



Gaithersburg
A Character Counts! City

City of Gaithersburg

LAND USE PLAN

A Master Plan Element

Published December 20, 2011

2009
MASTER PLAN

CITY OF GAITHERSBURG 2009 MASTER PLAN

LAND USE ELEMENT

Planning Commission Approval: 11/16/2011, Resolution PCR-1-11
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CITY OF GAITHERSBURG 2009 MASTER PLAN

CHAPTER 1 LAND USE

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1. Purpose and Need

The City of Gaithersburg is empowered, under Article 66B, *Land Use*, of the Annotated Code of Maryland, to exercise autonomous planning and zoning powers. Article 66B establishes the requirements of a municipal comprehensive master plan and its required elements, and the procedures for approving said master plan. Codified in Article 66B, Section 3.05(a)(4)(ii) requires the development of a Land Use Element as part of the City's comprehensive master plan. This element describes and makes recommendations for general land use and zoning categories for identified properties. The recommended land uses and zoning proposed are intended to be the most appropriate and desirable for both public and private land while being consistent with the State and City visions laid forth in the City's *2009 Process and Overview Element*.

A Master Plan Element, this plan is an update of the *2003 City of Gaithersburg Land Use Plan*. The 2009 Land Use Element will serve as an informational and policy document to the Mayor and City Council, the Planning Commission, other boards and committees of the City, and the residents of Gaithersburg. This element will also identify the needs of, and provide recommendations for those issues related to the proposed land uses and zoning, such as transportation or policy changes. Ultimately, this Element will support the visions, policies, and principles of the City, as well as the other Master Plan Elements.

2. Introduction

Under Maryland's "Smart, Green & Growing legislative package," adopted in 2009, the City of Gaithersburg is required to incorporate twelve specific visions that will direct the goals of the Master Plan and help develop and implement a sound growth and development policy. The State's visions are actualized through the City of Gaithersburg's commitment to fulfill each vision and will be achieved in the Master Plan through the incorporation of specific guiding strategies based upon the City's adopted Strategic Directions.

As stated in the adopted *Municipal Growth Element*, the overall vision for future City growth will retain the goal of providing for diversity in demographics, economics, and housing types, while addressing the need to increase employment opportunities in this ever-growing region. Future development in the City will be centered around infill redevelopment opportunities and through annexations.

The long-term developments within the City will comply with the City's Adequate Public Facilities Ordinance, Environmental Standards, Green Building Design Criteria, and Storm Water Management regulations. This growth and development will occur in such a way that assures the protection of the City's historic, architectural and cultural resources as defined in the adopted *Historic Preservation Element*.

Recommendations for 2009 Map Designations are based upon the conditions, projections and assumptions about what future populations and conditions would be and reflect the goals and objectives of the City at that time. Unless identified under this current element for a new

recommendation, the recommendations for an area made under previous adopted master plans carry forward. The Land Use Plan is intended to be an ongoing or "living document" where the plan is continually expanded and changed to respond to updated demographic projections, market conditions, housing assumptions and to changes in the goals and objectives of the City.

2.1 Maryland State Planning Visions

State Vision 1:

Quality of life and sustainability: a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment

State Vision 2:

Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals

State Vision 3:

Growth areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers

State Vision 4:

Community design: compact, mixed-use, walkable design consistent with existing community character, located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources

State Vision 5:

Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.

State Vision 6:

Transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers

State Vision 7:

Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes

State Vision 8:

Economic development: economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the state's natural resources, public services, and public facilities are encouraged;

State Vision 9:

Environmental protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources

State Vision 10:

Resource conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved

State Vision 11:

Stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection

State Vision 12:

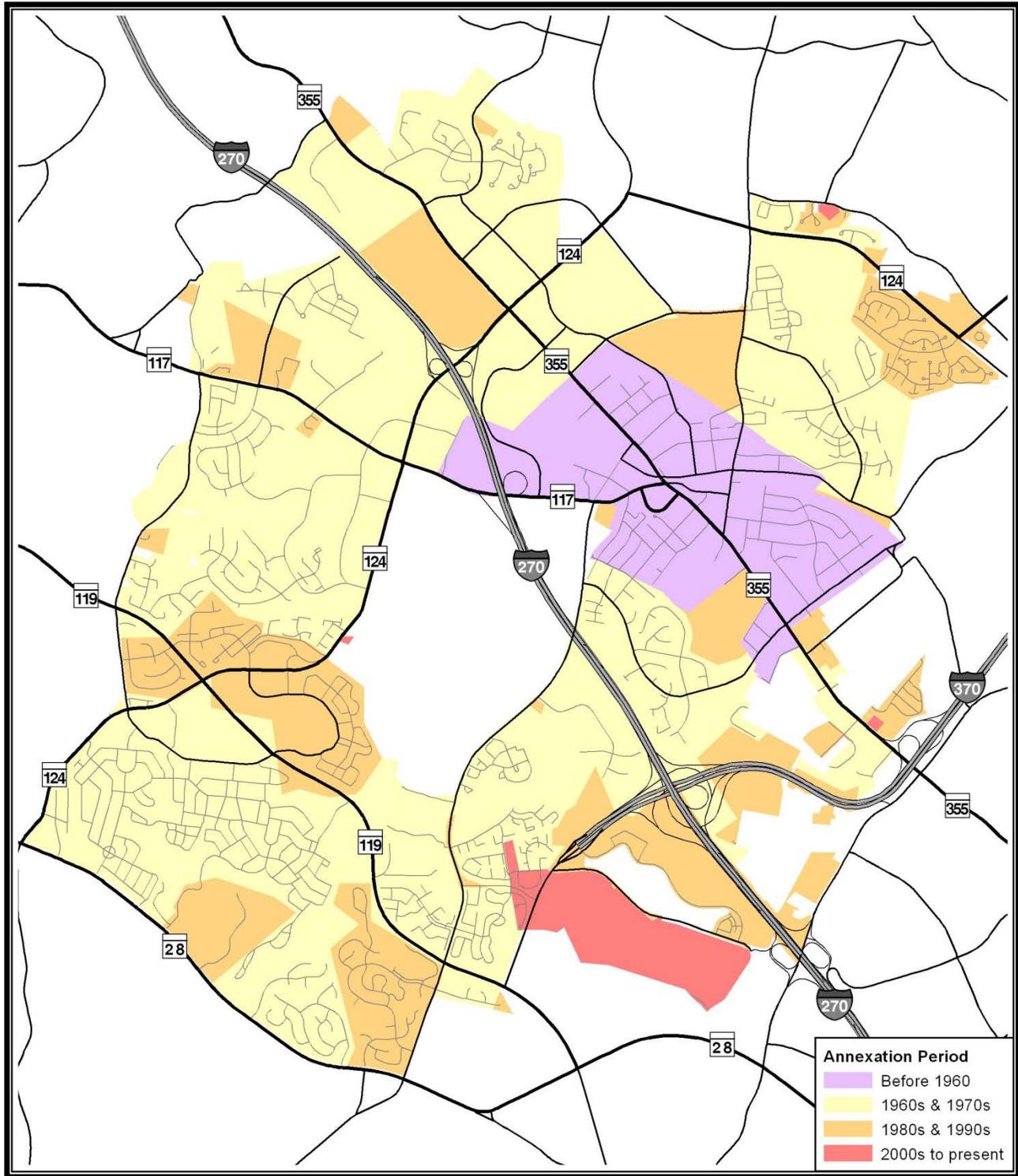
Implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions

2.2 Fiscal Year 2012 City Strategic Directions

1. Ensure that all planning and development considers and responds to the City's environmental, transportation, economic, social, and civic needs. **(Planning)**
2. Improve ease of travel in Gaithersburg by implementing traffic and transportation planning and management strategies that address safety, structure and function of streets, transit, bikeways, and sidewalks. **(Transportation)**
3. Actively pursue economic and business development programs and strategies. **(Economic)**
4. Maintain and enhance priority City services. **(Services)**
5. Implement programs that improve current housing stock and pursue development and redevelopment opportunities that provide an appropriate mix of housing types in inclusive communities. **(Housing)**
6. Maintain Support of Neighborhood Community Public Safety Programs. **(Safety)**

7. Provide quality parks, diverse cultural, artistic, and recreational opportunities for all ages and interests. **(Parks)**
8. Meet the environmental, social and economic needs of the City without compromising future generations' ability to meet these same needs. **(Environment)**
9. Ensure effective and consistent communication activities and implement programs that promote and enhance citizen involvement. **(Communication)**
10. Maintain and improve the City's existing infrastructure and invest in new facilities, roadways, and real property assets. **(Infrastructure)**
11. Identify needs and collaborate on service provision to strengthen and enhance the quality of life for all City residents. **(Quality of Life)**

Map 1: Gaithersburg Annexations by Decade



3. Land Use and Zoning Categories and Maps

3.1 Land Use Categories

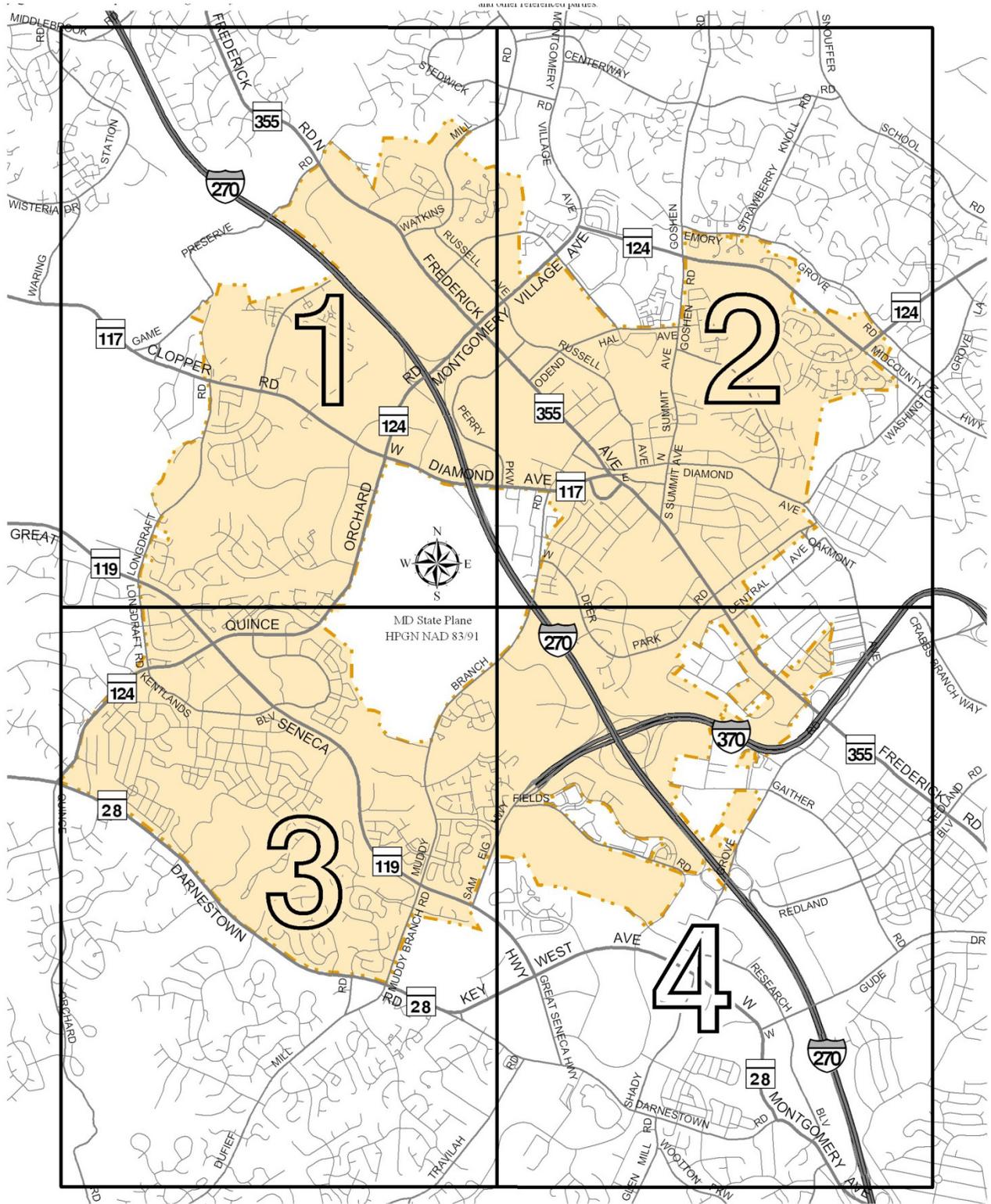
This Gaithersburg Master Plan Land Use section contains a variety of land use designations to describe and establish current and intended land uses in different areas of the City. The land use designations contained in this Master Plan are described below.

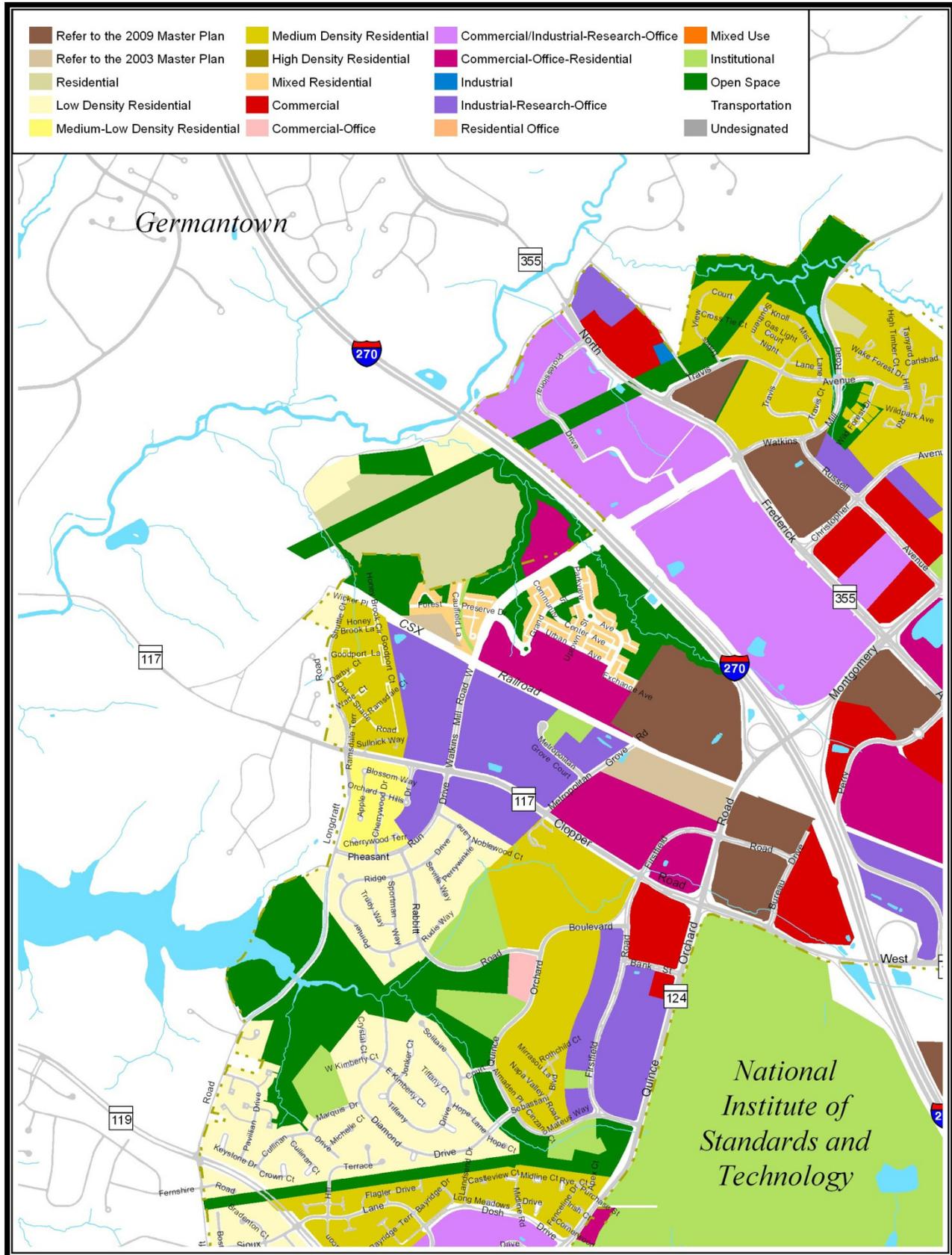
Land Use Categories

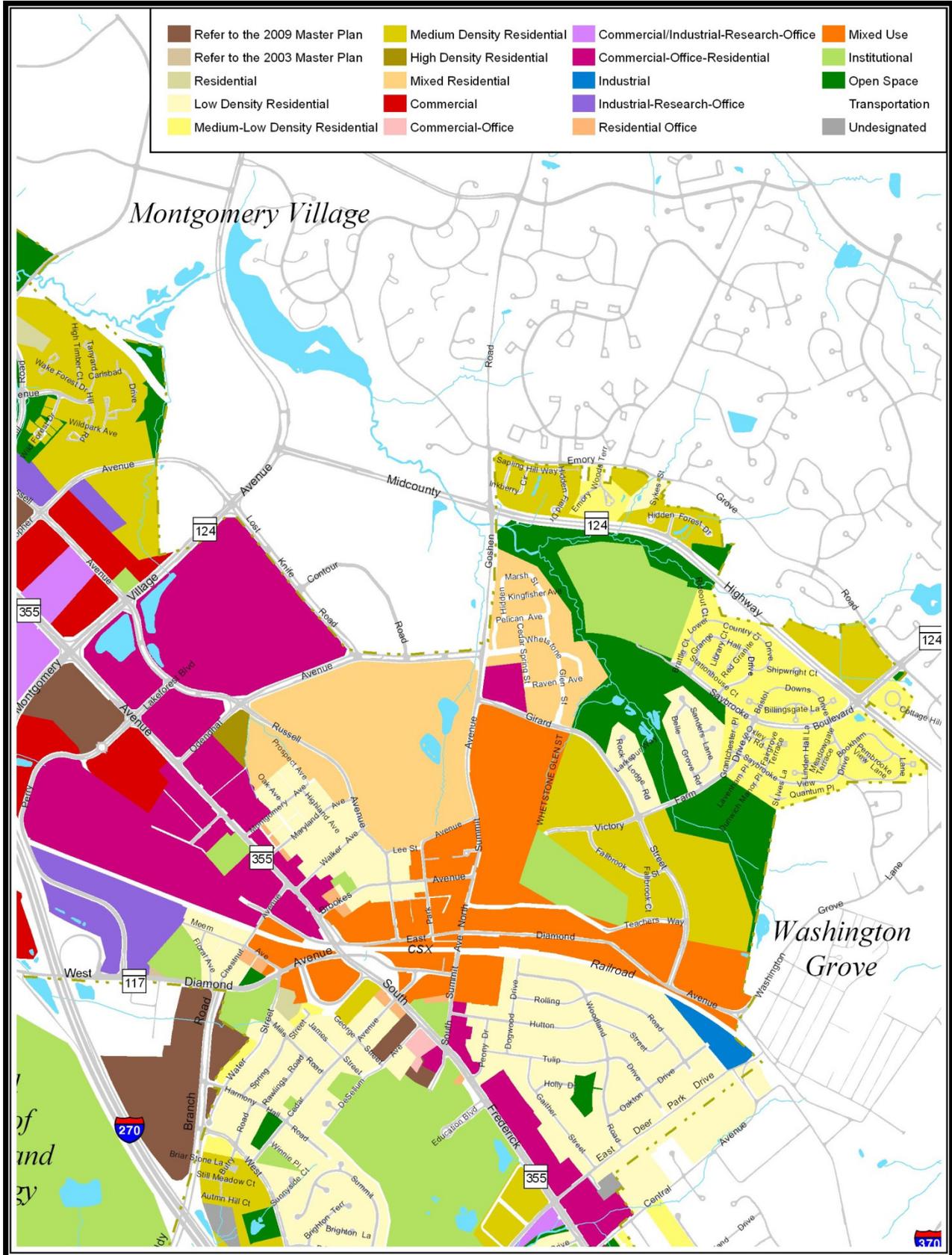
- Low Density Residential
- Medium-Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Residential
- Residential
- Residential Office
- Mixed Use
- Commercial-Office-Residential
- Commercial
- Commercial-Office
- Commercial/Industrial-Research-Office
- Industrial
- Industrial-Research-Office
- Institutional
- Open Space
- Transportation

