

Great Seneca Life Sciences

22



Table 22-1: Great Seneca Life Sciences, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	780
Total development (square feet)	10,001,876
<i>Key environmental indicators</i>	
Parkland (acres)	0
Tree canopy cover (percent)	24.88
<i>Key development types</i>	
Office use (square feet)	4,821,912
Retail use (square feet)	26,048
Industrial use (square feet)	406,026
Other use (square feet)	1,182,635
Residential use (dwelling units)	2,715

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 22-2: Great Seneca Life Sciences, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	0
Healthcare Facility	1
Library	0
Place of Worship	0
Police Facility	0
Public School	1
Recreation Center	0

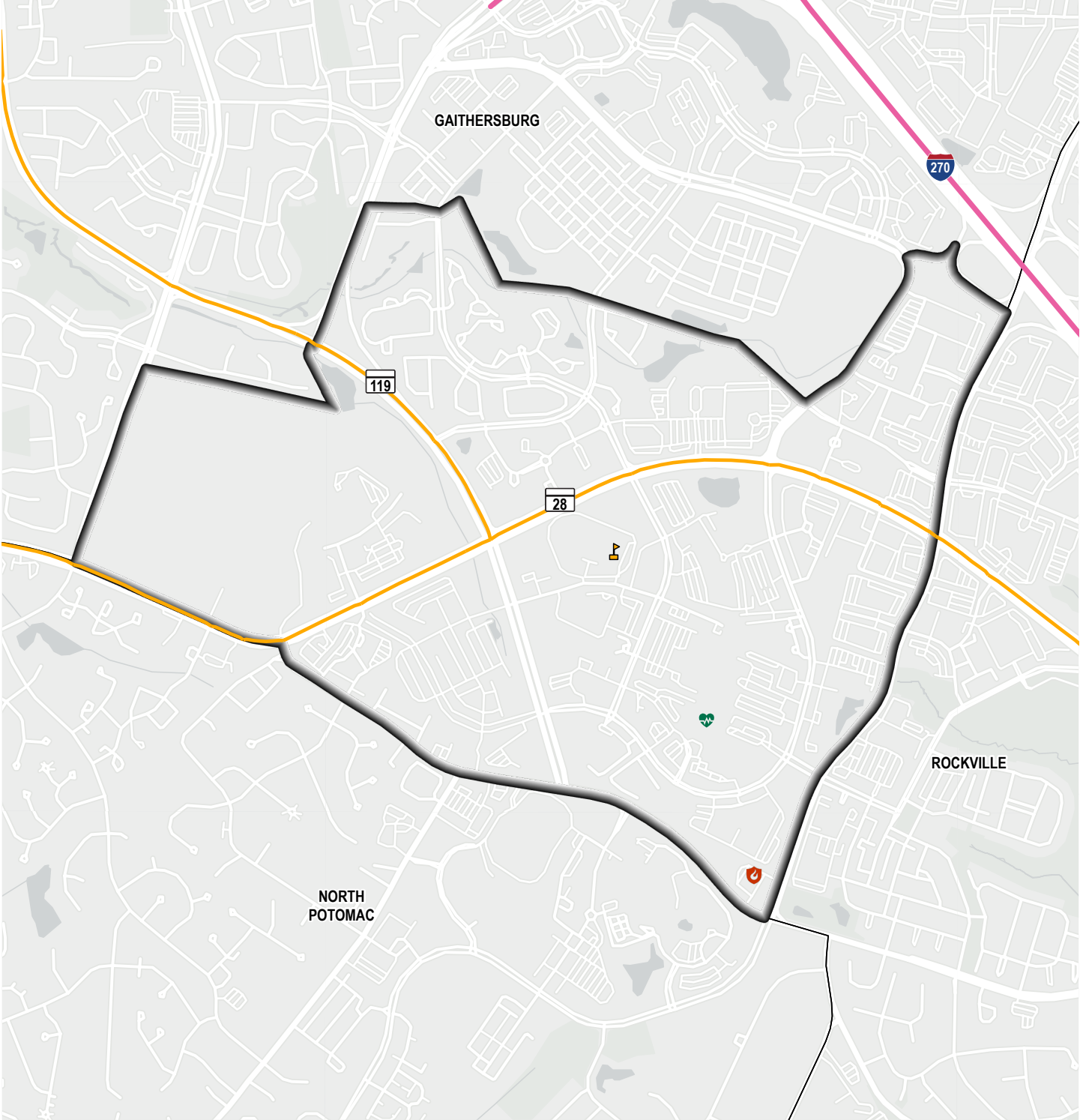
Source: Montgomery Planning (August 2024).

