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Elaine Amir
Director, Montgomery County Campus

An Invitation for Continued Dialog
March 18, 2009

Dear Community Leader:

Since December 2007, Johns Hopkins University has been working collaboratively with local residents, property owners, and County officials in the formation of the vision, mission, and plan for the development of the JHU Belward Research Campus and the Shady Grove Life Sciences Center. We are eager to continue this connection with the community as the Gaithersburg West Master Plan moves through the review process this year and during the more detailed planning stages in the years ahead.

The Gaithersburg West Master Plan provides a long-term vision for the Shady Grove Life Sciences Center: To create a vibrant, world-class center for science, healthcare and education; to provide knowledge-based jobs for our children; and to transform what is now a predominantly auto-dependent commercial area into a great transit-oriented place to live, work and play.

In recent weeks, I have noticed a number of references in letters and comments coming from the community that address the timeframe and the advantages and disadvantages of this new research center. While I am encouraged by the interest in the plan, I am dismayed of late to see community correspondence that includes information and statistics that may alarm readers and that are totally without basis.

I would be happy to meet with you and your community organization face-to-face to discuss the details of this plan, but first let me draw your attention to some of the most salient issues.

Timeline: The timeline for the full build-out of the Belward Research Campus and the Shady Grove Life Sciences Center is 20-30+ years. This development will not “pop up” overnight. We are not even expected to break ground until 2012 or 2013, at the earliest.

Staged Development and Adequate Infrastructure: The proposed Gaithersburg West Master Plan requires that roads, schools, public facilities, funding for the Corridor Cities Transitway, etc., be in place before development can occur. This is called “staged development.” Johns Hopkins University fully supports these development controls.

Belward Site Development: It is true that Johns Hopkins University is advocating for taller buildings in order to accommodate research and ensure a greater amount of usable green space for the community (i.e., parks, walking and bike paths, forested buffers, etc.). The proposed plan will allow for up to 45% green space and provides a vibrant urban village area to encourage greater walking, biking and transit ridership. In comparison, the current approved plan for Belward has 25% green, open space and acres of surface parking lots.

Schools: Montgomery County Public School (MCPS) officials have been determining what additional school facilities might be required to address the needs of the new community during the next 20-30+ years. For example, the draft master plan provides for the potential of a new elementary school at the redeveloped site of the current Public Safety Training Academy.

Jobs: The proposed Gaithersburg West Master Plan calls for an additional 22,000 jobs above the currently planned for 38,000 jobs, for a total of 60,000 jobs. These additional jobs will be created over a period of 20 to 30 years and will provide a significant boost to our economy over the long-term, including \$122 million in new income tax revenues that will benefit the County. These revenues will help ensure that we have adequate resources to help sustain our vibrant school system.

Community Involvement: There has been extensive community involvement during the planning process. Johns Hopkins University has held 6 open community meetings and 2 full-day charrettes, and responded to numerous requests for small group or individual meetings. The community meetings and charrettes were advertised via flyers (hand delivered to local communities as well as posted at area businesses), email notices, signs posted around the Belward Research Campus, and notices in local newspapers. In addition, the Montgomery County Planning Department has held 4 community meetings in which Johns Hopkins representatives have participated.

If you look at the proposed Gaithersburg West Master Plan, you will see that changes have been made in response to community feedback. These changes include an expanded "historical designation" area around the Belward farmhouse (from the current 7-8 acres to a proposed 10-12 acres) and expanded forested buffers around the Belward property's edge.

I encourage you to share this information with your organization's members. Again, we would welcome the opportunity to speak at an upcoming meeting to explain the vision and the plan and to address any concerns you may have.

The planning process is just beginning and your input on how we reach this vision is key.

Sincerely,



Elaine Amir

Contact to set up a meeting in your community:

Robin Ferrier, Communications Manager
rferrier@jhu.edu or 301-315-2896

For more information about community meetings held to date:

<http://www.mcc.jhu.edu/vision2030/>

Shady Grove Science Center

(a work in progress)

The Shady Grove Science Center within the proposed Gaithersburg West Master Plan provides a bold framework for the future of the Shady Grove Life Sciences Center. The plan advances health, science and education; creates high-income jobs; and provides a great place to live and work.

This “new and improved” Shady Grove Science Center will ...