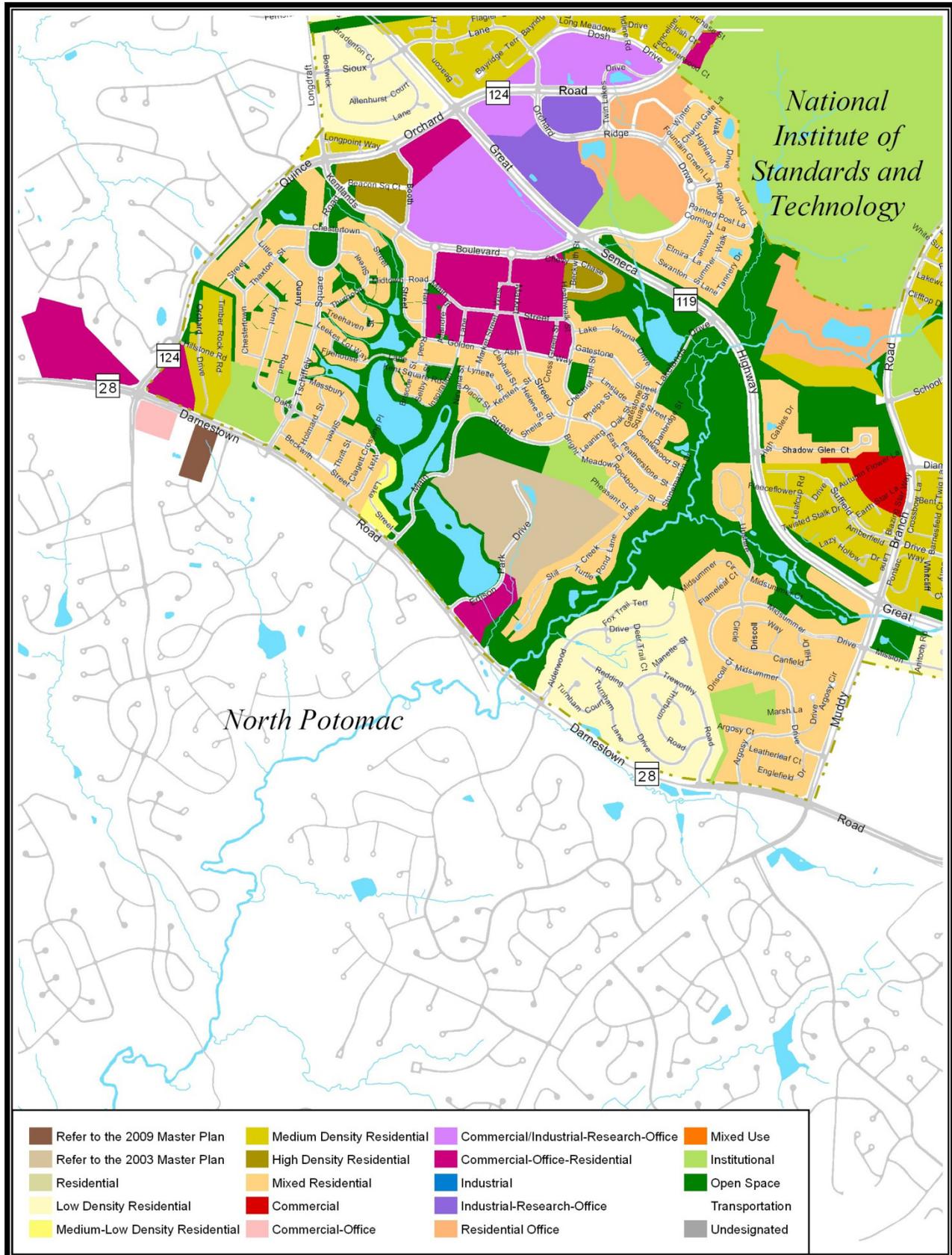
Please note that the following City-wide maps reflect the land use recommendations of the most recent master plan, site development plan, or annexation agreement. The maps may contain “undesigned” land use for properties that have been recently annexed into the City of Gaithersburg and do not have an adopted land use designation. Additionally, the maps will indicate “refer to master plan” for those properties that have more than one recommended land use designation (scenarios) in the Master Plan.