The Great Seneca Life Sciences CTA is located near the center of the county, directly west of I-270 between Rockville to the east and Gaithersburg to the north. Marking its southern border with the North Potomac CTA is Darnestown Road, which is signed as part of Route 28 on the community's southwestern boundary; however, Route 28 diverges from Darnestown Road onto Key West Avenue in the middle of the CTA (see Map 22-1). In this predominantly bioscience employment area, over one-quarter of the land is used for offices and research and development activities, the greatest percentage in the county (see Map 22-2 and Table 22-3). This sizeable share of land devoted to such uses and the 4.8 million square feet of office development underscores the community's importance as the heart of Montgomery County's life science industry.

Agricultural land on the western side of the community is owned by The Johns Hopkins University and is expected to be developed into its 108-acre Belward Campus with both life science research and office facilities. The Adventist HealthCare Shady Grove Medical Center on the large L-shaped institutional/community facility parcel in the CTA's southeastern portion contributes largely to the more than 1 million square feet of "Other use" development listed in Table 22-1. Only 13% of the land in this area is used for residential purposes, 85% of which is for multi-family use. With just 780 acres, the Great Seneca Life Sciences CTA is the county's second smallest by land area; partly due to the relatively small amount of residential development, the community has few neighborhood-serving retail or public facilities beyond Montgomery County Fire Station 32 and the John L. Gildner Regional Institute for Children and Adolescents (RICA). The CTA also has no parks and the lowest percentage of tree canopy coverage of any community in the county.



Map 22-1: Great Seneca Life Sciences, Places of Interest (2024)

