

June 2010
approved and adopted

great seneca science corridor master plan

The Life Sciences Center



Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission

MontgomeryPlanning.org

areas and enclaves

The areas and enclaves are the portions of this Plan outside of the Life Sciences Center.

The *areas* include the western communities of Quince Orchard and the McGown property that are contiguous to County land. Over time, due to municipal annexations, *enclaves* have been created—geographic areas that are within the County’s jurisdiction, but are completely or nearly completely surrounded by a municipality.

Five of the enclave areas are within the City of Gaithersburg and one (Hi Wood) is within the City of Rockville:

- The National Institute of Standards and Technology (NIST)/Londonderry-Hoyle’s Addition
- Rosemont
- Oakmont and Walnut Hill
- Washingtonian Residential
- Washingtonian Light Industrial Park
- Hi Wood.

For the most part, these areas are built-out with stable, mature residential neighborhoods, long-term institutional uses, or light industrial uses. While significant change is not anticipated or recommended for most of these areas, this section highlights several issues, including the need for a new local park in the Quince Orchard area. Existing land use and zoning maps for the Plan area are included in this section.

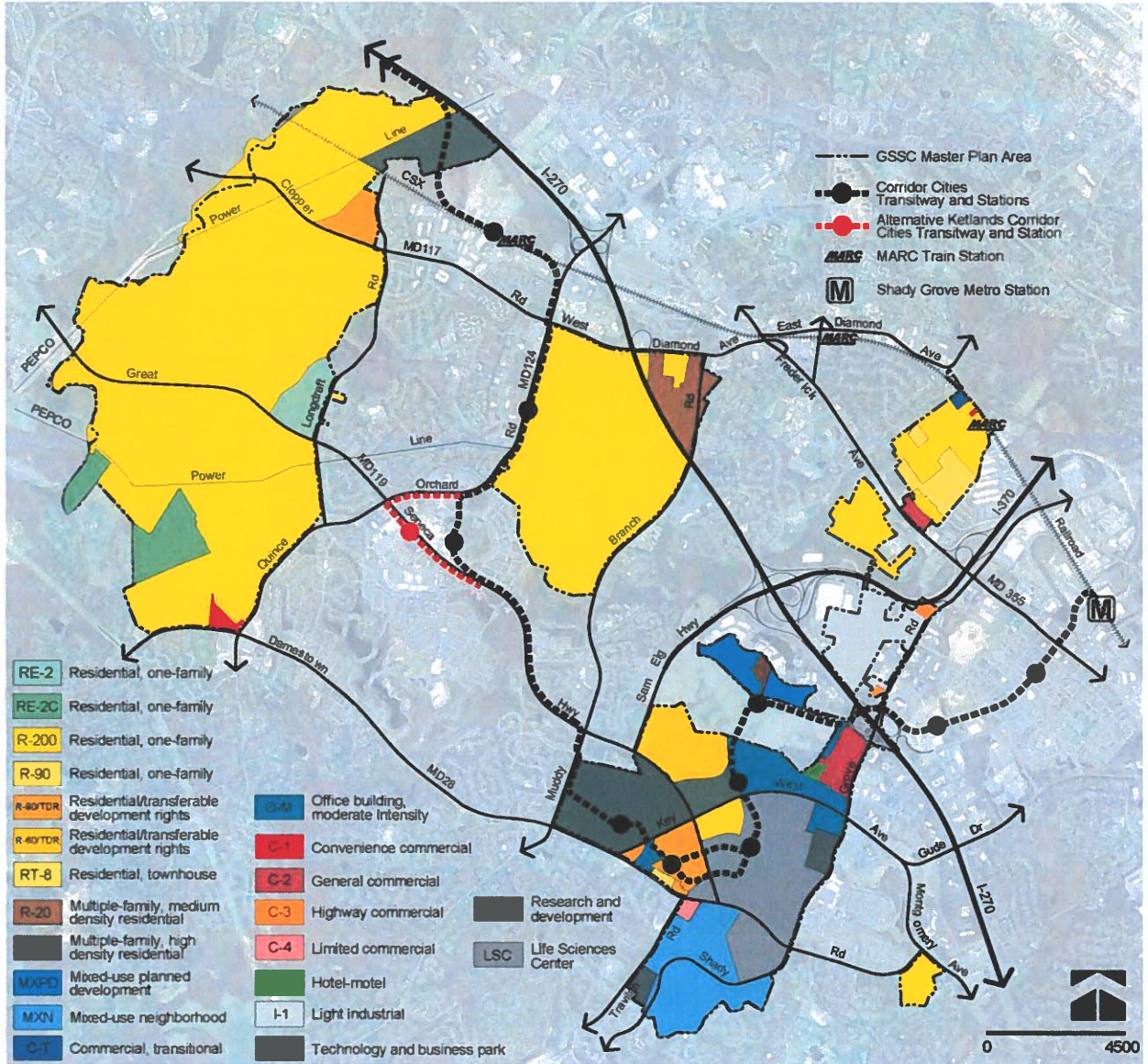
Areas

Quince Orchard

The communities in the westernmost part of the Plan area are Quince Orchard, Orchard Hills, Willow Ridge, and Parkridge. The Plan recommends that these residential neighborhoods be maintained and preserved.

Quince Orchard and Longdraft Roads divide the County from the City of Gaithersburg. The City’s 2009 Maximum Expansion Limits (MEL) include extensive areas in the vicinity of Quince Orchard. This Plan does not support annexation, which would alter the logical boundaries that currently divide the County and the City and could result in the loss of potential sites for County parks, as occurred when the Crown Farm was annexed into the City of Gaithersburg.

map 31 Area-wide Existing Zoning



- Establish access points to the McGown property from Watkins Mill Road extended.
- Provide off-ramp right-of-way for the proposed new interchange at I-270 and Watkins Mill Road.
- Establish and provide CCT right-of-way and provide for a transit station co-located with the MARC station in the City of Gaithersburg.

Enclaves