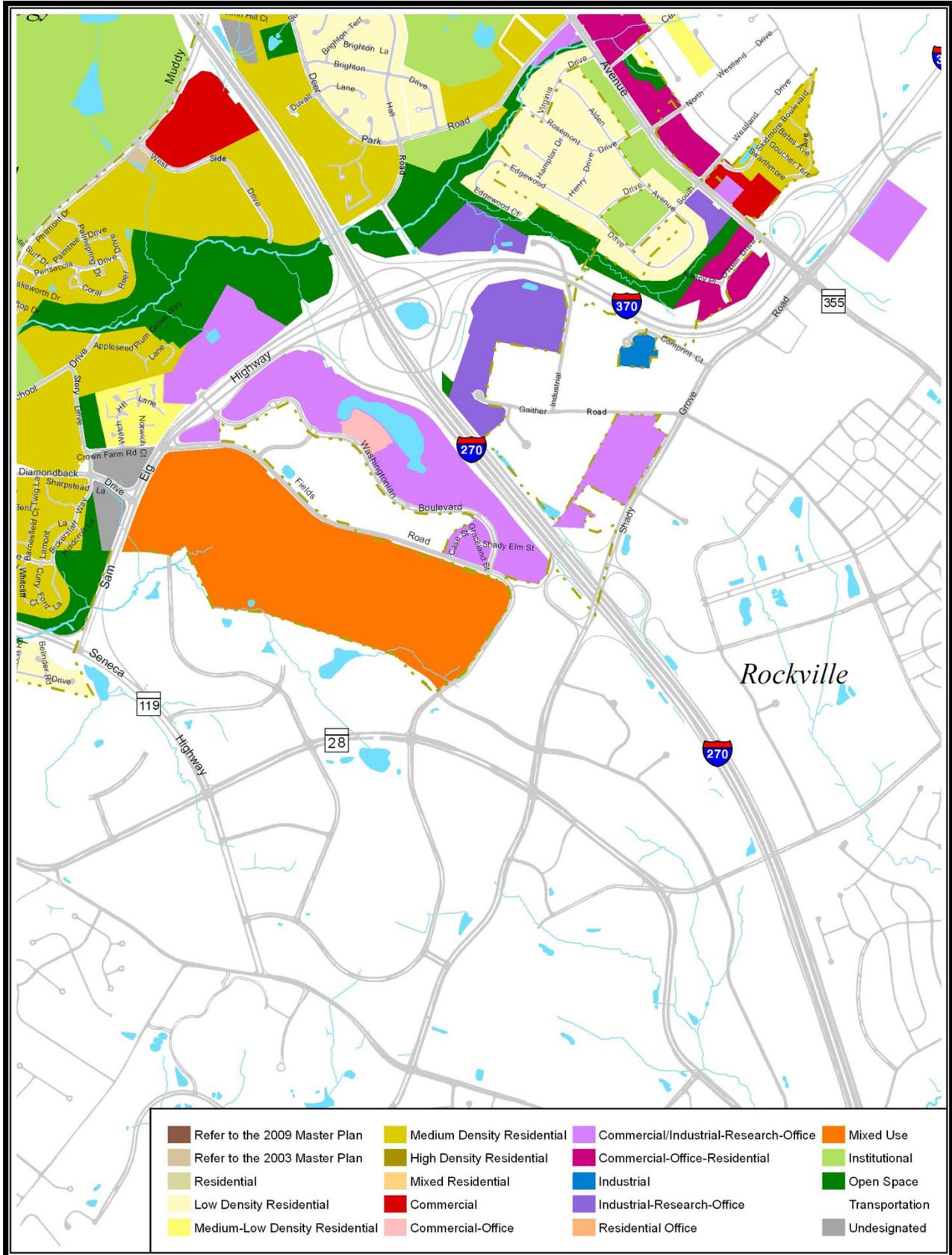
Map 2: 2009 Master Plan Land Use Map







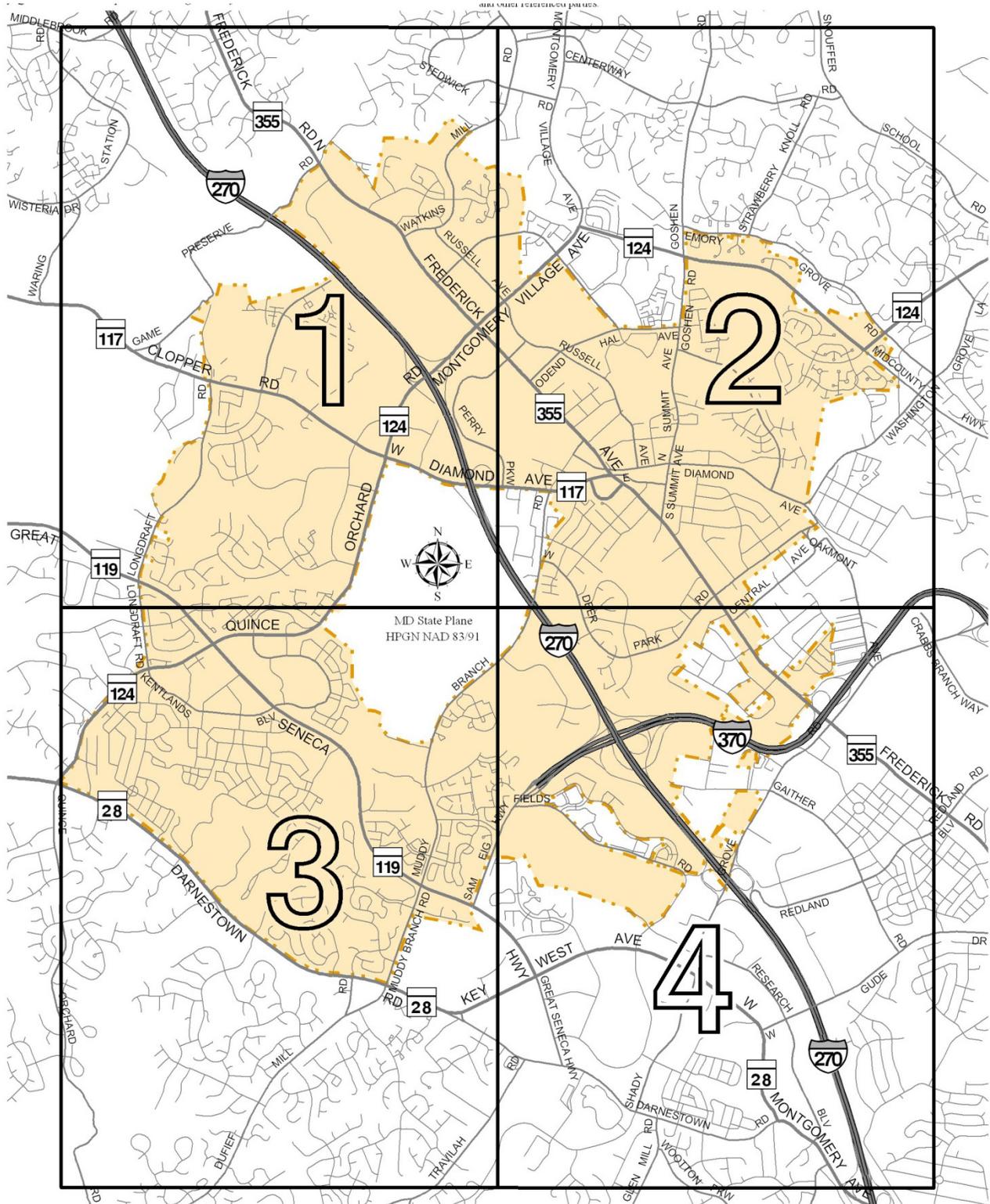




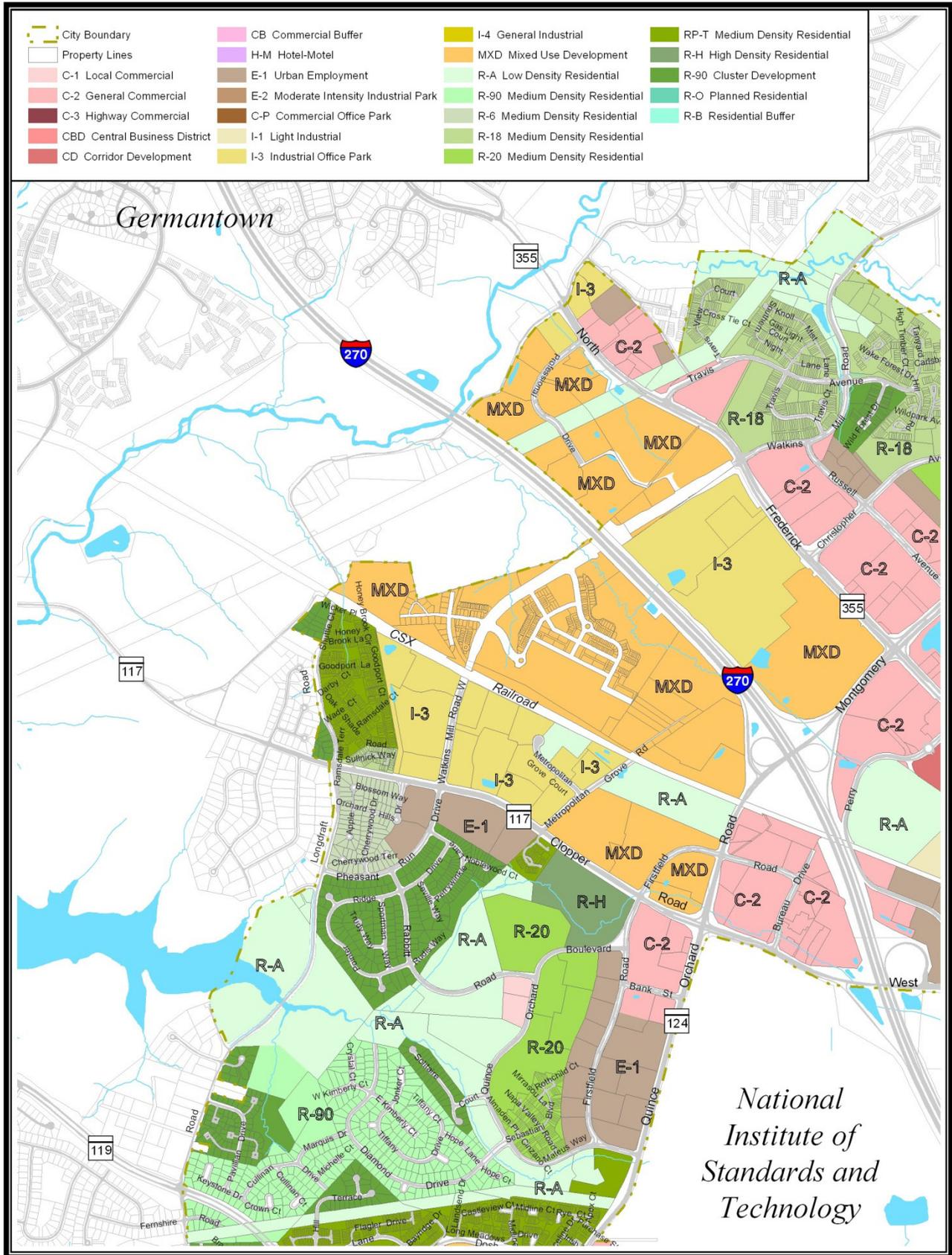
3.2 Zoning Categories

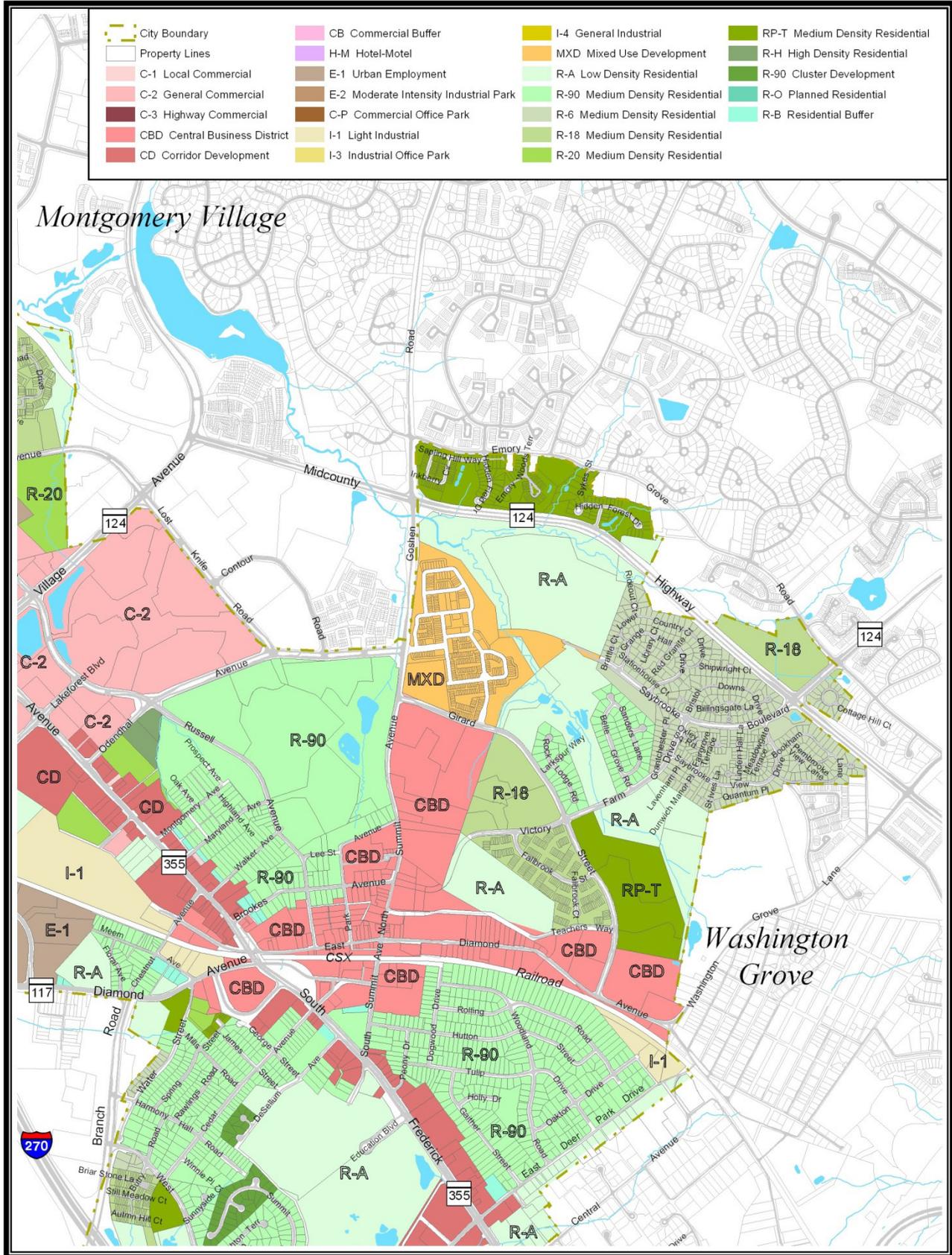
R-A	Low Density Residential (20,000 sq.ft. minimum land per unit)
R-B	Residential Buffer
R-90	Medium Density Residential (3 units /acre maximum)
R-90C	Cluster Development (3.5 units/acre maximum)
R-6	Medium Density Residential (6 units/acre maximum)
RP-T	Medium Density Residential (9 units/acre maximum)
R-18	Medium Density Residential (18 units/acre maximum)
R-20	Medium Density Residential (21.5 units/acre maximum)
R-H	High Density Residential (54 units/acre maximum)
MXD	Mixed Use Development
R-O	Planned Residential
CBD	Central Business District
CD	Corridor Development
C-B	Commercial Buffer
C-1	Local Commercial
C-2	General Commercial
C-3	Highway Commercial
C-P	Commercial Office Park
H-M	Hotel-Motel
E-1	Urban Employment
E-2	Moderate Intensity Industrial Park
I-1	Light Industrial
I-3	Industrial and Office Park
I-4	General Industrial

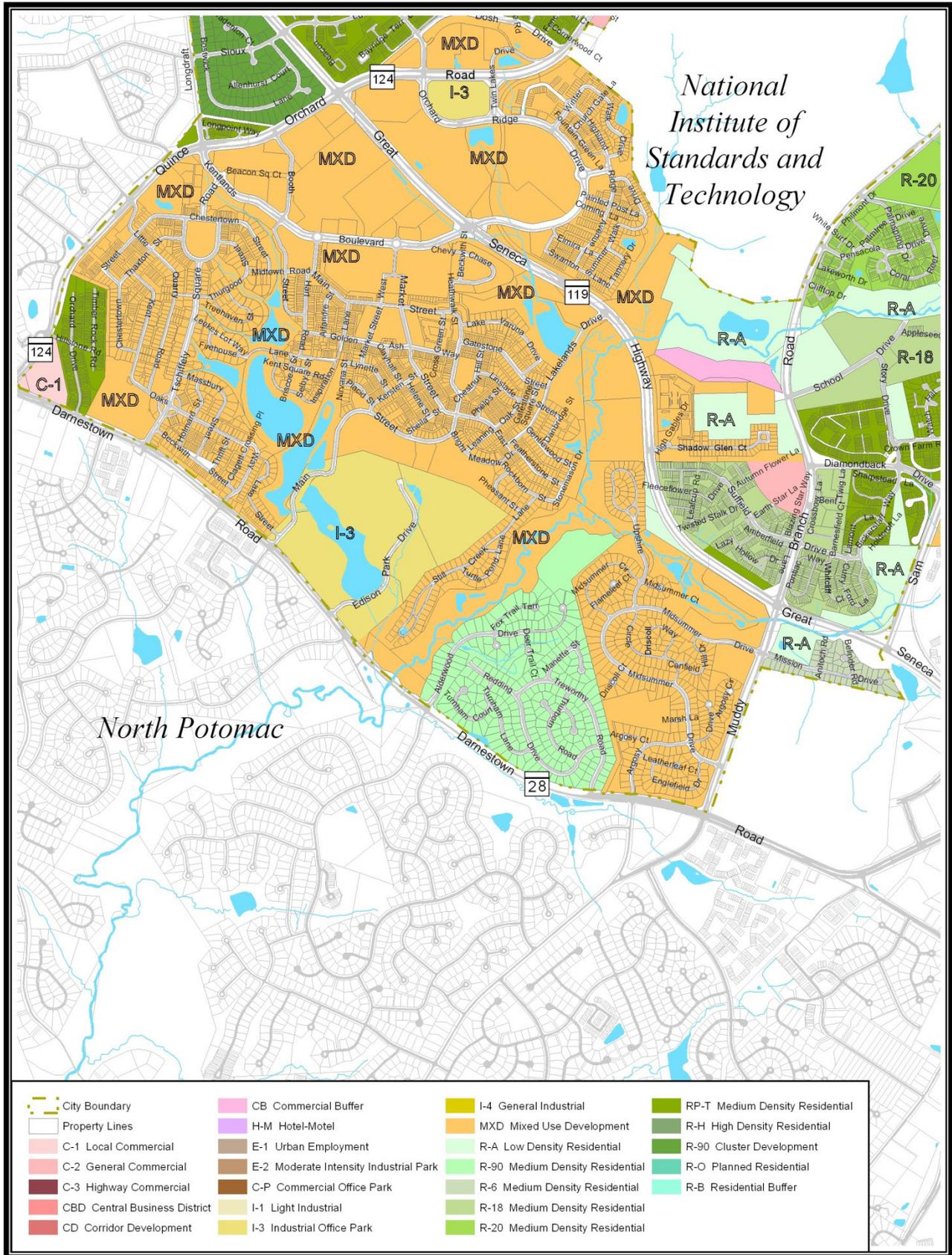
Map 3: Existing Zoning Map¹

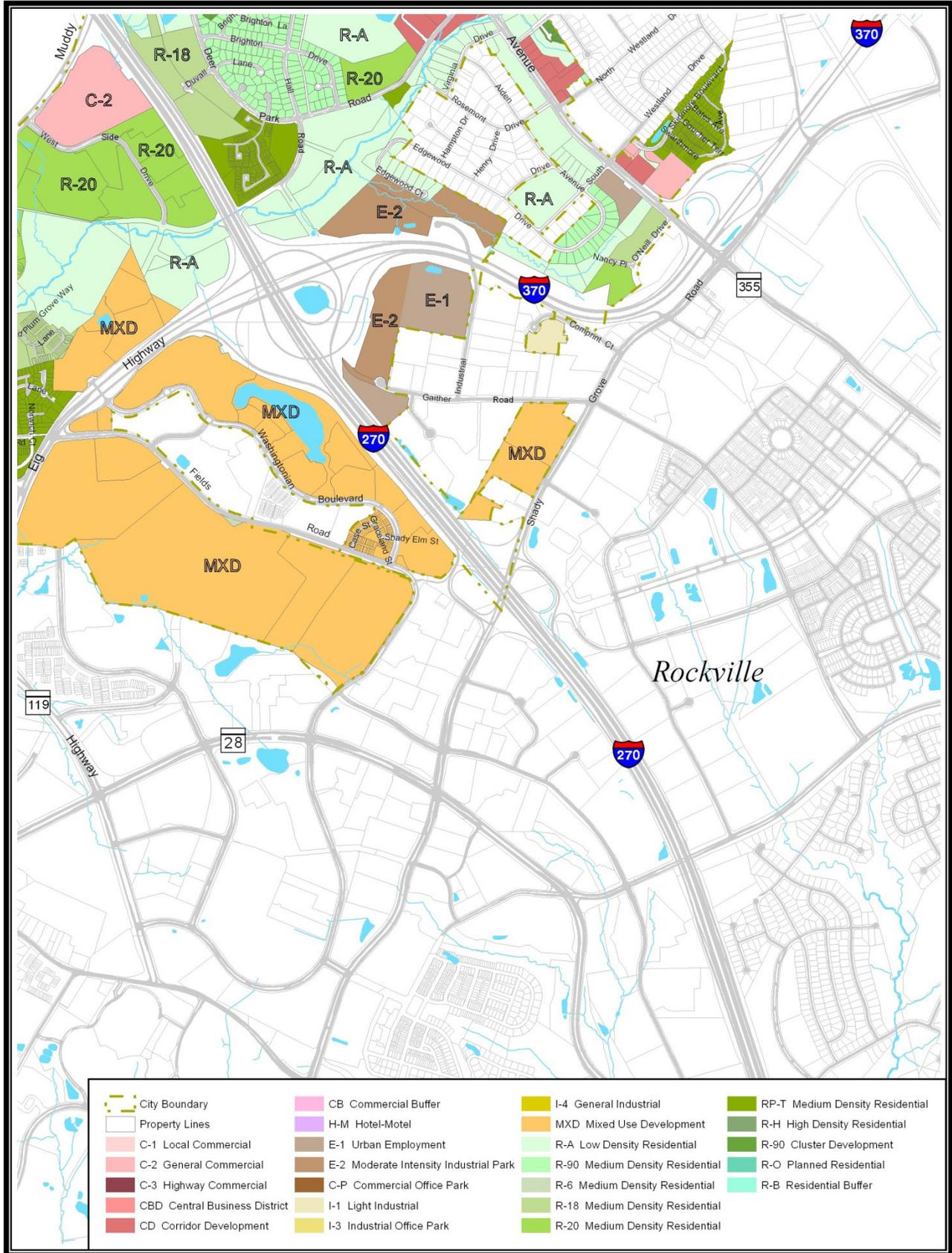


¹ The zoning maps depicted on the following pages are effective as of March 24, 2011