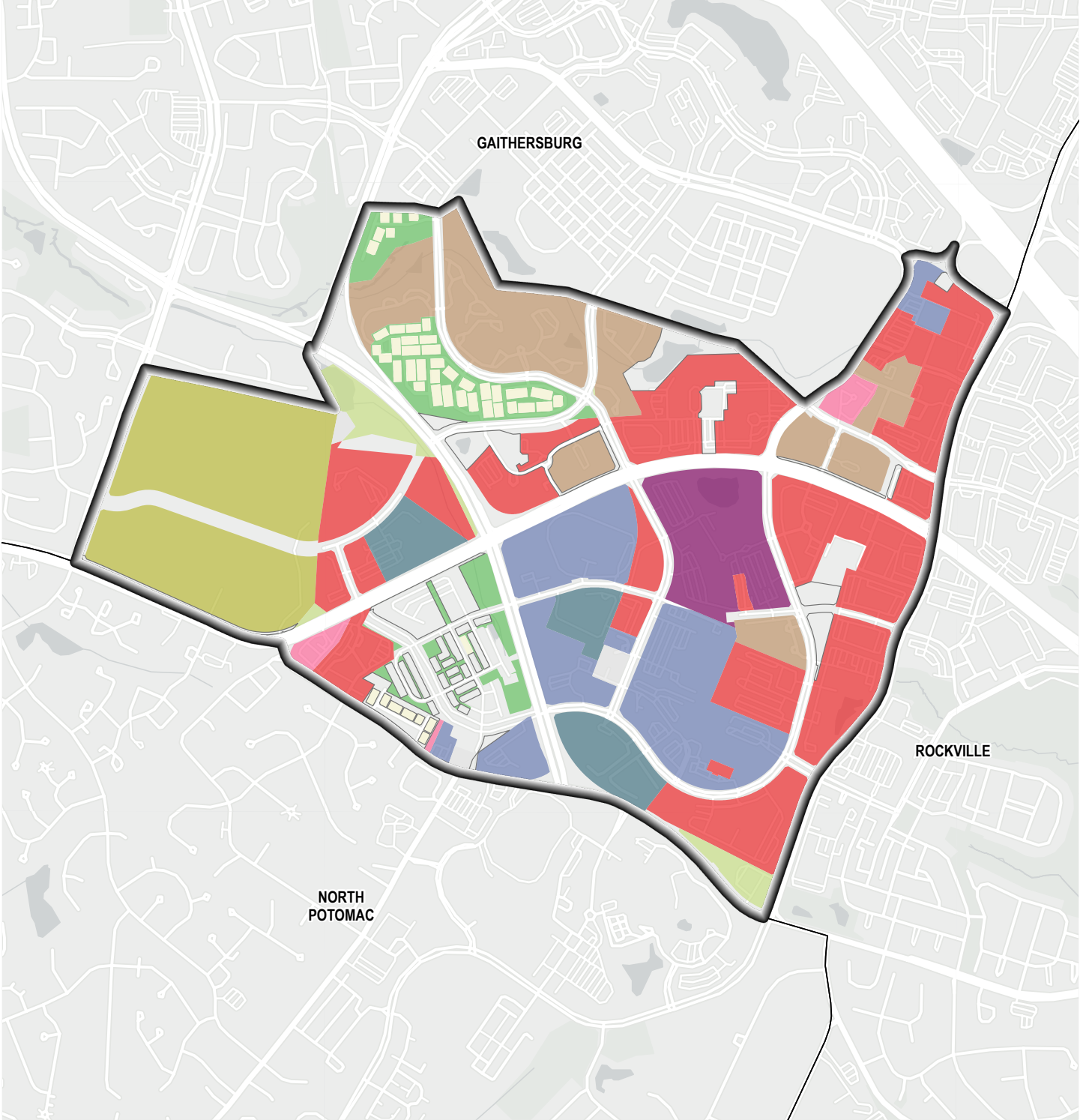


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|--------------------------------|--------------|---------------------|
| Community Trends Area Boundary | Major Road | Healthcare Facility |
| Freeway | Fire Station | Public School |



Source: Montgomery Planning (August 2024).

Map 22-2: Great Seneca Life Sciences, Land Use (2024)



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|--------------------------------|----------------------------------|-----------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Multi-Family | Research and Development | Single Family Detached |
| Agriculture | Mixed-Use Office | Office | Retail | Utility |
| | | Open Space/Recreation | Single Family Attached | Vacant |
| | | Parks | | |



Source: Montgomery Planning (August 2024).

Table 22-3: Great Seneca Life Sciences, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	12.3%	Parks	1.8%
Cultural	< 1.0%	Research and Development	3.9%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	10.9%	Single-Family Attached	1.8%
Mixed-Use Office	4.3%	Single-Family Detached	< 1.0%
Multi-Family	10.7%	Utility	< 1.0%
Office	23.5%	Vacant	5.6%
Open Space/Recreation	3.7%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

* Percents do not add up to 100% as rights-of-way are excluded.
Source: Montgomery Planning (August 2024).



PEOPLE

Due to its small land area and the dominance of non-residential uses, the Great Seneca Life Sciences CTA was the county's least populated community during the 2010-2022 period and had only 4,434 residents in 2022. However, this CTA was also one of Montgomery County's fastest growing areas, and its population increased by 69% since 2010 due to recent housing construction. This small but expanding community has a relatively young, racially diverse population living in a mix of household types. Growth in the adult population was very prominent, particularly among young adults ages 18 to 34, which increased by 171% between 2010 and 2022. The 41% of residents comprising this age group in 2022 was the highest percentage of any community and double the county's percentage of the same age group.