The five enclaves that are completely or nearly completely surrounded by the City of Gaithersburg are all within the City's Maximum Expansion Limits (MEL) and could be considered for annexation. This Plan does not recommend significant changes for these areas.

National Institute of Standards and Technology (NIST)

NIST is a federal agency that promotes innovation and industrial competitiveness by advancing measurement sciences, standards, and technology. NIST researchers work with industry, academic institutions, and other government agencies. The 580-acre Gaithersburg facility has 3.4 million square feet in a campus style research, development, and office complex. There are no plans to significantly expand the facility, which is zoned R-200.

A CCT station is planned on the western side of the NIST facility. With 5,000 employees (2,700 permanent and 2,300 contract), this station offers an opportunity to change commuting patterns and is an important link in the future public transit network.

Recommendations

- Coordinate with NIST to plan for the proposed CCT station along Quince Orchard Road.
- Refer all plans for development at NIST, including campus master plans, to the Montgomery County Planning Board as part of the mandatory referral process.
- Preserve mature trees and forest.
- Target stream buffer areas for forest planting and removal of invasive plants.

Londonderry and Hoyle's Addition

Both the Londonderry and Hoyle's Addition areas are appropriate for annexation into the City of Gaithersburg. Hoyle's Addition may be appropriate for townhouse zoning in the future. Any future development should provide appropriate transitions to the surrounding residential areas and protect the natural features.

Recommendations

- Annexation of these areas into the City of Gaithersburg is logical and consistent with the City's MEL.
- Maintain the existing zoning.
- Target stream buffer areas for forest planting and removal of invasive plants.
- Use low-impact development techniques to minimize runoff to stream systems.



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Rosemont, Oakmont, and Walnut Hill

These primarily residential communities have little development potential and the stable residential areas should be preserved. Several recommendations for this area reflect consistency with the 2006 *Shady Grove Sector Plan*, particularly removing the CSX Transitway easement along Oakmont Avenue and maintaining Oakmont Avenue as a two-lane arterial.