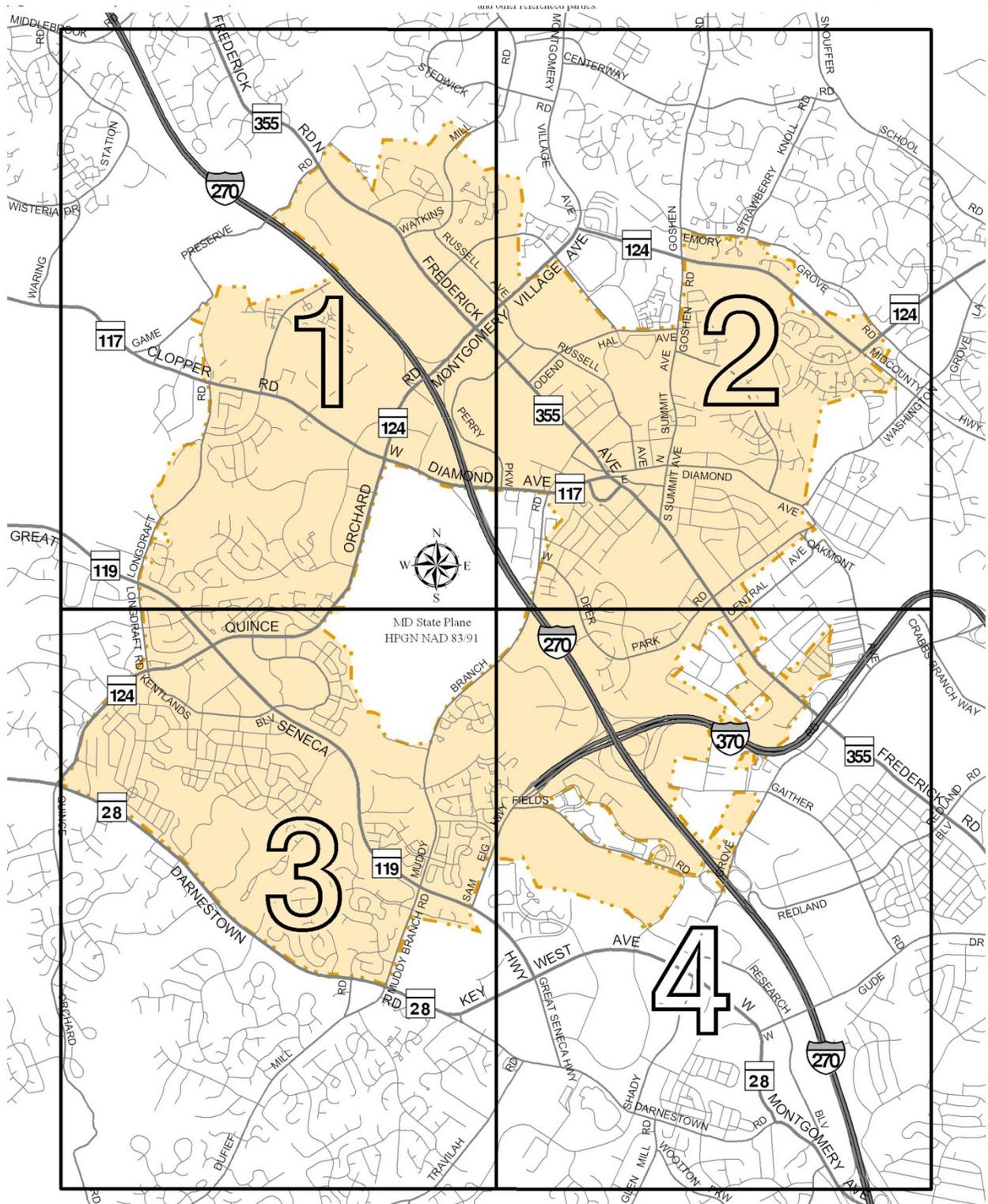


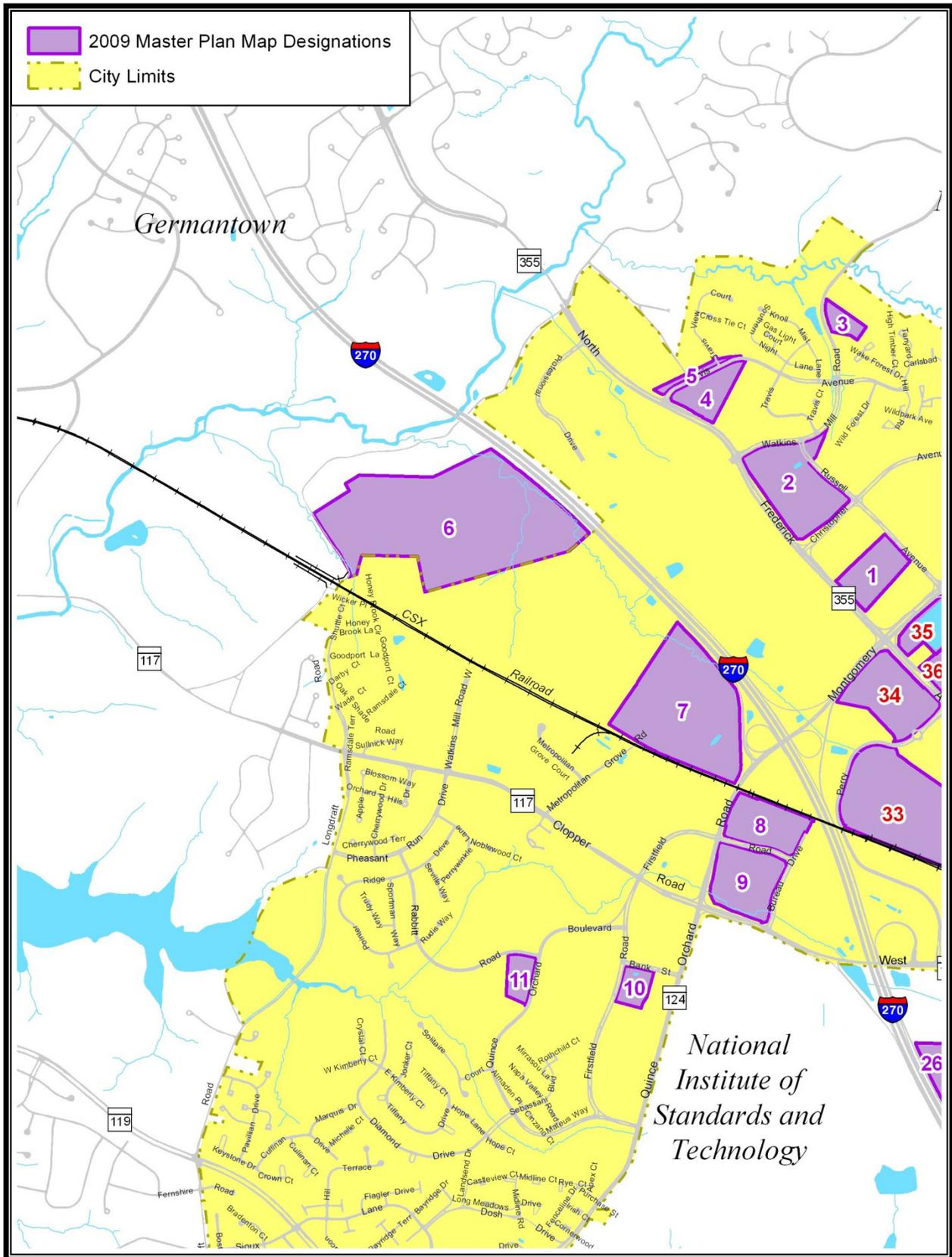
4. Map Designations

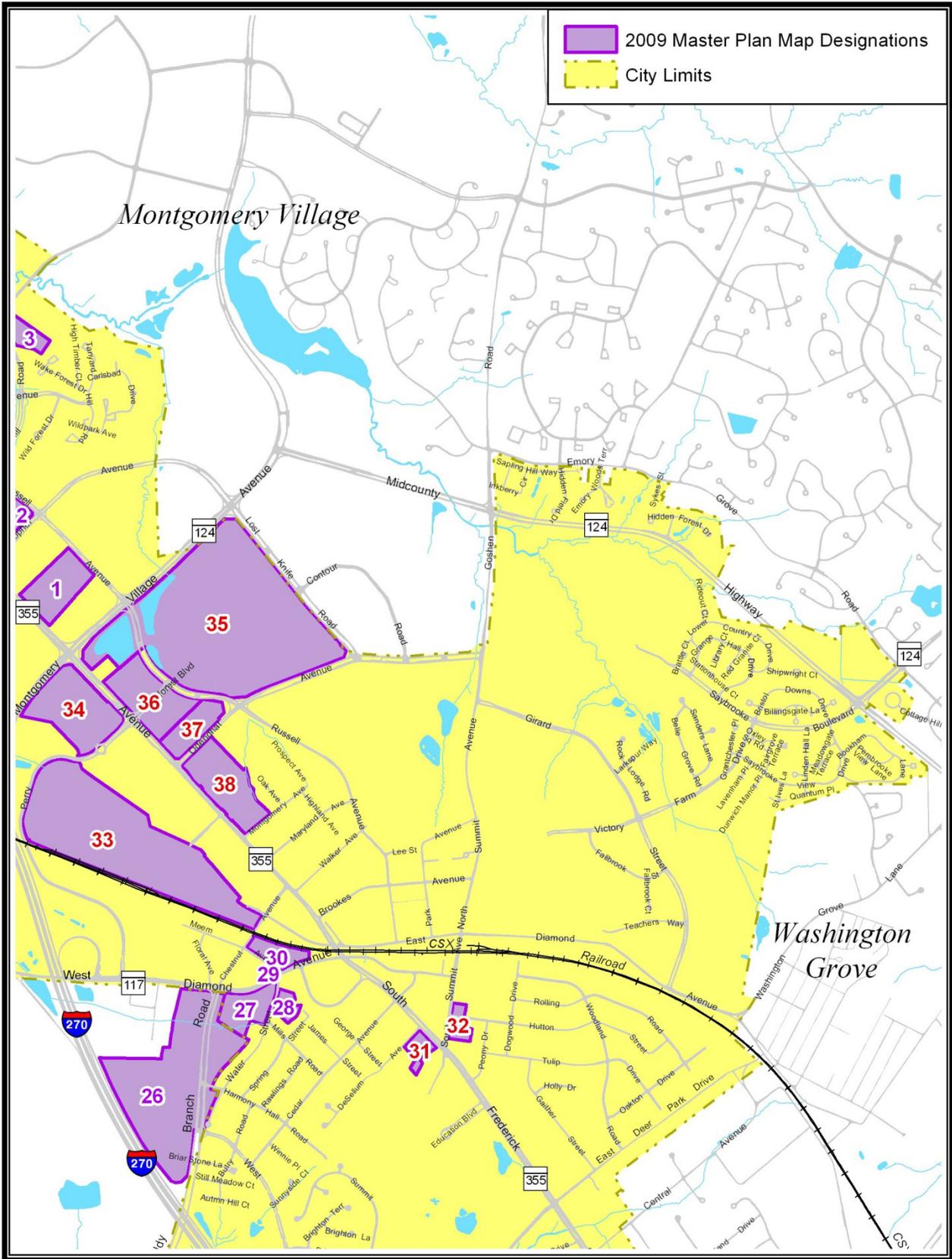
Table 1: Summary of Map Designations

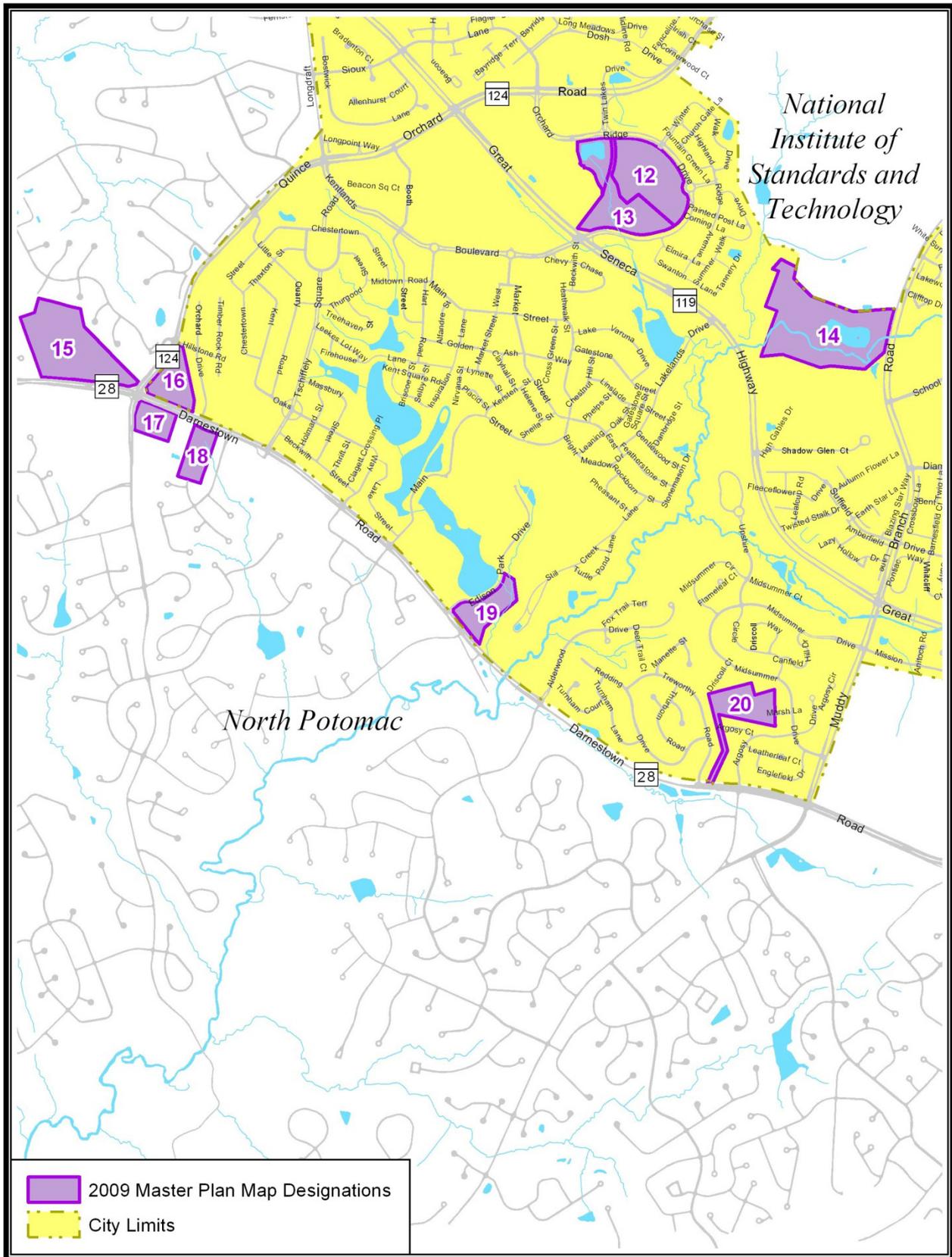
Map Designation	Acreage	Number of Parcels	Description
1	11.4	5	Rosenthal Auto Dealership
2	24.7	5	Fitzgerald, King, & Sheehy Auto Dealerships
3	3.4	3	Watkins Mill Road houses
4	8.8	1	Hechinger Property / Great Beginnings
5	2.1	5	Travis Avenue vacant land
6	94.3	7	McGown Property
7	50.7	12	Metropolitan Grove east of Watkins Mill Town Center
8	14.1	9	Criswell / Motel 6 / Senior Center
9	17.3	4	Diamond Square
10	4.6	1	14 Firstfield Rd
11	4.7	2	Diamond Farm Office Condos
12	22.3	2	Quince Orchard Park - Meadows
13	11.7	4	Quince Orchard Park - CCT Station
14	33.4	2	Izaak Walton League
15	23	4	Johnson Property
16	7	2	Potomac Valley Shopping Center - City
17	4.7	3	Potomac Valley Shopping Center - County
18	5.3	1	Potomac Gardens Center
19	7.4	1	GE Technology Park - City Lot
20	9.5	1	Consumer Product Safety Commission (CPSC)
21	178.5	8	Crown Farm
22	17	3	Rosedale & Casey Trust
23	13.8	2	The Great Indoors
24	8.3	2	Walnut Hill Shopping Center
25	4.7	6	Berlin's Addition / Goodwill
26	54.4	9	Londonderry
27	8	1	WSSC Property
28	2.3	2	Lilac Gardens / Summit Hall Apts
29	0.4	1	100 West Diamond Ave
30	4.6	4	Standard Supply / Meem Ave
31	2.6	5	Wilson Property
32	2.6	5	South Summit Ave properties
33	64.8	3	Fairgrounds
34	20	3	Sam's Club & Burlington Property
35	103.3	8	Lakeforest Mall
36	15.7	5	Guardian Realty / Lakeforest Office Park
37	7.5	5	Sports Authority/Odend'hal Ave commercial
38	15.9	15	Whetstone Apts / 400 Block N Frederick