No racial or ethnic group was the majority by 2022, but the populations identifying as Black or Hispanic each experienced some of the most rapid growth, increasing by

more than 230% apiece. Unlike most other communities, nonfamily households were the predominant household type in this CTA, likely related to the growing numbers of young adults and newer multi-family rental homes in this area. Residents living alone were 40% of all households in 2022 and contributed significantly to the small average household size. The number of other nonfamily households grew by 496%, alluding to more roommates or other co-habiting arrangements among unrelated individuals. Possibly reflective of the younger population and larger share of single-person households, the community's average household income was consistently lower than the countywide figure and has not increased much since 2010. More than three-quarters of households earned less than \$150,000 throughout the entire 2010-2022 period. However, many residents were highly educated; 57% of adults ages 25 and over had at least a bachelor's degree in 2022, close to the countywide figure.

Table 22-4: Great Seneca Life Sciences, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	2,624	100%	2,644	100%	4,434	100%
0 to 4 years	235	9%	122	5%	225	5%
5 to 17 years	527	20%	214	8%	401	9%
18 to 34 years	666	25%	917	35%	1,808	41%
35 to 44 years	476	18%	494	19%	894	20%
45 to 64 years	477	18%	636	24%	771	17%
65 years and older	*	*	260	10%	335	8%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-5: Great Seneca Life Sciences, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	2,624	100%	2,644	100%	4,434	100%
White, non-Hispanic	1,527	58%	1,384	52%	1,770	40%
Black or African American, non-Hispanic	322	12%	493	19%	1,076	24%
Asian, non-Hispanic	446	17%	449	17%	466	11%
Other races, non-Hispanic	*	*	103	4%	569	13%
Hispanic or Latino	164	6%	216	8%	553	12%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-6: Great Seneca Life Sciences, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	2,389	100%	2,522	100%	4,209	100%
Speak non-English language at home	731	31%	771	31%	1,281	30%
Speak English less than “very well”	*	*	179	7%	533	13%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-7: Great Seneca Life Sciences, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	1,687	100%	1,975	100%	3,226	100%
No high school degree	*	*	*	*	*	*
High school degree or some college education	599	35%	594	30%	1,301	40%
Bachelor’s degree only	546	32%	706	36%	1,091	34%
Graduate or professional degree	409	24%	627	32%	745	23%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-8: Great Seneca Life Sciences, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	1,354	100%	1,738	100%	2,979	100%
Commuted by driving	1,102	81%	1,320	76%	1,782	60%
Car-free commute	210	16%	329	19%	426	14%
Worked from home	42	3%	64	4%	662	22%
Percent of households with no vehicles	*	*	99	8%	89	4%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-9: Great Seneca Life Sciences, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	1,086	100%	1,264	100%	2,085	100%
Family households	408	38%	582	46%	737	35%
Families with children	248	23%	219	17%	249	12%
Single-parent families with children	*	*	*	*	127	6%
Nonfamily multi-person households	87	8%	117	9%	517	25%
Nonfamily single-person households	591	54%	564	45%	831	40%
<i>Average household size</i>	1.84	NA	1.94	NA	1.96	NA

NA Not Applicable.

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-10: Great Seneca Life Sciences, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	1,086	100%	1,264	100%	2,085	100%
Less than \$50,000	249	23%	261	21%	344	16%
\$50,000 to \$99,999	443	41%	430	34%	596	29%
\$100,000 to \$149,999	273	25%	296	23%	682	33%
\$150,000 to \$199,999	49	5%	75	6%	182	9%
\$200,000 or more	72	7%	201	16%	281	13%
Average household income	\$92,953	NA	\$122,133	NA	\$119,529	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



HOUSING

Much of the existing residential development in the Great Seneca Life Sciences community is relatively new and of higher density due to infill development and redevelopment of various sites among office and other non-residential buildings. Multi-family units accounted for 88% of the total housing stock, the highest percentage of any CTA (see Table 22-11 and Figure 22-1). In 2010, the majority of multi-family units was in low-rise smaller structures, but by 2024, this was no longer true due to recent construction trends. In fact, 58% of the CTA's housing stock was built in 2010 or later, and nearly all of these newer units were in large, mid-rise apartment buildings. Likely related to the prevalence and the growth of multi-family rental housing, the area's homeownership rate of 19% in 2022 was the lowest in the county and was a decline from 58% in 2010 as the community gained more

households—but not homeowners—overall. Average rental costs in the area increased less than in other communities after 2010, and the average gross rent of \$2,182 per month in 2022 was comparable to the county average of \$2,092. Of the renter-occupied households, 38% were cost-burdened. Average housing values and average homeowner costs in 2022, at \$461,000 and \$2,185, respectively, also did not change significantly since 2010 and remained lower than in most other communities.