The 1982 *Oakmont Special Study Plan* recommended the C-T Zone for several single-family houses along Oakmont Street at its intersection with Oakmont Avenue near the CSX tracks. The C-T option was intended to buffer the single-family houses from the proposed transit easement north of the CSX tracks and from the possible widening of Oakmont Avenue to four lanes. Given the recommendations to remove the transit easement and maintain Oakmont as two lanes, this Plan recommends removing the proposed C-T option.

Deer Park Bridge

Deer Park Bridge, known as the Humpback Bridge, was built in 1945 and added to the *Locational Atlas and Index of Historic Sites* in 2005. The bridge spans the CSX railroad tracks, providing a connection between Gaithersburg and the historic Town of Washington Grove. The bridge is near the Washington Grove MARC station and reflects the origin and development of Washington Grove, Oakmont, and Gaithersburg. As a local landmark, the Humpback Bridge is a familiar visual feature. A timber bridge has been at this location since the 1880s. The bridge was rehabilitated in 1988 and 2000.



The bridge is maintained by the Montgomery County Department of Transportation (MCDOT), which evaluated its structural condition in 2008. MCDOT initiated a facility planning study several years ago, which has been delayed due to concerns raised by the City of Gaithersburg and the Town of Washington Grove. This Plan supports the ongoing efforts of MCDOT to assess the bridge's condition and explore appropriate alternatives, including rehabilitation or replacement that address safety, mobility, preservation, and fiscal considerations.

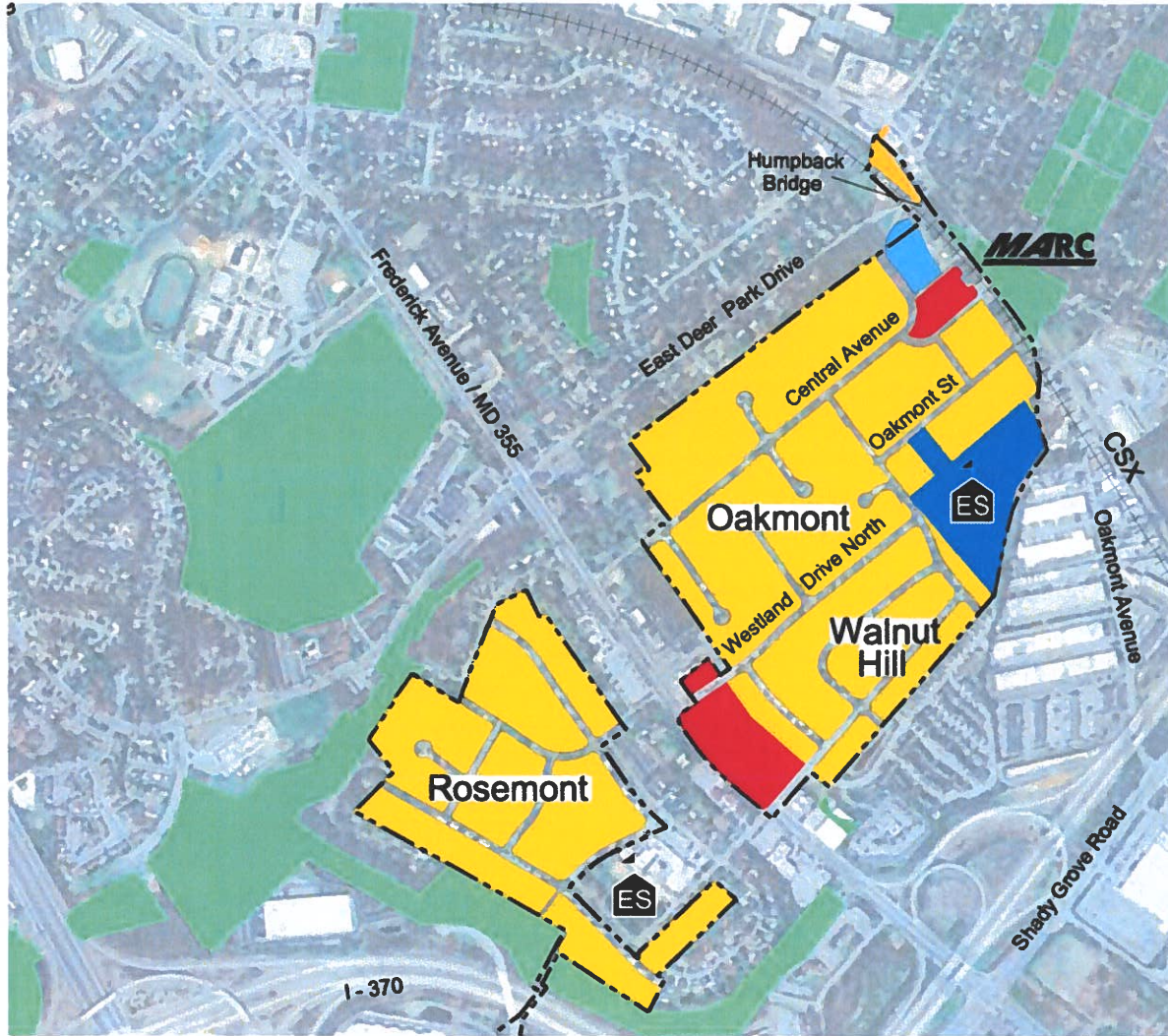
A life cycle cost analysis is also being conducted by MCDOT to compare bridge rehabilitation with bridge replacement. MCDOT will share the result of the life cycle cost analysis with the City of Gaithersburg and Town of Washington Grove, and then conclude the Deer Park Drive Bridge Facility Planning Study.










