, including:
- Activate and program underutilized sites and open spaces.
  - Develop a brand for the area and a plan for marketing it.
  - Coordinate and implement placemaking, public realm, and infrastructure improvements.
  - Advocate for, directly fund, or apply for grants for key capital projects in the LSC.]
3. As recommended in the Life Sciences Real Estate Study, this Plan recommends that the county establish an organizing entity to help implement master plan recommendations and perform other supporting functions for the Life Science Center. These other functions may include:

- assistance with the activation and programming of underutilized sites and open spaces;
- development of a brand for the area and assistance in marketing it;
- assistance with the coordination and implementation of placemaking, public realm, and infrastructure improvements; and
- efforts to secure funding for the operation of the organizing entity.

Page 66 Revise the fourth implementation strategy under *F. Implementation* as follows:

This Plan recommends that county agencies explore the full range of funding mechanisms available to implement Plan recommendations, including parks, public open space, and multimodal transportation infrastructure improvements, which are critical to supporting a competitive and attractive Life Sciences Center, [within 18 months of Plan adoption].

Page 67 Delete the ninth implementation strategy under *F. Implementation* as follows:

[9. Oppose annexation of any portion of the Life Sciences Center by the municipalities.]

Page 70 Revise Recommendation 1 under *Land Use, Zoning and Urban Design* as follows:

1. Rezone properties currently zoned R-20 to CRT-[2.0]2.5, C-[1.5]2.0, R-[2.0]2.5, H-150 to achieve a mixture of uses, including additional residential and local serving retail uses. (Figures [34]37 and [35]38)

Page 70 Revise Recommendation 3 under *Land Use, Zoning and Urban Design* as follows:

3. Support a future application for a Commercial Residential Town (CRT) Floating Zone, CRTF-[2.0]2.5, C-[1.5]2.0, R-[2.0]2.5, H-150 on R-200 properties in Hoyle's Addition.

Page 71 Update Figure 38 in line with the change to Recommendation 1 under *Land Use, Zoning and Urban Design*

Page 72 Revise Recommendation 1 under *Housing* as follows:

1. Require new developments to provide at least [12.5]15 percent MPDUs, aligned with current county policy.

Page 72 Revise Recommendation 5 under *Housing* as follows:

5. [Preserve existing naturally occurring affordable housing where possible, striving] Strive for no net loss of naturally occurring affordable housing in the event of redevelopment.

Page 77      Revise Recommendation 1 under *Economic Environment* as follows:

- 1. Allow up to [1.5]2.0 floor area ratio of commercial development to be reflected on the zoning map, as stated in the Built Environment section.

Page 88      Revise text under *F. Implementation* as follows:

[1. Annexation of the Rosemont area into the City of Gaithersburg is logical and consistent with the City’s Maximum Expansion Limits.]

Following this Plan’s approval by the Montgomery County Council and adoption by the Maryland-National Capital Park and Planning Commission, a sectional map amendment will apply the Plan’s zoning recommendations to the official county zoning map.

Page 95      Delete Recommendation 2 under *F. Implementation* as follows:

[2. Annexation of the Oakmont and Walnut Hill area into the City of Gaithersburg is logical and consistent with the City’s Maximum Expansion Limits.]

Page 104     Revise Recommendation 1 under *Built Environment* as follows:

- 1. Rezone the Eaves Washingtonian Center and Sawyer Flats from CRT-1.0, C-0.25, R-1.0, H-110 T to CRT-[1.0]1.25, C-0.25, R-[1.0]1.25, H-110, as shown in Figure 57. Commercial/Residential "T" zones were translated from certain zones existing before October 30, 2014.

Page 104     Revise Recommendation 5 under *Built Environment* as follows:

- 5. Require new developments to provide at least [12.5]15 percent MPDUs, aligned with current county policy.

Page 107     Revise text under *F. Implementation* as follows:

The Washingtonian Residential area is completely surrounded by the City of Gaithersburg. [Future planning for infrastructure and amenities to serve the area may be improved through annexation.]

[6]1. Following this Plan’s approval by the Montgomery County Council and adoption by the Maryland-National Capital Park and Planning Commission, a sectional map amendment will apply the Plan’s zoning recommendations to the official county zoning map.

[7. Annexation of the Washingtonian area into the City of Gaithersburg is logical and consistent with the City’s Maximum Expansion Limits.]

Page 110      Revise text under *F. Implementation* as follows:

[Hi Wood is completely surrounded by the City of Rockville. Future planning for infrastructure and amenities to serve the area may be improved through annexation.

1. Annexation of the Hi Wood area into the City of Rockville is logical and consistent with the City’s Maximum Expansion Limits.]

Following this Plan’s approval by the Montgomery County Council and adoption by the Maryland-National Capital Park and Planning Commission, a sectional map amendment will apply the Plan’s zoning recommendations to the official county zoning map.

**General**

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft of the *Great Seneca Plan: Connecting Life and Science*, dated Spring 2024. The text and graphics will be revised as necessary to achieve and improve clarity and consistency, to update factual information, and to convey the actions of the District Council. Graphics and tables will be revised and re-numbered, where necessary, to be consistent with the text and titles.

This is a correct copy of Council action.



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Sara R. Tenenbaum  
Clerk of the Council