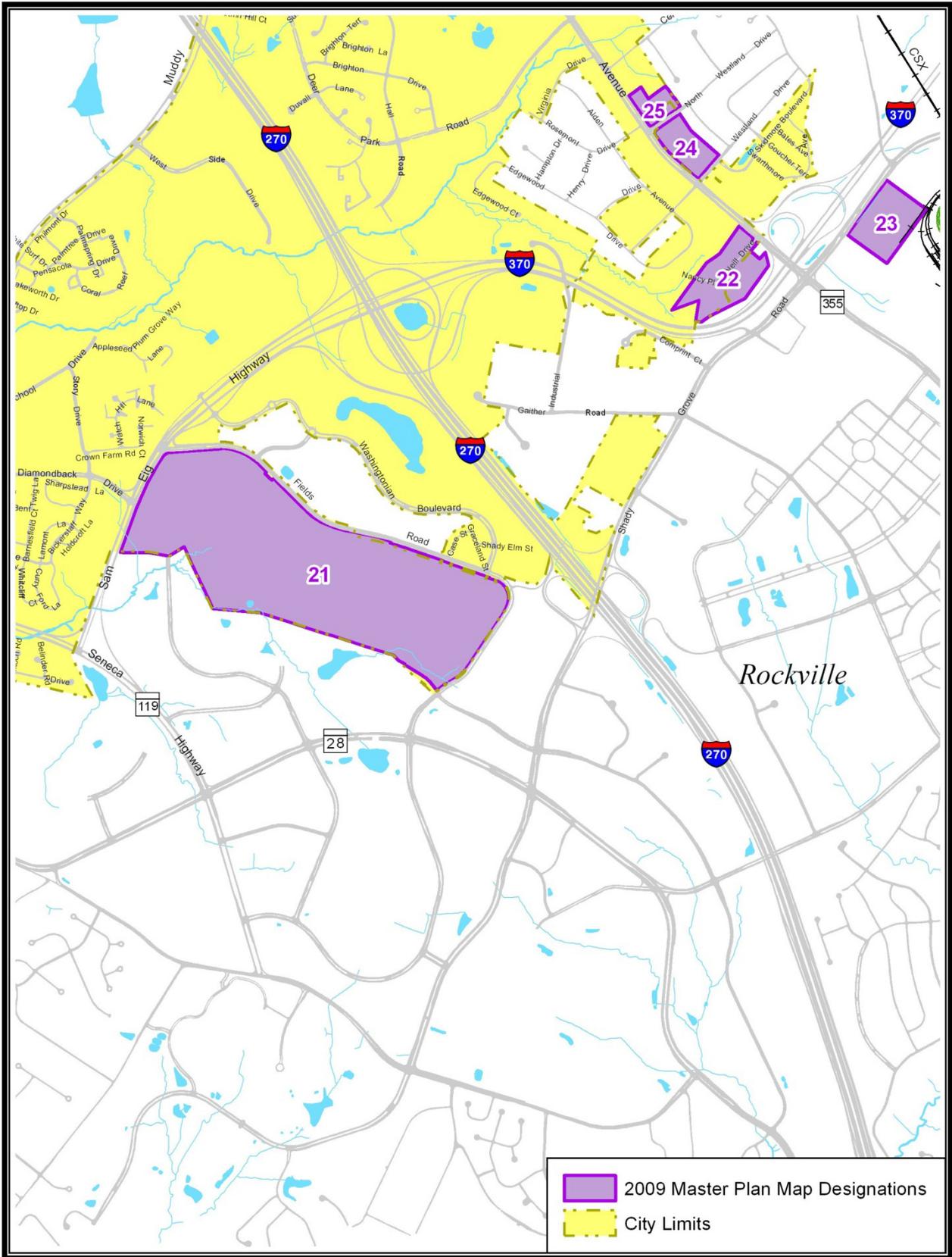
Map 4: Location of Map Designations



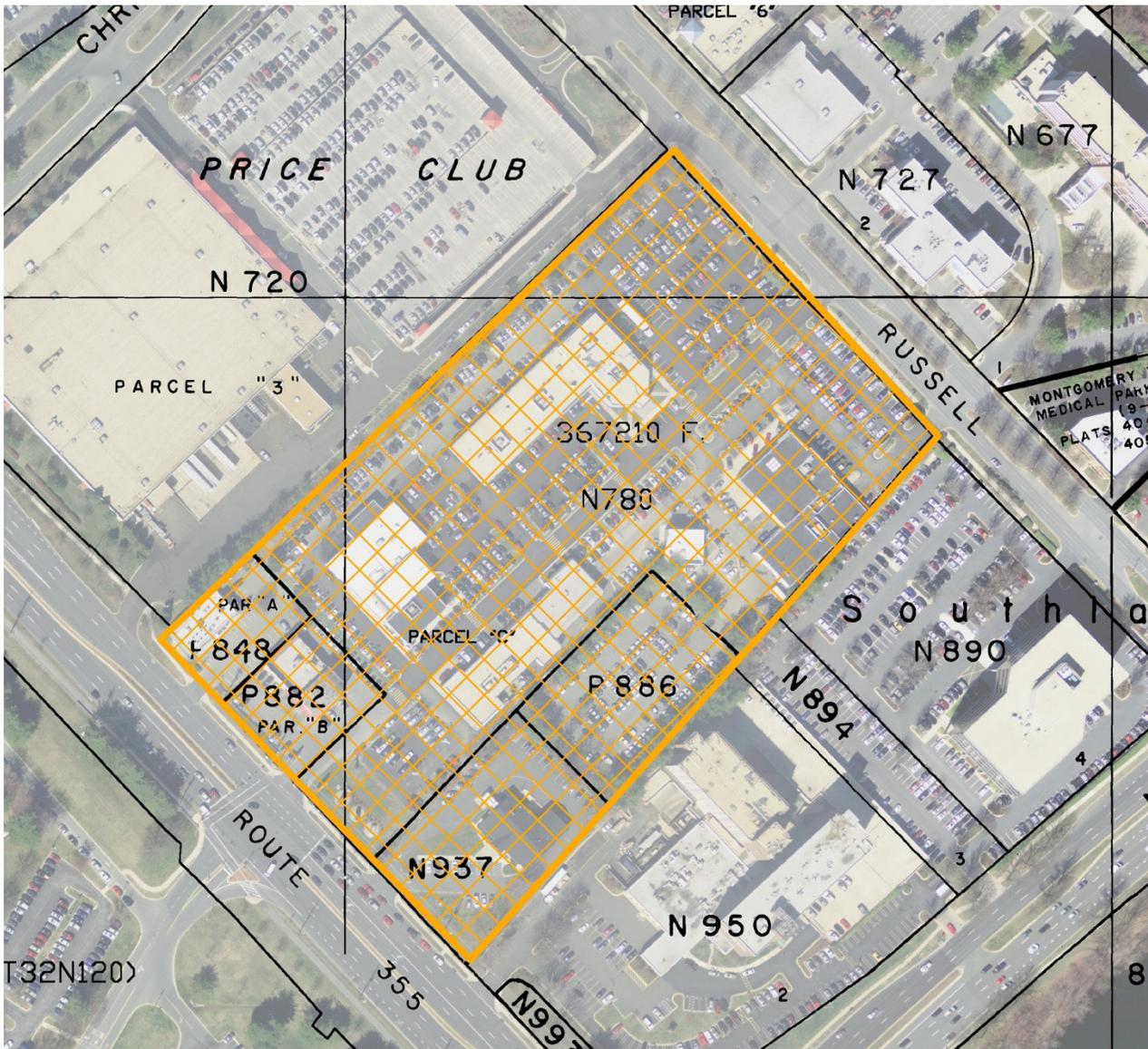








1. Rosenthal Auto Dealership, 5 parcels, 11.4 acres



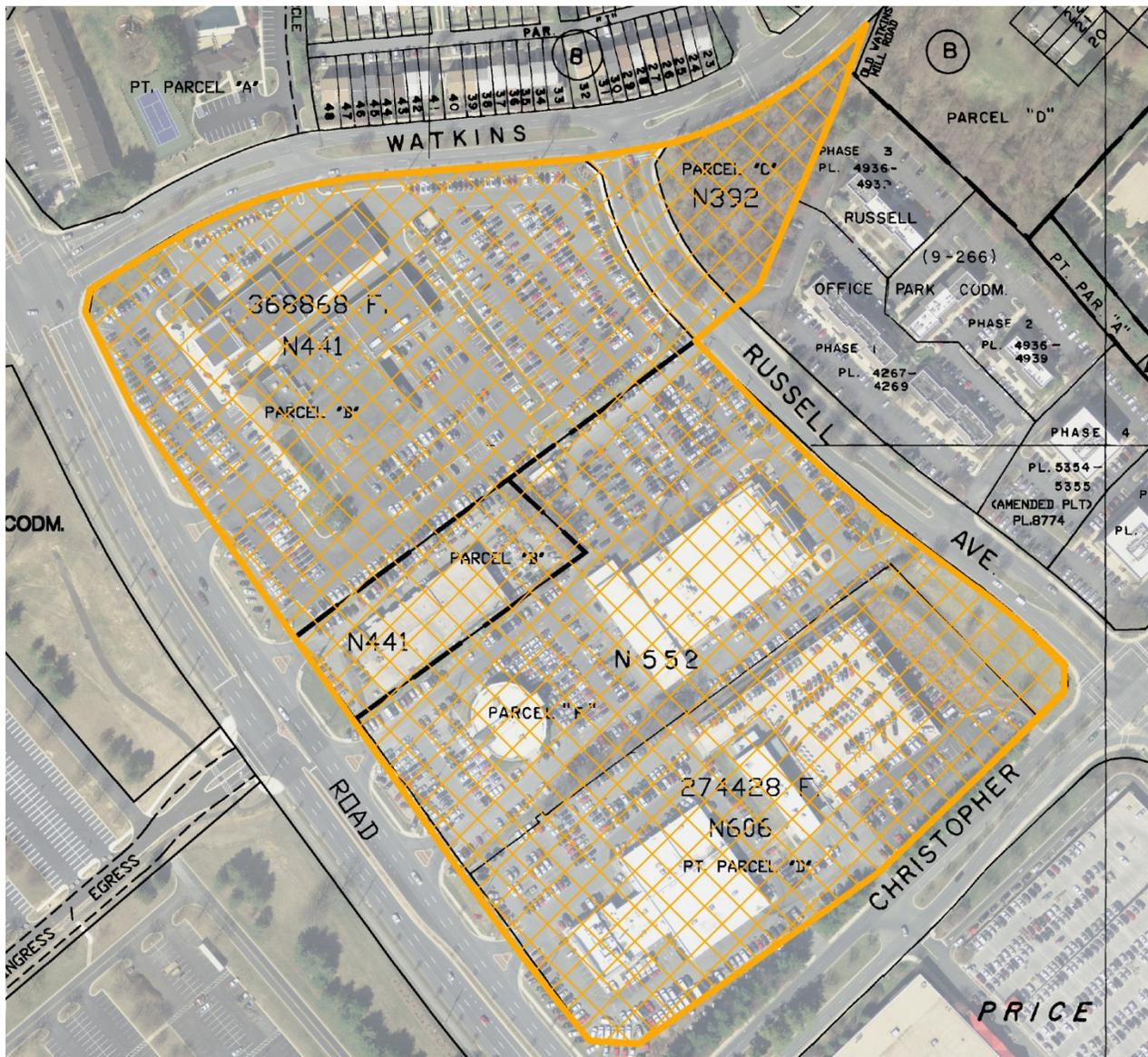
Parcels A, B, and C Gateway and Parcel 1 Hyde Park Commercial Center and Tax Map FT33 Parcel P886

This 11.4-acre area contains major auto dealerships, a small bank, and a retail store. These properties are characterized by one to two story buildings with large surface parking lots. This area’s location along the Frederick Avenue corridor makes it appropriate for redevelopment in the future. Within this section of the Northern Employment District of the Frederick Avenue Corridor, the emphasis of redevelopment should be commercial and office, with other non-residential uses.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:**

- Adopt Commercial/Industrial-Research-Office land use designation
- Zoning remains C-2

2. Fitzgerald, King, & Sheehy Auto Dealerships, 5 parcels, 24.7 acres



Parcels B and C Britt's Addition, Parcel B Hargett's Addition, Parcel F and part of Parcel D Hyde Park

This 24.7 acre area contains three major auto dealers and an auto repair shop with additional uses. These properties are characterized by one to two story buildings with large surface parking lots. This area's location along the Frederick Avenue corridor makes it appropriate for redevelopment in the future. As part of the Northern Employment District of the Frederick Avenue Corridor, several land use options may be applicable. A mixed use project with an emphasis on commercial and office uses with a smaller residential component would retain the employment base and provide a small number of new housing opportunities. The existing commercial uses could be expanded with additional office, increasing the employment base for the City. The Special Conditions associated with Parcel C from the 2003 Land Use Element remain in effect.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:****Scenario A**

- Adopt Mixed Use land use designation
- Recommend zoning change from C-2 to CD, MXD, or a future zone that facilitates a mix of uses and incorporates sustainable development standards

Scenario B

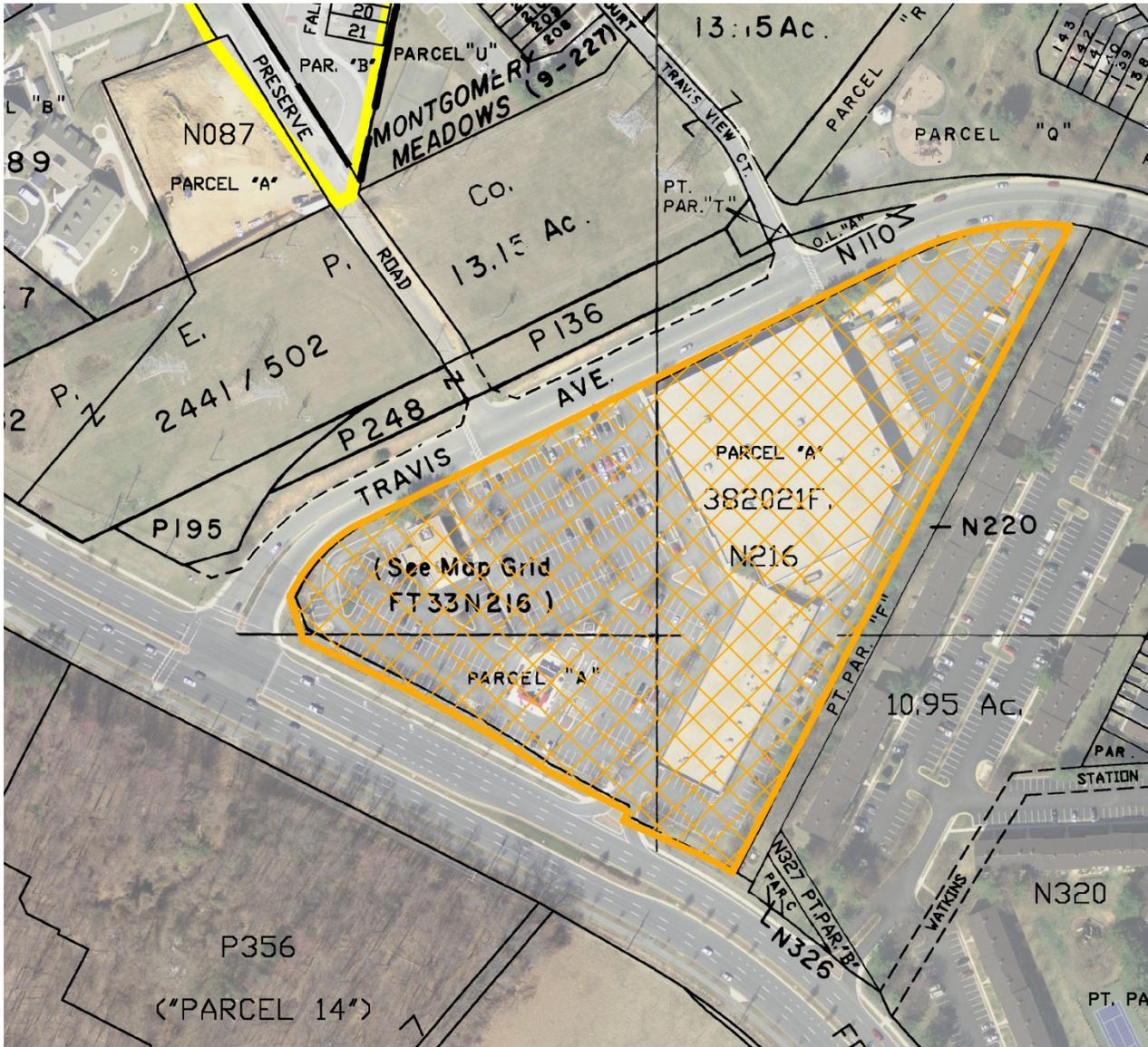
- Retain Commercial-Office land use designation
- Zoning remains C-2

Applicable Strategic Direction: Planning, Housing, Environment

Land Use and Zoning Actions:

- Adopt Residential land use designation
- Recommend zoning change from R-A to R-18

4. Hechinger Property / Great Beginnings



Parcel A Hechinger Property

This 8.8-acre property contains an older shopping center with a large amount of surface parking. Its location along the Frederick Avenue corridor makes it appropriate for redevelopment in the future. As part of the Northern Employment District of the Frederick Avenue Corridor, several land use options are applicable. A mixed use project with an emphasis on Commercial and Office uses with a smaller residential component would retain the employment base and provide a small number of new housing opportunities. The existing commercial use could be expanded with additional office development or uses, increasing the employment base for the City.

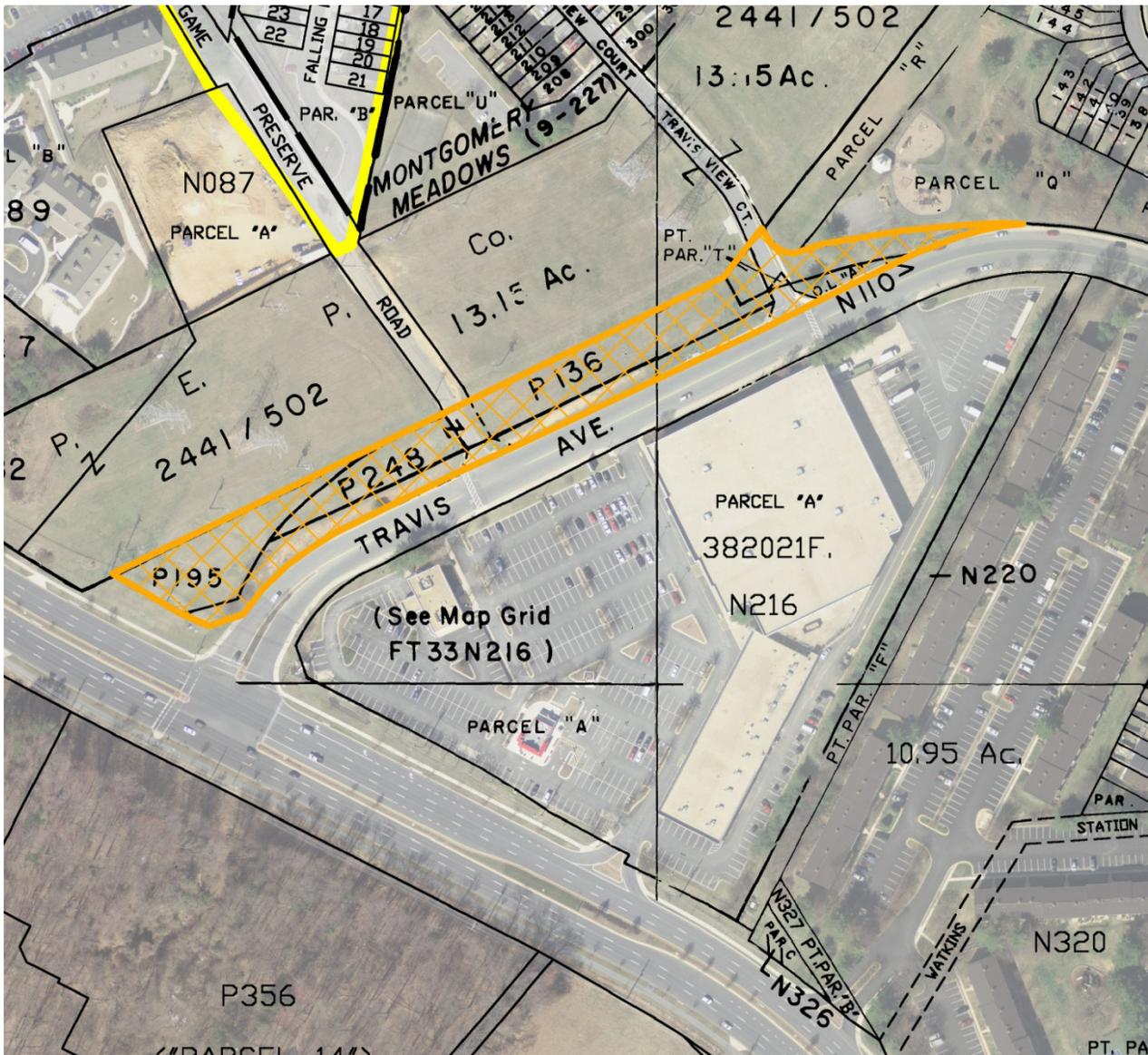
Applicable Strategic Direction: Planning, Economic, Housing**Land Use and Zoning Actions:****Scenario A**

- Adopt Mixed Use land use designation
- Recommend zoning change from C-2 to CD, MXD, or a future zone that facilitates a mix of uses and incorporates sustainable development standards

Scenario B

- Retain Commercial-Office land use designation
- Zoning remains C-2

5. Travis Avenue vacant land, 5 parcels, 2.1 acres



Tax Map FT23 Parcels P195, P248 and P136, Part Of Parcel T Section 2 Montgomery Meadows, Outlot A Hechinger Property, and the residual Travis Avenue right of way

This 2.1-acre area owned by the City of Gaithersburg and Fitzgerald Automotive consists of remnant parcels from the original Travis Avenue right of way. The configuration, easements, and topography of these properties make them difficult to develop; however, through creative site design, redevelopment potential is feasible.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Retain Open Space land use designation
- Zoning remains C-2

“The McGown property is within the City of Gaithersburg’s Maximum Expansion Limits (MEL). Since this property is somewhat isolated and disconnected from any centers of growth planned in the County, annexation into the City of Gaithersburg may be appropriate. Annexation would allow for a comprehensive and coordinated development that would be compatible with the adjacent mixed-use projects approved by the City of Gaithersburg.”

Applicable Strategic Direction: Planning, Transportation, Economic, Housing

Land Use and Zoning Actions:

- Adopt Open Space land use designation for stream valley buffers, if annexed
- Adopt Commercial-Office-Residential land use designation for the area in the vicinity of the future Watkins Mill Road interchange, if annexed
- Adopt Residential land use designation for remainder, if annexed
- Appropriate zoning to be determined and applied upon annexation into the City

7. Metropolitan Grove east of Watkins Mill Town Center, 12 parcels, 50.7 acres



Lots 1 & 2 Busche Industrial Park and Tax Map FT 22 Parcels P138, P238, P241, P295, P304, P305, P342, P398, P404, and P435

This 50.7-acre area contains large undeveloped City-owned open space, land with temporary uses, the Montgomery County vehicle recovery facility, and several vacant lots. Redevelopment of this area must respond to, and shall be compatible with, development of the adjacent Watkins Mill Town Center. The Maryland State Department of Transportation has identified this area as the potential location for future I-270 express toll lane direct access ramps and a possible Corridor Cities Transitway operations and maintenance yard.