- Create a 21st century research community that will **advance health, science, and education** and ...
 - elevate the County's status as a biotech center of national and international prominence
 - retain the “best and brightest” minds (both current and future) in Montgomery County
 - provide unique educational opportunities for our children to move beyond the classroom and into working labs
 - realize the County's long-standing plan for growth and development in the Shady Grove Life Sciences Center, a critical component of the I-270 Technology Corridor
 - utilize best practices in smart growth and green, sustainable design
 - expand first-class healthcare services available to Montgomery County residents
 - convert basic research into consumer products that will assist us in our everyday lives

- Allow for **60,000 science based jobs and support positions over the next 30 years** and ...
 - offer high incomes and advancement opportunities
 - add significant revenue to the County's tax base (*The Center will generate a gross fiscal benefit of \$175 million and net fiscal benefit of more than \$10 million annually to the County.*)
 - foster collaboration across industry, higher education, and government, resulting in approximately \$11 billion in annual sales of goods and services among Montgomery County businesses.

- Create a vibrant, transit-oriented community, and a **great place to live and work** and ...
 - provide a dynamic mix of uses (residential, commercial, recreational, and cultural) all within easy biking / walking distance
 - offer a variety of new parks, open space, trails, and cultural and recreational amenities that are accessible and convenient
 - ensure an appropriate amount of intensity to support quality transit-oriented development, mass transit and jobs
 - play a key role in making the Corridor Cities Transitway a reality

Gaithersburg West Master Plan
Planning Board Public Hearing Highlights
Excerpts from Testimony in Support of the Proposed Master Plan

March 26, 2009

“With the 270 Master Plans before you, we have an opportunity to move Montgomery County a giant step forward. We are at a crossroads. We can choose to embrace the bold visionary plans that enable us to move forward and to become a vibrant global center for creative jobs, technology, research, smart growth, and mass transit. Or we can choose the rear view mirror approach that leads to stagnation and decline with memories of what might have been.”

– Gene Counihan, Resident, Montgomery Village, and co-chair, Vision 2030

“County Executive Leggett supports the vision that the Planning Board staff has set out in the draft Gaithersburg West Master Plan. This vision incorporates policies that are critical to our future as a county....”

– Diane Schwartz Jones, Office of Montgomery County Executive Isiah Leggett

“We have been preparing students for a world class challenge in science research all of the 36 years I have taught in MCPS. Why not give them a chance to see a place where it can happen?”

– Gregg Gochnour, Resident, Rockville, and MCPS Science Resource Teacher, Rockville High School

“I support the Gaithersburg West Master Plan. ... I’ve stayed in Montgomery County because it’s my home and I believe it’s a great place to raise a family. I’d like my children to have the same opportunity, but with Montgomery County losing to Virginia on a pretty constant basis....I don’t see that happening.”

– Todd Grinspoon, Resident, Woods of Muddy Branch

“I support the Gaithersburg West Master Plan ...I believe the reasonable concerns of all parts of the surrounding community have been heard and addressed.” – Eric Ross, Resident, The Willows

“I am here to speak in support of the proposed Gaithersburg West Master Plan. ... There is too much good at stake. Good for Shady Grove Hospital and its many existing and planned future services; good for our children, after being educated by top schools to be able to stay in the area; good for science, bringing cutting edge medicine to our doorstep; good for our tax base, and Good for all of our County’s families and businesses, to be thriving in the best county in the nation.”

– Rex Reed, Resident, Amberlea Farm on Dufief Mill Road

“I am here tonight in support of the Gaithersburg West Master Plan. ... Physical proximity is very important to the growth of an entrepreneurial industry. I’ve spent a lot of time in Silicon Valley, the national leader in life science. One of the reasons it works is that everyone eats breakfast at the same place! Many of us have spent years trying to build that same sense of community in our life science industry and this plan accomplishes that.”

– Bruce Robertson, Resident, Willows of Potomac, and Managing Director, HIG Ventures

“Vision 2030 asks us to look at mission; at what we want our City’s reputation to rest on. Is this where the cure for Alzheimer’s should be discovered, the elimination of TB assured and the early diagnosis of lung cancer confirmed? It gives us the opportunity to envision our role in fulfilling a universal, humanitarian mission. ... This is one of the times when a master plan needs to support a vision, and not one of the times when a vision needs to be limited by a master plan.”

– Sally Sternbach, Executive Director, Rockville Economic Development, Inc.