Future restoration or rehabilitation work should preserve the bridge's form, scale, and location. The traditional use of wood is important, but materials should be considered with some leniency. If deemed unsuitable for further rehabilitation for vehicular traffic, new uses may be identified that would be compatible with its preservation, including exclusive use by bicyclists and pedestrians. Heritage tourism goals include a railroad theme that could connect with this resource.

Recommendations

- Remove the proposed C-T zoning option on the R-200 properties in the vicinity of Oakmont Street.
- Designate Oakmont Avenue from the southern Plan boundary to Central Avenue with an 80-foot minimum right-of-way and two travel lanes, consistent with the 2006 *Shady Grove Sector Plan*.
- Plan for a grade-separated arterial roadway connection over the CSX tracks in the general location of the Deer Park Bridge that respects the resource value of the existing bridge.
- Remove the CSX Transitway easement along Oakmont Avenue, consistent with the 2006 *Shady Grove Sector Plan*.

map 38 Rosemont, Oakmont, Walnut Hill: Existing Land Use



- | | |
|---|---|
|  Single-family residential |  Public institutional/schools/governmental |
|  Parkland |  GSSC Master Plan boundary |
|  Private institutional |  Elementary school |
|  Retail/commercial |  MARC Train Station |
|  Multifamily residential | |