Multi-family units accounted for 88% of all housing in the Great Seneca Life Sciences community, the highest percentage in Montgomery County.

Table 22-11: Great Seneca Life Sciences, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
<i>Total housing units</i>	2,715	100%	2	100%	332	100%	2,381	100%
Before 1960	0	0%	0	0%	0	0%	0	0%
1960 to 1969	0	0%	0	0%	0	0%	0	0%
1970 to 1979	0	0%	0	0%	0	0%	0	0%
1980 to 1989	48	2%	0	0%	48	14%	0	0%
1990 to 1999	1,093	40%	2	100%	213	64%	878	37%
2000 to 2009	0	0%	0	0%	0	0%	0	0%
2010 or later	1,574	58%	0	0%	71	21%	1,503	63%
Unknown year	0	0%	0	0%	0	0%	0	0%
<i>Average year built*</i>	2007	NA	1991	NA	1997	NA	2009	NA
<i>Average age*</i>	17	NA	33	NA	27	NA	15	NA

NA Not Applicable.

* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

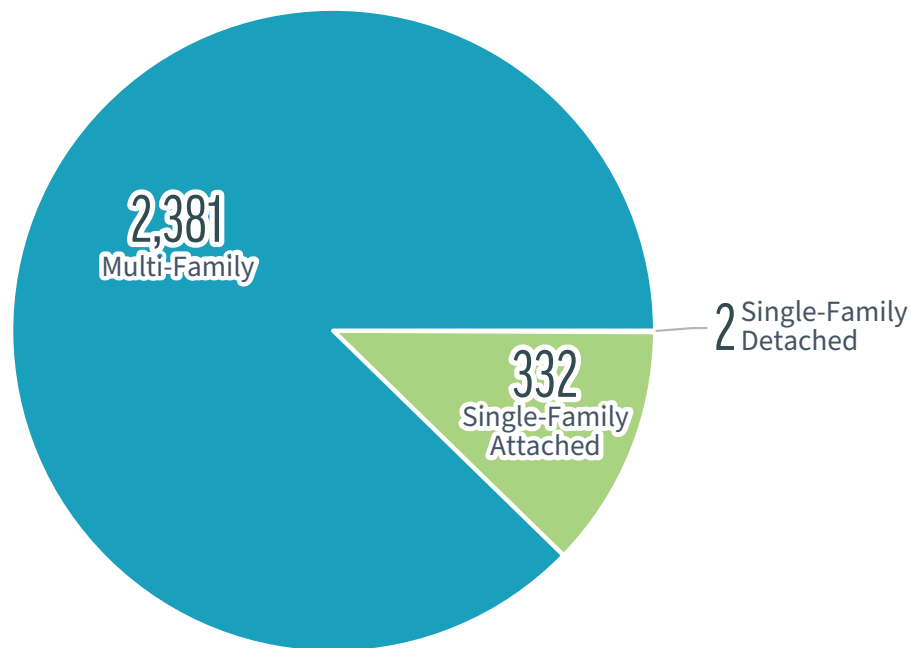
Table 22-12: Great Seneca Life Sciences, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	633	58%	442	35%	396	19%
Average homeowner costs (with mortgage)	\$2,077	NA	\$2,263	NA	\$2,185	NA
Average housing value (for homeowners)	\$393,832	NA	\$444,492	NA	\$460,930	NA
Rent-burdened households	213	47%	348	42%	644	38%
Average gross rent	\$1,662	NA	\$1,951	NA	\$2,182	NA

NA Not Applicable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 22-1: Great Seneca Life Sciences, Number of Housing Units by Type (2024)



Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