Applicable Strategic Direction: Planning, Transportation, Economic

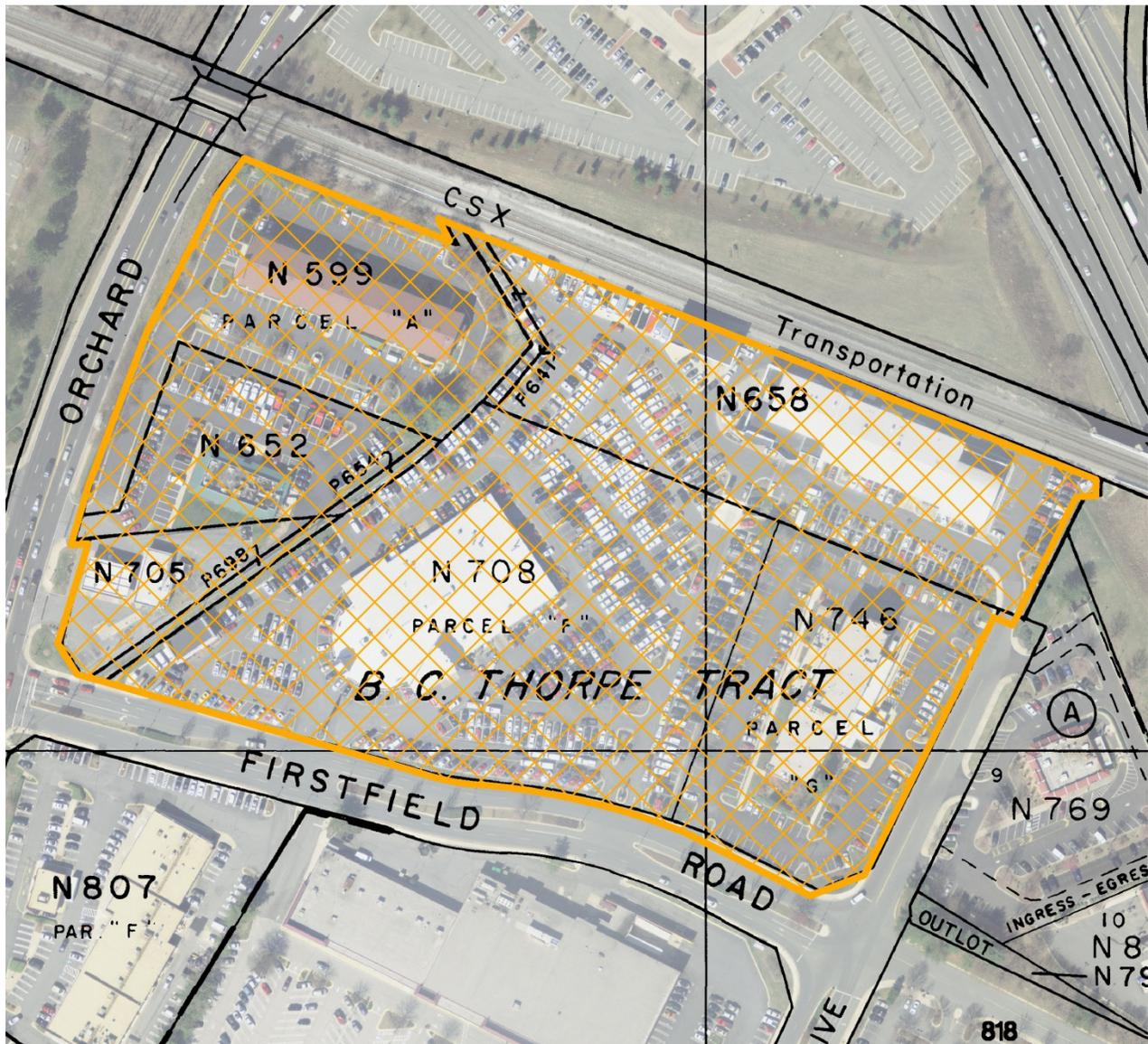
Land Use and Zoning Actions:**Scenario A**

- Retain Open Space land use designation for stream valley buffer along I-270
- Adopt Commercial-Office-Residential land use designation for remainder
- Zoning remains MXD

Scenario B

- Retain Open Space land use designation for stream valley buffer along I-270
- Adopt Commercial/Industrial-Research-Office land use designation for remainder
- Zoning remains MXD

8. Criswell / Motel 6 / Senior Center, 9 parcels, 14.1 acres



84 Lumber Tract; Bailey-Shell Tract; Parcel A Bailey Property; Parcel A Red Roof Inn; Parcels F and G B. C. Thorpe Tract; and Tax Map FT32 Parcels P641, P654, and P698

This 14.1-acre area includes a large automobile dealer, a motel, a gas station, and an income-restricted apartment building that also houses the City's Senior Center. In the long term, the proximity of this map designation to the Orchard Pond redevelopment project and future Corridor Cities Transitway (CCT) station may, should the neighborhood change, afford redevelopment opportunities that incorporate a mix of uses and a more intense use of land. This redevelopment should relate to the surrounding parcels in uses and design and incorporate coordinated pedestrian and bicycle linkages to the neighboring areas and the CCT station.

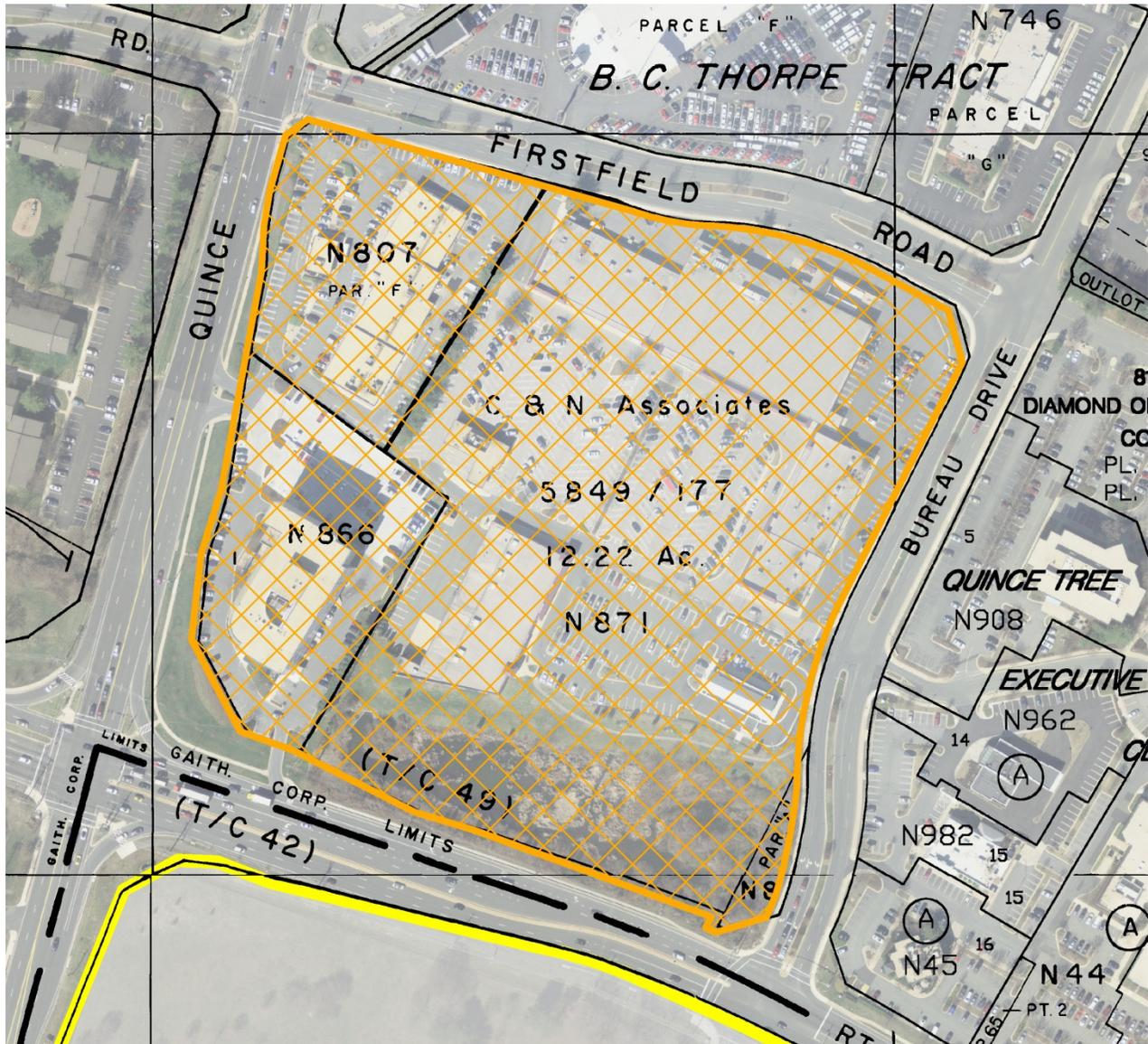
Applicable Strategic Direction: Planning, Transportation, Economic**Land Use and Zoning Actions:****Scenario A**

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from C-2 to MXD

Scenario B

- Adopt Institutional land use designation for Parcel G Thorpe Tract
- Adopt Commercial/Industrial-Research-Office land use designation for remainder
- Zoning remains C-2

9. Diamond Square, 4 parcels, 17.3 acres



Parcel A Diamond Square Shopping Center, Parcel F Thorpe Tract, Lot 1 West Diamond, and Tax Map FT32 Parcel N871

This 17.3-acre area contains a large office building and two retail shopping centers. In the long term, the proximity of this map designation to the Orchard Pond redevelopment project and future Corridor Cities Transitway (CCT) station may, should the neighborhood change, afford redevelopment opportunities that incorporate a mix of uses and a more intense use of land. This redevelopment should relate to the surrounding parcels in uses and design and incorporate coordinated pedestrian and bicycle linkages to the neighboring areas and the CCT station. Any redevelopment must include preservation and enhancement of the stream valley.

Applicable Strategic Direction: Planning, Transportation, Economic, Environment**Land Use and Zoning Actions:****Scenario A**

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from C-2 to MXD

Scenario B

- Adopt Commercial-Institutional-Research-Office land use designation
- Zoning remains C-2

10. 14 Firstfield Rd, 1 parcel, 4.6 acres**Lot 8 Block C Diamond Farm**

This 4.6-acre lot is located at the corner of Bank St & Firstfield Road and is a former storm water management pond. In the 1997 Master Plan, part of this lot was designated Commercial and part was designated Industrial-Research-Office. This property was later approved for development with an office building and subdivided into lots 8 and 9. The northern portion of the lot is zoned C-2 and the southern portion is zoned E-1. It is recommended that the lot be given a uniform land use designation and zoning category.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Adopt Industrial-Research-Office land use designation
- Recommend zoning change from C-2 to E-1 for the northern portion of the lot
- Retain E-1 zoning on the southern portion of the lot

11. Diamond Farm Office Condos, 2 parcels, 4.7 acres



Diamond Farm (office) Condominium, Phase I and II

This 4.7-acre area contains 72 office condominiums and is currently zoned C-1. There are no near or long term plans to redevelop; however, the property should be rezoned to provide for more long term flexibility and the commercial zone should be changed in order to limit impact on the surrounding residential and other lower impact uses in the surrounding area. Either an industrial office park or urban employment zoning designation would allow for the office condominiums to continue in their current nature and use while providing opportunities for redevelopment in the future.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Adopt Commercial-Office land use designation
- Recommend zoning change from C-1 to E-1 OR I-3

and 350,000 square feet. The permitted height for buildings was reduced to between three (3) and eight (8) stories, with particular attention paid to the separation between any building six stories and above and the adjacent residential uses. Essentially, the closer the building is located to the residential uses, the shorter the building height must become. The only buildings that may be six or more stories are buildings that are located as far from the residential uses as possible.

The Meadows is located within the future master planned location for the Corridor Cities Transitway (CCT) right-of-way and possible CCT station. The stream valley buffer that extends into the Meadows shall be preserved.

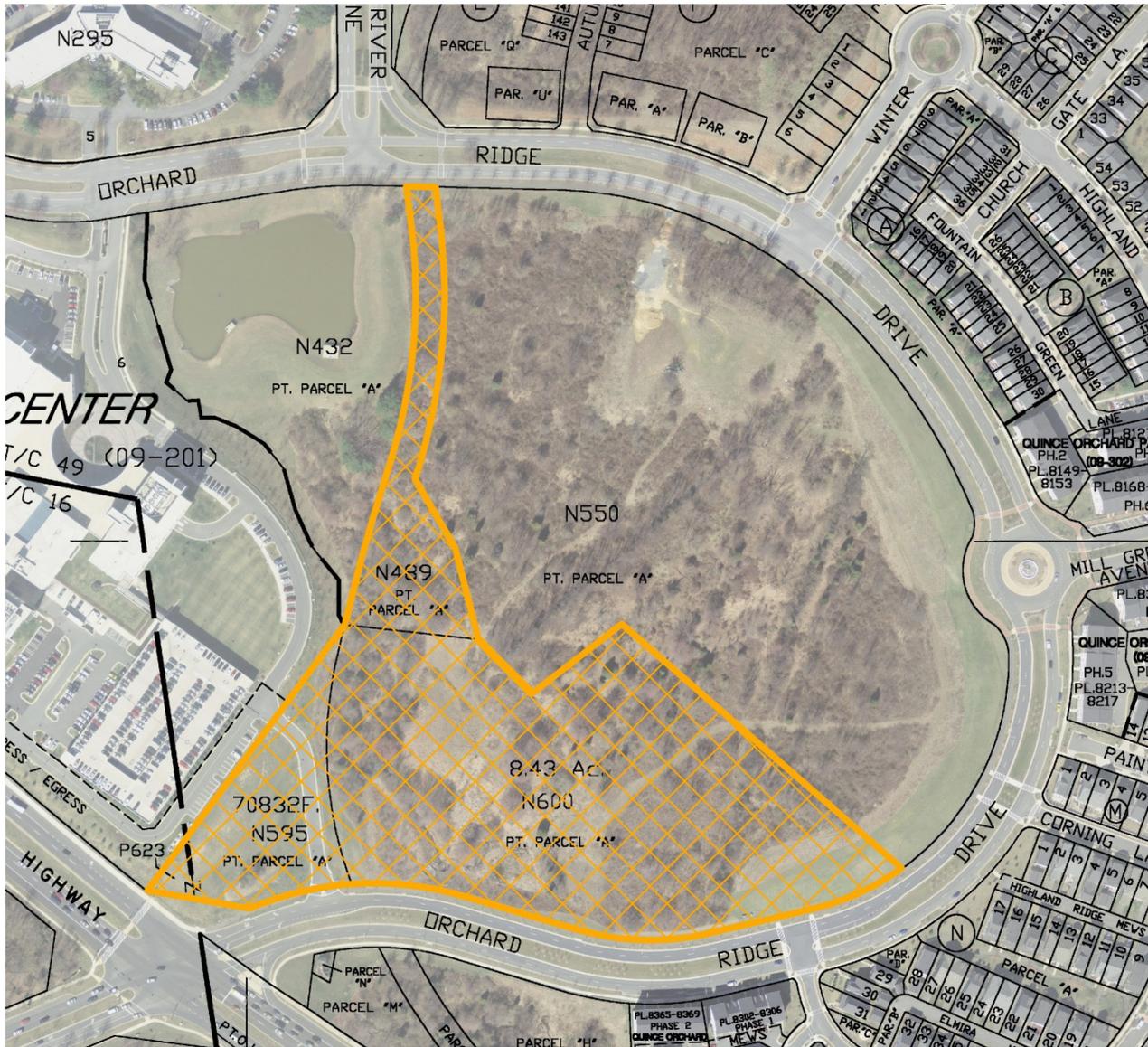
The remaining density available under the terms of the annexation agreement is limited. These parcels are now owned by Medimmune. Any future uses and proposals will be heavily influenced and controlled by the owner and the City as parties to the annexation agreement and any amendments thereto.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Retain Residential-Office land use designation
- Zoning remains MXD

13. Quince Orchard Park – CCT Station, 4 parcels, 11.7 acres



Tax Map FS23 Parcels N489, N595, N600, and P623

These four parcels, totaling 11.7 acres, are located in the Quince Orchard Park development. These parcels are currently owned by the City and are intended to be the location of the planned Corridor Cities Transitway (CCT), including a transit station and associated parking facility.

On December 17, 2001, the Mayor and Council approved Zoning Map Amendment Z-275(C) to amend the previously approved sketch plan for Quince Orchard Park. As a result of this amendment, this 10.16-acre parcel was established to contain the CCT facilities which include right-of-way and a transit station.

The property contains stream valley buffer, floodplain and wetlands. The stream valley buffer shall be preserved.