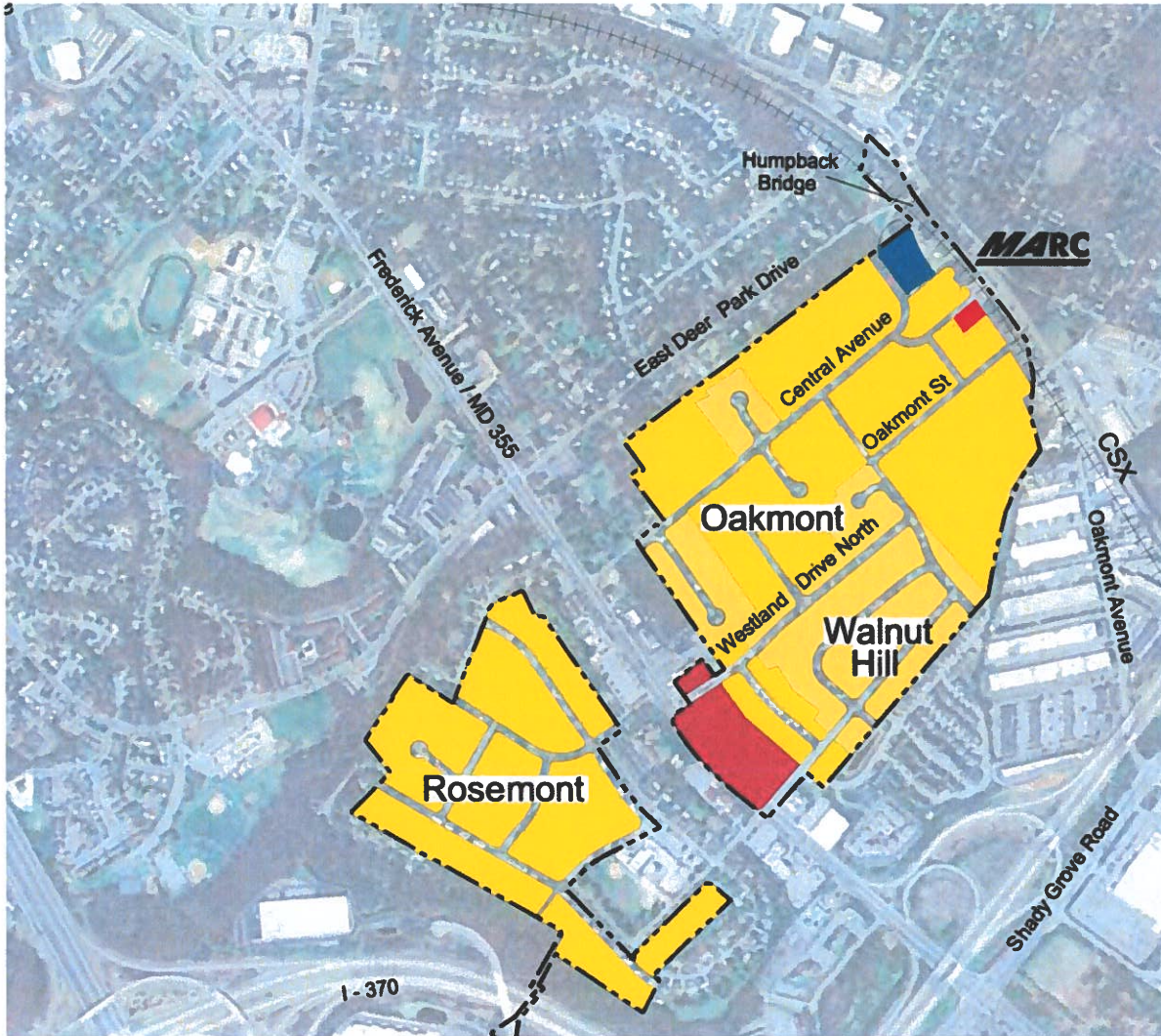


Detail Area



NOT TO SCALE

map 39 Rosemont, Oakmont, Walnut Hill: Existing Zoning



Detail Area



NOT TO SCALE

- Improve stormwater management, reduce impervious surface, increase street tree planting, and incorporate other low impact development and green building techniques if the Walnut Hill Shopping Center redevelops.
- Preserve and create connections following Muddy Branch parallel to Central Avenue.

Washingtonian Light Industrial Park

This 103-acre enclave is a light industrial area primarily zoned I-1 with a few C-3 parcels. The Shady Grove Center north of Gaither Road was built in 1971 and has 108,000 square feet of retail space on a six-acre site. If a new mixed-use zone emphasizing retail and office uses is identified, it should be considered for the Shady Grove Center and other similar properties in this area (i.e., the other I-1 properties with grandfathered retail uses) and may also be appropriate for the two small areas zoned C-3.

Recommendations

- Consider future commercial mixed-use redevelopment of the Shady Grove Center.
- Retain the I-1 Zone and the C-3 Zone for all other properties in the Washingtonian Light Industrial Park.
- Reduce imperviousness, improve stormwater management, and implement other green building techniques if there is redevelopment.