

## The Gaithersburg West Master Plan: How it will affect our communities

### If the Gaithersburg West Master Plan is approved:

#### The “Science City” will have:

- 50,000 **additional** workers and residents
- Buildings up to 150 ft feet tall
- 5,700 multi-family housing units – Housing is not included in the staging requirements so there is no assurance that the residents will work in the “Science City” resulting in even more cars on the roads.

#### Belward Farm will have:

- 15,000 workers and residents
- 300 housing units
- Buildings up to 150 feet tall
- The population density of an area around a downtown Metro station
- 4.6 million sq feet of development – Johns Hopkins hopes to begin construction within three years.

#### The Corridor Cities Transit (CCT)

- A rapid bus that will meander through the area from the Shady Grove Metro to the Comsat building in Clarksburg.
- Will carry only about 15% of the 50,000 additional people, leaving 85% or 43,000 people in their cars which will mean 43,000 more cars on our roads.

#### Results

- Over 50,000 **additional** workers and residents will clog the roads and further over-crowd the schools.
- Roads will be widened to six- and eight-lane highways.
- Five multi-level 10- and 12-lane highway interchanges will be built in our area.
- The character of Belward Farm and parts of the communities surrounding it will be destroyed.

The communities most highly affected would be those near Muddy Branch Road, Great Seneca Highway and Darnestown Rd. Great Seneca and Muddy Branch Road will be widened to six lanes plus the necessary turn lanes. In addition, the right-of-way for the Corridor Cities Transitway (CCT) will pass through the Muddy Branch Road - Great Seneca intersection. If Johns Hopkins Real Estate prevails, the CCT will traverse Belward Farm, exit onto Muddy Branch Road and turn left at Great Seneca.

To accommodate the wider roads and the right-of-way for the CCT, a **twelve-lane multilevel highway interchange** may be required at the intersection of Muddy Branch Road and Great Seneca Highway. The construction of this interchange may result in the loss of homes and the need to reconfigure the neighborhoods that are adjacent to this intersection: Washingtonian Woods, Washingtonian Towns, and Amberfield.

If the CCT alignment is on the west side of Great Seneca, the right-of-way will be adjacent to the neighborhoods of Decoverly, Washingtonian Towns, Amberfield, Lakelands Ridge and the Quince Orchard Park Condos which will result in the destruction of buffers, tree barriers, and the possible loss of homes and amenities in these neighborhoods. Noise pollution will be an issue in nearby homes. Railroad-style gates may be required at the entrances to some of the neighborhoods to allow the CCT to pass every six minutes.

If the CCT traverses Belward Farm, Mission Hill and Washingtonian Woods will be adversely affected by the widening of Muddy Branch Rd to six lanes, the construction of the twelve-lane highway interchange, and the residents may have to contend with railroad-style gates across the entrances to their communities.

**The expansion of the biomedical community is an admirable goal of the Gaithersburg West Master Plan; however, the residents of Gaithersburg, North Potomac and Rockville must be aware of the adverse consequences of the Master Plan if it is approved as proposed.**

Please see [www.scale-it-back.com](http://www.scale-it-back.com) for additional information, announcements and addresses.