

## Science City would impose high density development on West Montgomery communities

Residents for Reasonable Development (RRD) is a group comprised of residents whose lives will be impacted by the upcoming revision of Gaithersburg West Master Plan (GWMP). RRD also includes representatives of local civic associations and environmental groups. We are very concerned about the extent of development that is being proposed for the revised Master Plan. We are dismayed at the public process to date, with its limited public input and compressed time frame.

The RRD is not against development, and has put forth a plan for reasonable development that allows growth in biomedical research and education that is in harmony with the low density suburban setting and character. The Planning Board will have a public hearing in February or March, and the County Council will have its hearing in September, 2009.

The RRD held a press conference on 1/5/09 at the County Council Bldg. in Rockville. It was covered in this story in the Gazette Community News.

[http://gazette.net/stories/01052009/montnew161113\\_32485.shtml](http://gazette.net/stories/01052009/montnew161113_32485.shtml)

The Montgomery County Planning Commission has many GWMP documents at this website:

<http://www.mcparkandplanning.org/planning/community/gaithersburg/>

(M-NCPPC is the Maryland-National Capital Park & Planning Commission)

Johns Hopkins University has put some of their documents at this website:

[http://www.jhu.edu/mcc/vision2030/community\\_outreach.html](http://www.jhu.edu/mcc/vision2030/community_outreach.html)

There have been several articles in the newspapers about the GWMP revision, including this from 12/17/08

[http://www.gazette.net/stories/12172008/gaitnew195709\\_32472.shtml](http://www.gazette.net/stories/12172008/gaitnew195709_32472.shtml)

[For readers manually typing the internet links, be sure to include an underscore in the blank spaces.]

The Belward farm is bordered on the west by Muddy Branch Road, and on the south by Darnestown Road. In 1989, Ms. Banks, who owned the 138 acre farm, agreed to sell it to Johns Hopkins University (JHU) with a restriction that it be used for research, education, and related activities.

Currently, the zoning for the Belward farm and much of the surrounding area is up for revision in the GWMP. JHU and county planners have let it be known that they want to build a "Science City" in that area, to make it the Silicon Valley of the bio-tech/ gen-tech /pharma industries. Johns Hopkins would like to build (over 30 years) **6 million** square feet of research, commercial and office space on about 100 acres of the Belward Farm alone, which abuts the Mission Hills subdivision. The County planners want to allow **22 million** square feet of commercial build-out on the combined Life Sciences Center (LSC) lots, which include Shady Grove Hospital and surrounding properties.

The entire GWMP master plan area is shown on the M-NCPPC map attached.

[\(gaithersburgwestmasterplan.pdf\)](#)

A closer view of the main development areas and proposed transit stations follows.

[\(LSC,CCT\\_Map1.JPG\)](#) This also shows the JHU Belward property.