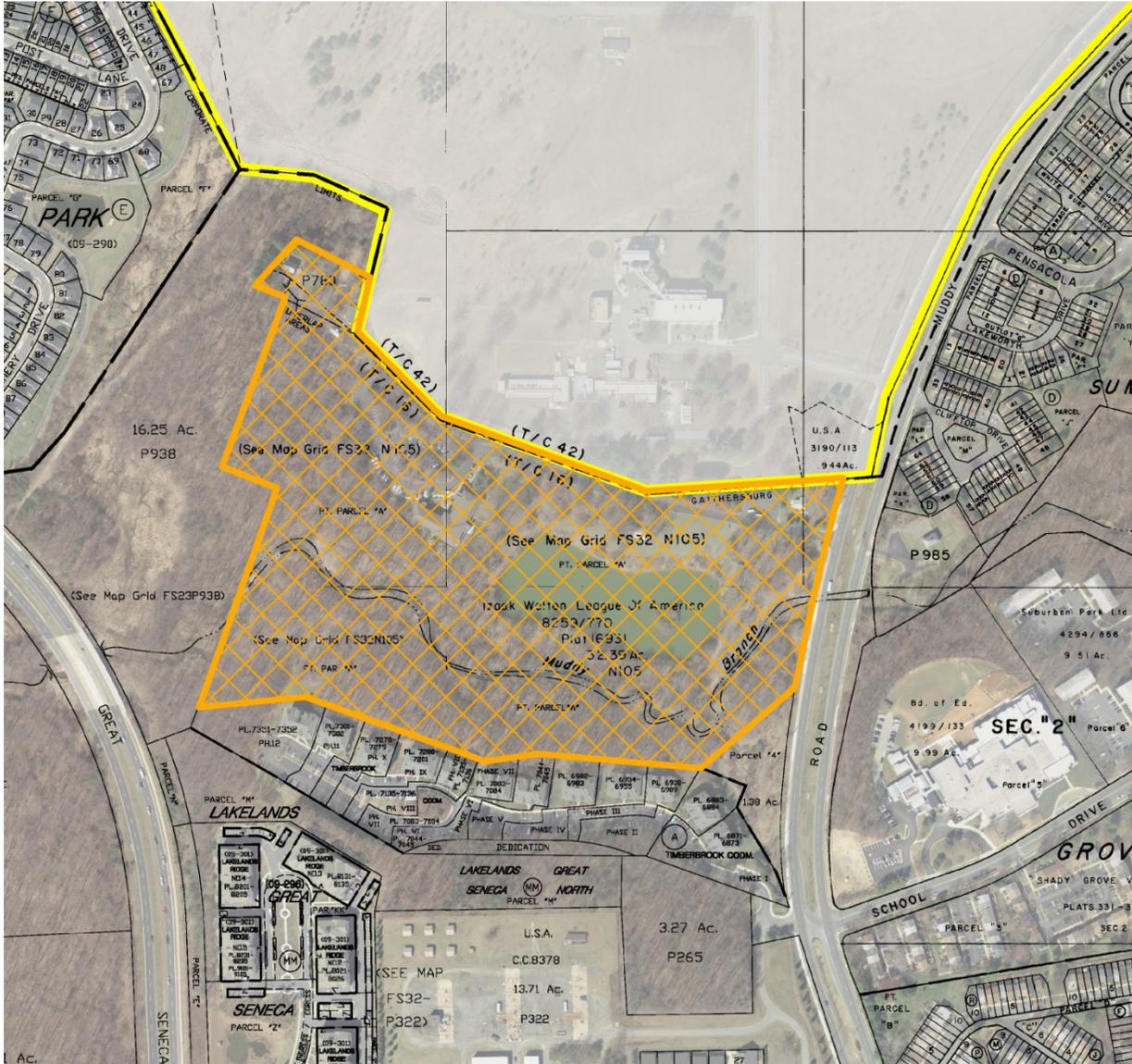
The *Kentlands Boulevard Commercial District Special Study Area* master plan, adopted in 2008, included a recommendation to relocate the CCT station and alignment. The station and alignment would move from this map designation to the southern side of Great Seneca Highway into the commercial district. Currently the Maryland Transit Administration is studying this alternative. Should the State support and adopt the Kentlands realignment, future discussions as to the disposition of these parcels should commence. Any discussions should be held in conjunction with and include how these parcels will relate to the Meadows section of Quince Orchard Park.

Applicable Strategic Direction: Planning, Environment

Land Use and Zoning Actions:

- Retain Institutional land use designation
- Zoning remains MXD

14. Izaak Walton League, 2 parcels, 33.4 acres



Part of Parcel A Izaak Walton League of America and Tax Map FS23 Parcel P780

This 33.4-acre area includes two parcels that are owned by the Izaak Walton League of America. The properties are currently zoned R-A and the existing nonprofit office use is allowed by special exception. The owner has expressed interest in having flexibility to lease to all office uses rather than only to nonprofits, requiring a zoning change. The majority of the parcel is within a conservation easement that follows the Muddy Branch stream valley, limiting future expansion of the existing office and residential uses.

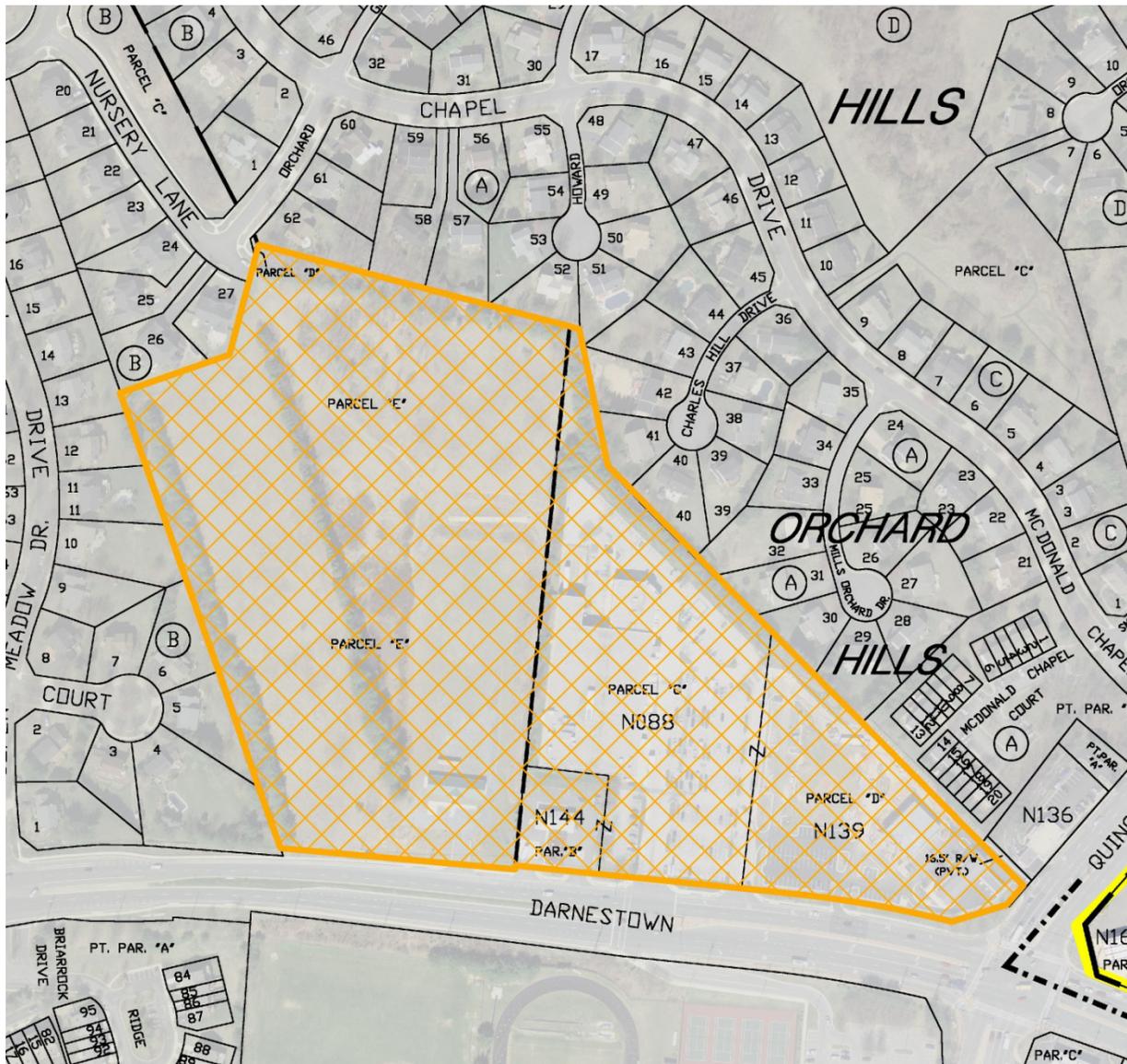
Applicable Strategic Direction: Planning**Land Use and Zoning Actions:****Scenario A**

- Adopt Residential Office land use designation
- Recommend zoning change from R-A to MXD

Scenario B

- Adopt Residential Office land use designation
- Recommend zoning change from R-A to CB (Commercial Buffer)

15. Johnson Property, 4 parcels, 23 acres



Parcels B, C, and D Johnsons Flower Center and Parcel E Willow Ridge

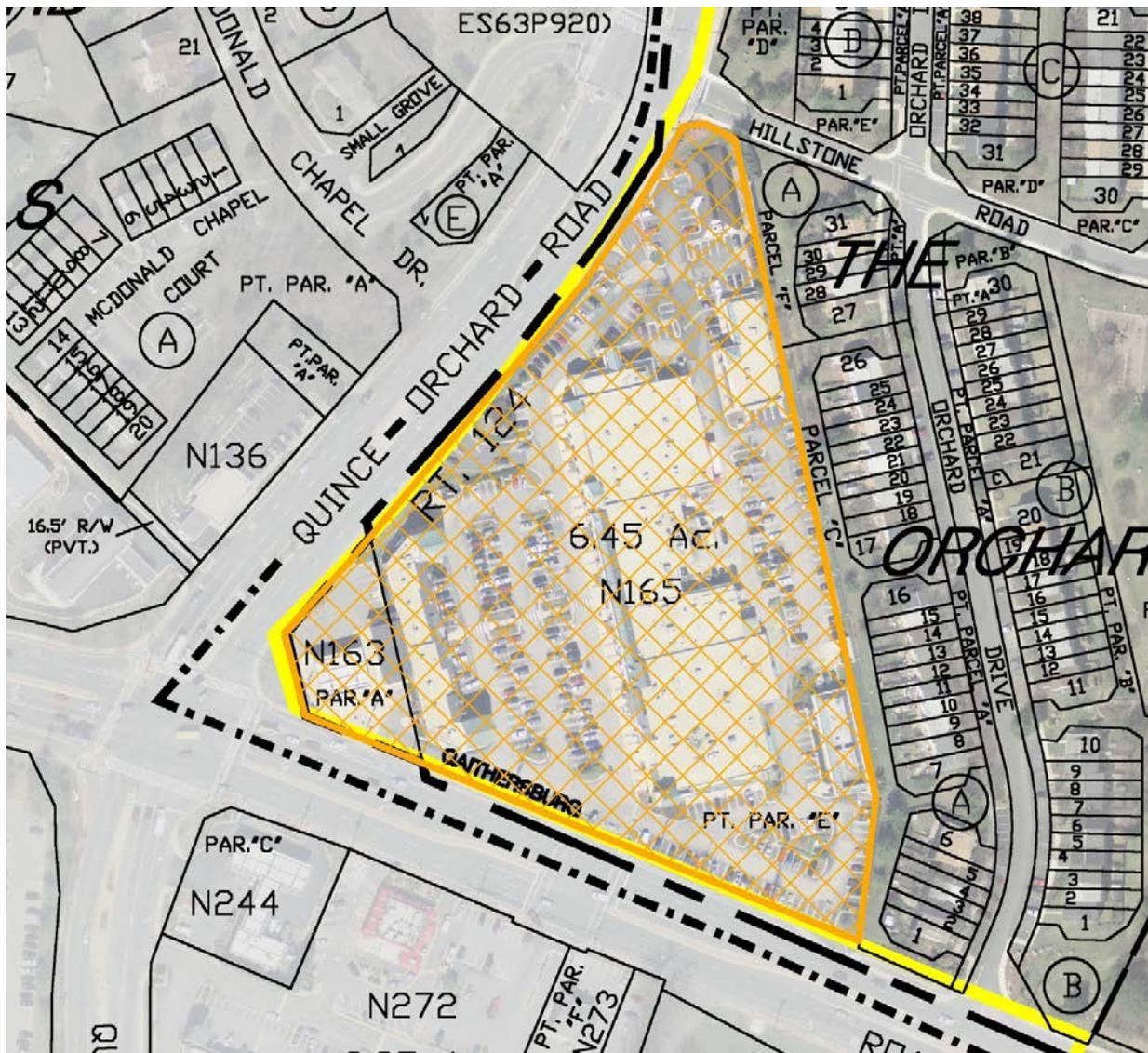
This 23-acre area currently includes four parcels, of which three are currently developed with commercial uses including a grocery store and gas station. Parcel E is currently undeveloped; however, any future development of this parcel should not be viewed as an isolated project and should be compatible with the other parcels' existing uses. All four parcels should be considered as one mixed-use project in formulating any near or long term developments. While the current uses on Parcels B, C, and D are appropriate for this area and relate to the commercial and institutional uses nearby, potential for redevelopment in the long term with a variety of uses exists. Any proposed redevelopment plans should consider the site's location as a gateway into the city limits.

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation, if annexed
- Recommend MXD zoning or a future zone that facilitates a mix of uses and incorporates sustainable development standards, if annexed

16. Potomac Valley Shopping Center – City, 2 parcels, 7 acres



Parcel A and part of Parcel E Quince Orchard Shopping Center

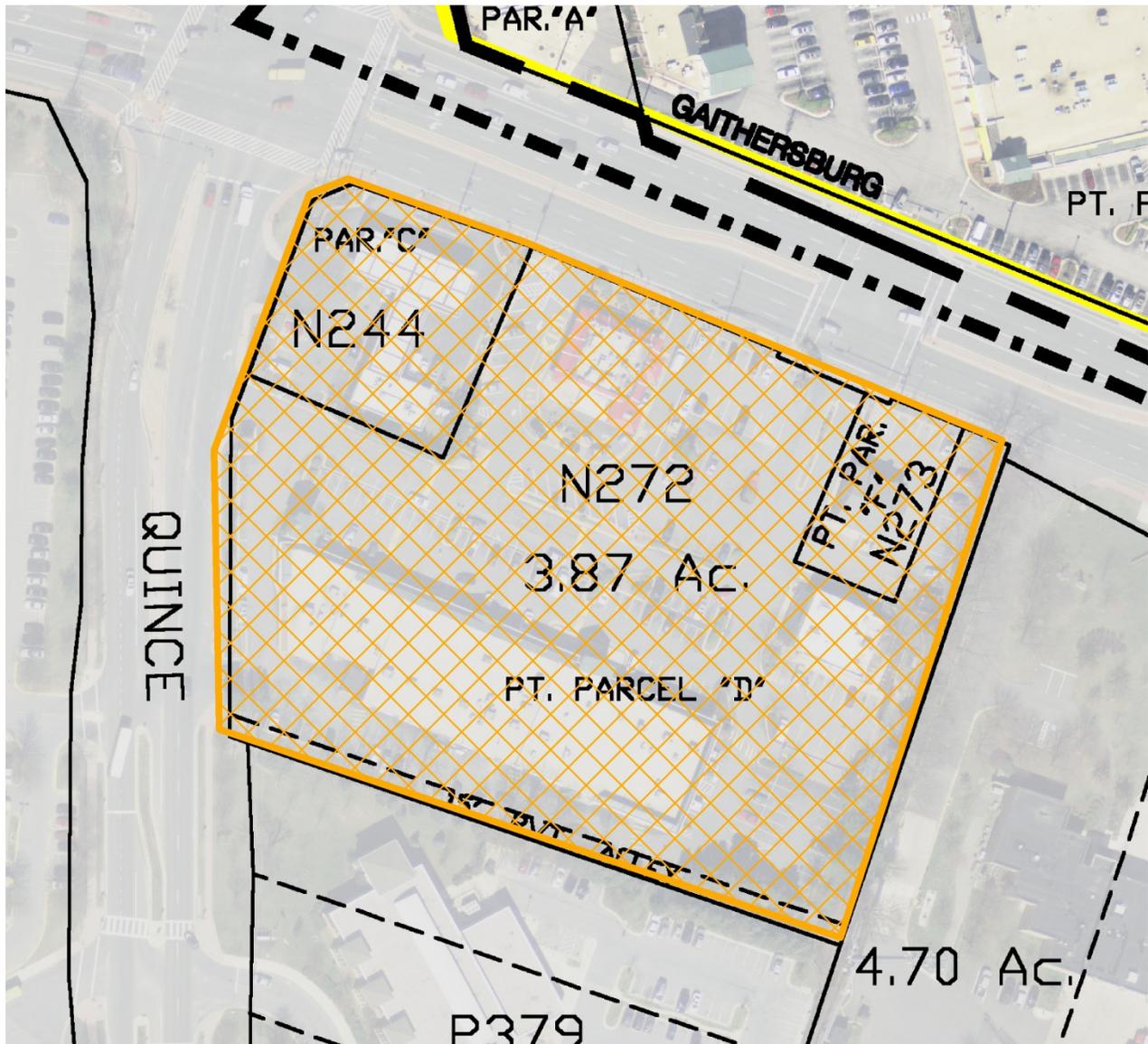
This 7-acre area currently includes the Potomac Valley Shopping Center and a gas station, located at the northeast corner of MD Route 28 and MD Route 124. The surrounding areas of the County contain primarily retail, residential, and institutional uses. The site is fully developed consisting of primarily retail establishments. While the current use is appropriate for this area, potential for redevelopment remains. Any proposed redevelopment plans should consider the site's location as a gateway into the city limits.