“I am here tonight in support of the Gaithersburg West Master Plan. This project represents a unique opportunity to fulfill the vision of the I-270 corridor as a world class center for health, science, and education. The Shady Grove Life Sciences Center will be the kind of place where the world’s top scientists from government, the bioscience industry, healthcare, and education can come together to improve the health of the world.”

– Dr. Richard Zakour, Executive Director, MdBio Division, Tech Council of Maryland

“There’s no question that numerous international companies are still looking to open up locations in the U.S. The question is: Do we want their knowledge and their expertise here? Or do we want to hand them over to Massachusetts or California or North Carolina? If we want to become the premiere location for biotechnology — if we want to become the ‘go to’ location for these international companies who are flush with cash and looking for opportunities in the States — we need to create the vibrant, walkable, transit-oriented community proposed in the Gaithersburg West Master Plan.”

– Roger Kang, Chief Operating Officer, TissueGene

“The Gaithersburg-Germantown Chamber strongly supports the overall vision expressed in the Gaithersburg West Master Plan. ... There aren’t many places in the Country, or the world for that matter, that have everything it takes to build a visionary science and education center like the one proposed in this Master Plan. But we do.”

– Marilyn Balcombe, Executive Director, Gaithersburg-Germantown Chamber of Commerce

“I am in favor of the development of the Gaithersburg West Plan ...despite the growth and wealth of talented resources, we remain just another life sciences hub and not THE life sciences hub in the nation. One reason for this is the lack of a unique center that connects our entrepreneurs, scientists and business talent and cultivates the free flow of knowledge and ideas.”

– Vik Subbu, lives and works in Montgomery County, and Johns Hopkins University alumnus

“I am here tonight in support of the Gaithersburg West Master Plan. ...for many, the local biotech community is not strong enough and has not yet reached the critical mass to absorb the layoffs by many small businesses due to the terrible financial crisis we are all facing. ...the Gaithersburg West Master Plan will help develop and grow the immense knowledge, scientific, and business potential contained in this region to offer unique professional opportunities as well as high quality of life.”

– Paolo Baroldi, Resident, Potomac Glenn, and Chief Medical Officer, Supernus Pharmaceuticals

“I am here tonight to speak in favor of the Gaithersburg West Master Plan. ... Why wouldn’t residents welcome the creation of good jobs that promise a bright future for professionals working in three of the strongest sectors during this economic downturn? Why not provide homes and shops nearby that younger adults can afford in a vibrant environment where we’ll want to live? Why not create a community that will attract international companies to our County?”

– Montserrat Capdevila, Resident, Rockville, Graduate Student, and President, Hopkins Biotech Network

“I am here tonight in support of the Gaithersburg West Master Plan. ... In a business sector where intellectual property and technical ability are its most important assets, the quality of life for its human capital is paramount. The Gaithersburg West Master Plan addresses this critical need now and for our future generations.”

– David Marcille, Director of Support Services–Operations, BioReliance Corp.

“We believe that the Gaithersburg West Master Plan represents smart growth planning at its best. It will allow for adequate levels of job creation, housing and retail space in order to provide the kind of vibrant, walkable, mixed-use activity centers that makes Montgomery County and attractive place to live and work and a pioneer in sustainable community planning and design.... If we are serious about funding and building the Corridor Cities Transitway, we need to be committed to approving [the Gaithersburg West Master Plan] with enough density and walkable, transit-oriented design elements to boost ridership and raise the cost-effectiveness figures.”

– Gigi Godwin, President and CEO, Montgomery County Chamber of Commerce

Johns Hopkins University Community Outreach *in regard to the* **Shady Grove Science Center and Belward Research Campus**

It has always been a priority for Johns Hopkins to hear from neighbors and community representatives during the planning and development process for the Belward Research Campus and the Shady Grove Life Sciences Center.

To date, Johns Hopkins University has held community meetings on:

- December 6, 2007
- January 10, 2008
- January 23, 2008
- February 7–9, 2008
- February 21, 2008
- December 9, 2008

Presentations and meeting notes are available at www.mcc.jhu.edu/vision2030.

In addition, Johns Hopkins representatives have attended and/or participated in community meetings held by the Montgomery County Planning Department on:

- October 29, 2008
- November 6, 2008
- November 12, 2008
- December 2, 2008

Pictures below are from the December 9, 2008 JHU community meeting:



Participants discuss buffer options.



Buffer options along Muddy Branch and Mission Hills



JHU proposed full build-out program



A participant suggests an alternative program and massing scheme



Community participant alternative 1



Community participant alternative 2