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from C-1 to MXD

17. Potomac Valley Shopping Center – County, 3 parcels, 4.7 acres



Parcel C and part of Parcels D and F Quince Orchard Shopping Center

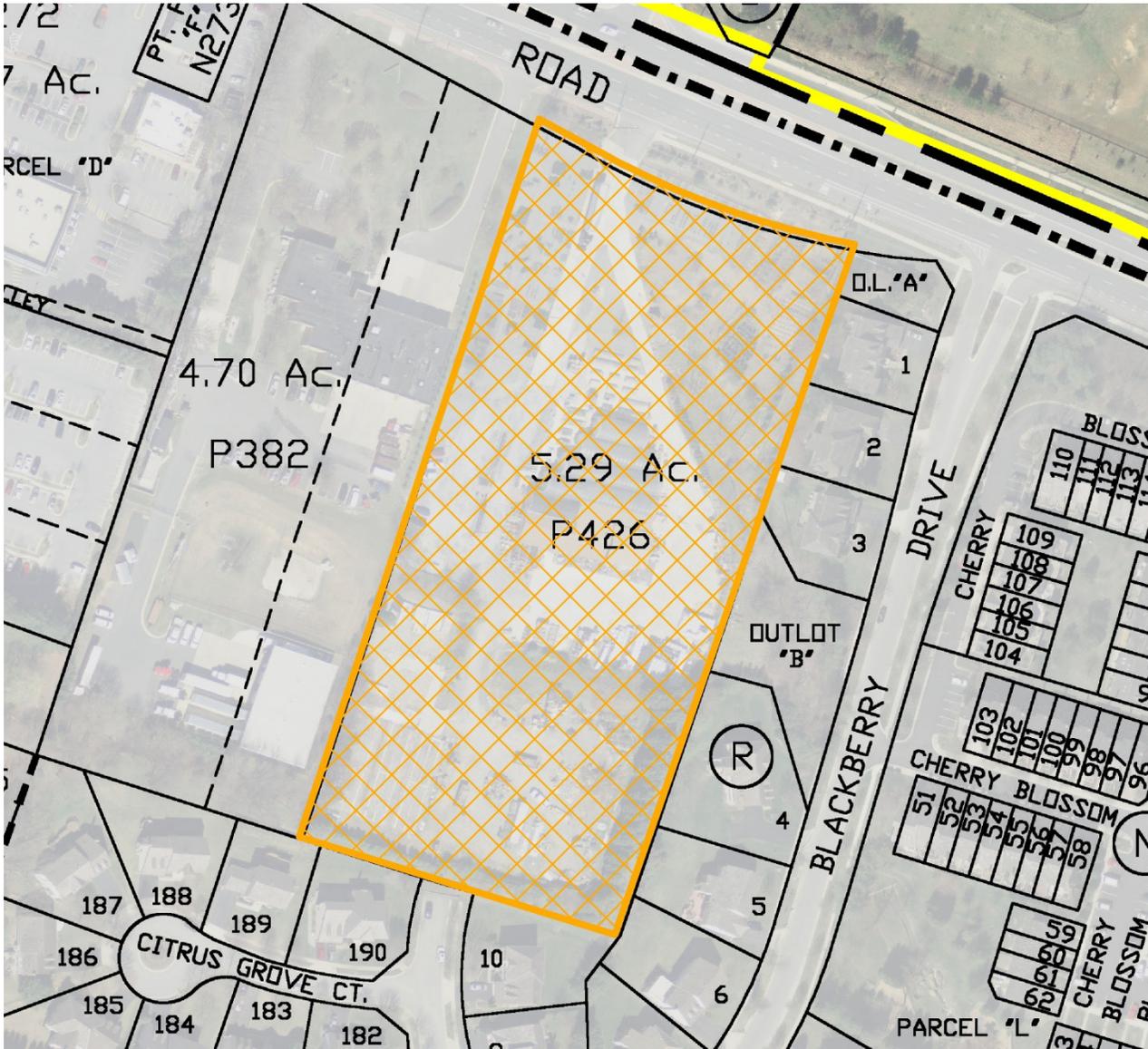
This 4.7-acre area includes parcels that are located within the City's Maximum Expansion Limits, are contiguous with the City's current boundary, and could be annexed without creating an enclave. The property owner has expressed interest in having the land annexed into the City. The property is currently surrounded by a mix of commercial and institutional uses.

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

- Adopt Commercial-Office land use designation, if annexed
- Recommend MXD zoning, if annexed

18. Potomac Gardens Center, 1 parcel, 5.3 acres



Tax Map ES62 Parcel P426

This 5.3-acre parcel, also known as Potomac Gardens Center, is located within the City’s Maximum Expansion Limits, is contiguous with the City’s current boundary, and could be annexed without creating an enclave. The property owner has expressed interest in having the land annexed into the City. The property is currently surrounded by a mix of single-family detached and attached houses and institutional uses. Any redevelopment of this property should be sensitive to the adjoining residential neighborhoods.

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

Scenario A

- Adopt Commercial-Office-Residential land use designation, if annexed
- Recommend MXD zoning, if annexed

Scenario B

- Adopt Mixed Residential land use designation, if annexed
- Recommend MXD zoning, if annexed

19. GE Technology Park – City Lot, 1 parcel, 7.4 acres



Lot 3 Block B, G.E. Technology Park

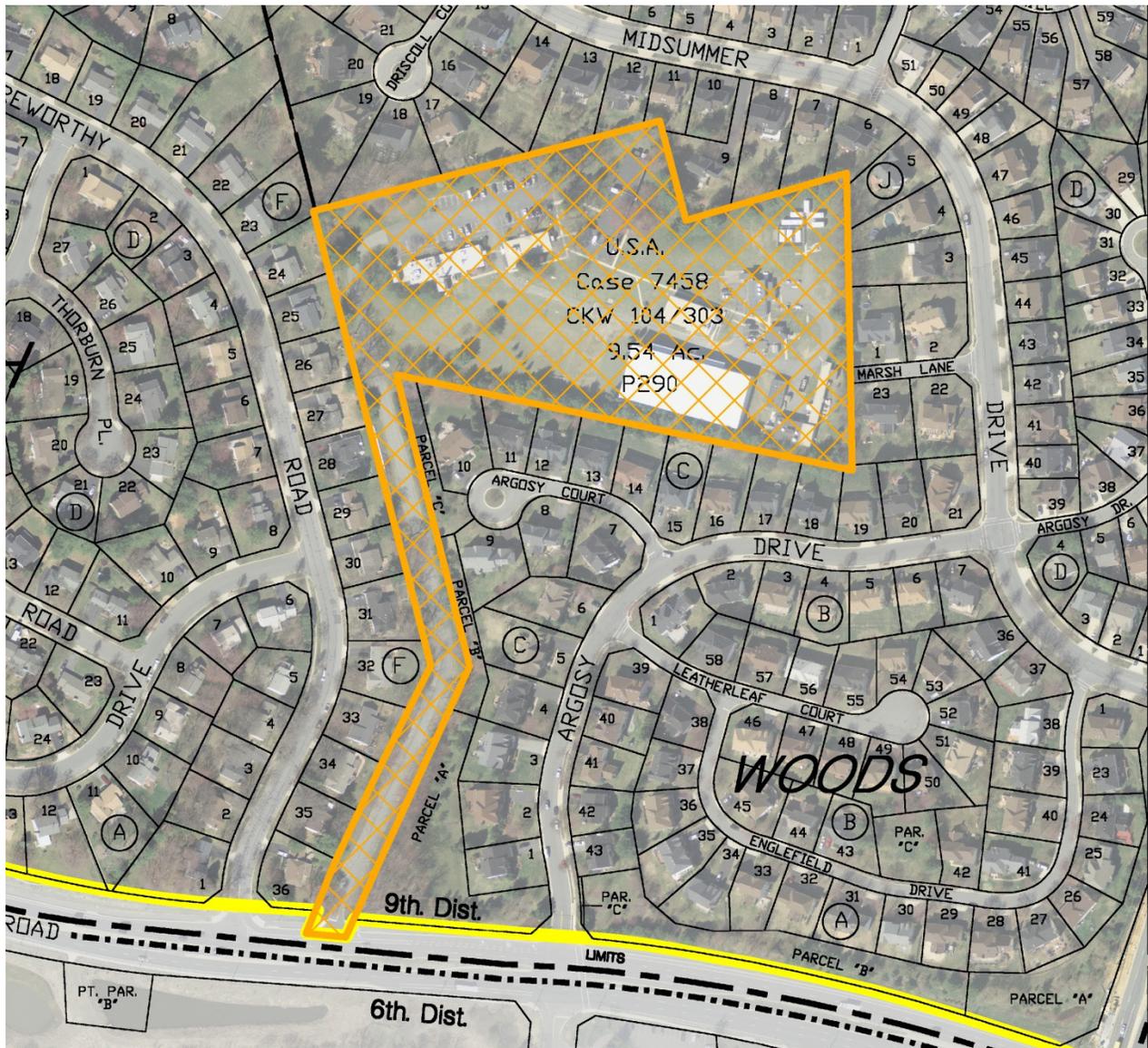
This 7.4-acre City-owned lot was proposed to be the site of the City's planned Lakelands Recreational Center, which would include indoor swimming facilities, locker rooms, gym, and multi-purpose rooms. If not developed as a City facility, the property could be used as a park or be developed with office or a combination of flexible uses.

Applicable Strategic Direction: Planning, Infrastructure

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from I-3 to MXD or a future zone that facilitates a mix of uses and incorporates sustainable development standards

20. Consumer Product Safety Commission (CPSC), 1 parcel, 9.5 acres



Tax Map FS21 P290

This 9.5-acre parcel is occupied by the Consumer Product Safety Commission (CPSC) and was the former control site of the NIKE missile site. The CPSC has announced that this research facility will be closed in the future and relocated to a leased space in Rockville². The current institutional land use designation was adopted with the understanding that the property's designation should be re-evaluated at such time as its public use ceases to operate. Prior to any proposed re-use of the site, an environmental assessment should be performed to determine if any remediation is necessary.

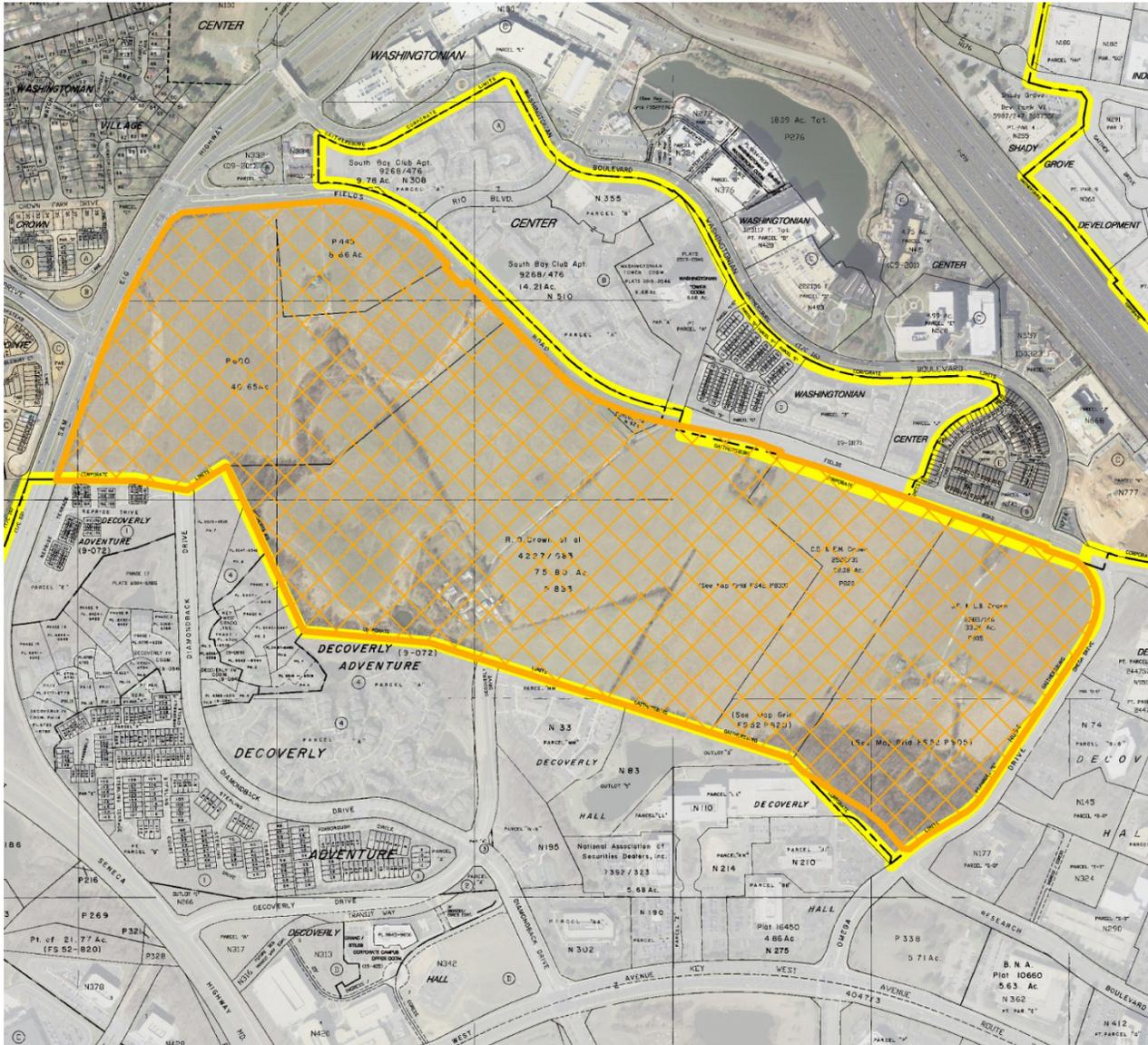
² <http://www.cpsc.gov/cpscpub/pubs/reports/2011plan.pdf>

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Adopt Institutional land use designation
- Zoning remains MXD

21. Crown Farm, 8 parcels, 178.5 acres



Tax Map FS42 Parcels P445, P600 and P833; Tax Map FS52 Parcels P820 and P905; Outlot A Washingtonian Center; and part of Parcel E Shady Grove Music Fair

This 178.5-acre area, commonly known as the Crown Farm, was identified in the 2003 Master Plan Land Use Element as Special Study Area 4. In 2005 the then Crown Farm owners began the process of seeking annexation into the City of Gaithersburg. This included a public charrette that included State, County, and local officials, as well as Montgomery County Public Schools (MCPS), and members of the local business community. As work on the 2003 Master Plan recommendations for this site had not been completed, the public input received at the charrette created the vision for the future development of the farm.

The Mayor & City Council approved the Crown Farm annexation, application X-182, into the City August 7, 2006 by resolution R-82-06. In addition to the annexation approval, the Mayor & City Council also established MXD (Mixed Use Development) zoning for the Crown Farm and

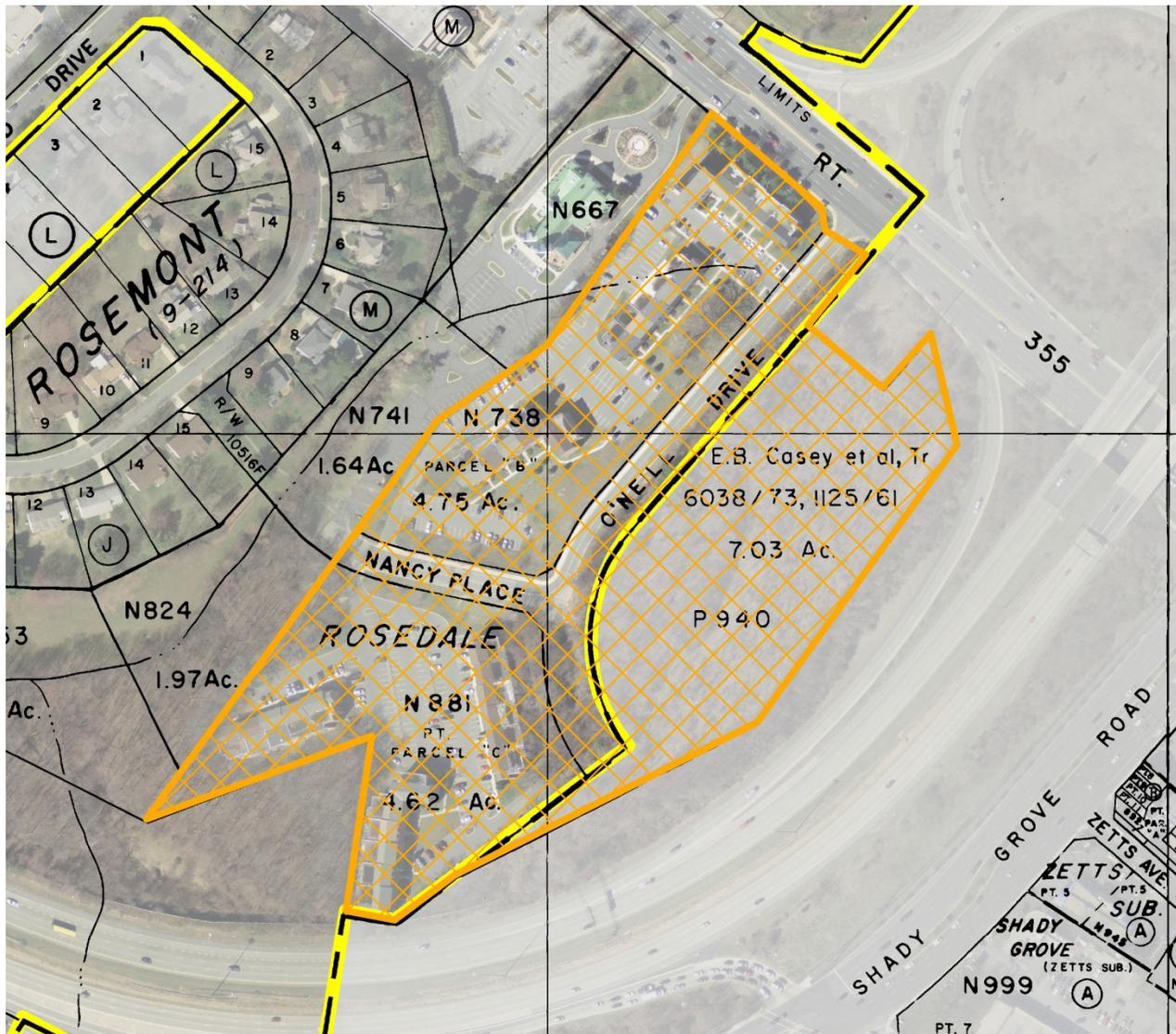
approved the associated sketch plan by ordinance O-8-06. The approved sketch plan was based upon and further defined by the approved X-182 Annexation Agreement. The X-182 Annexation Agreement established that the Crown Farm is to be a mixed-use transit oriented development divided into six (6) neighborhoods, one of which is a future City Park and another a potential future MCPS school site; has a maximum of 2,250 residential units; has a maximum of 320,000 square feet of commercial uses, and will have a Corridor Cities Transitway station on-site. The X-182 annexation agreement and all subsequent amendments thereto act as the guiding Master Plan recommendations.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Retain Mixed Use land use designation
- Zoning remains MXD

22. Rosedale & Casey Trust, 3 parcels, 17 acres



Parcel B and part of Parcel C Rosedale and Tax Map FS63 Parcel P940

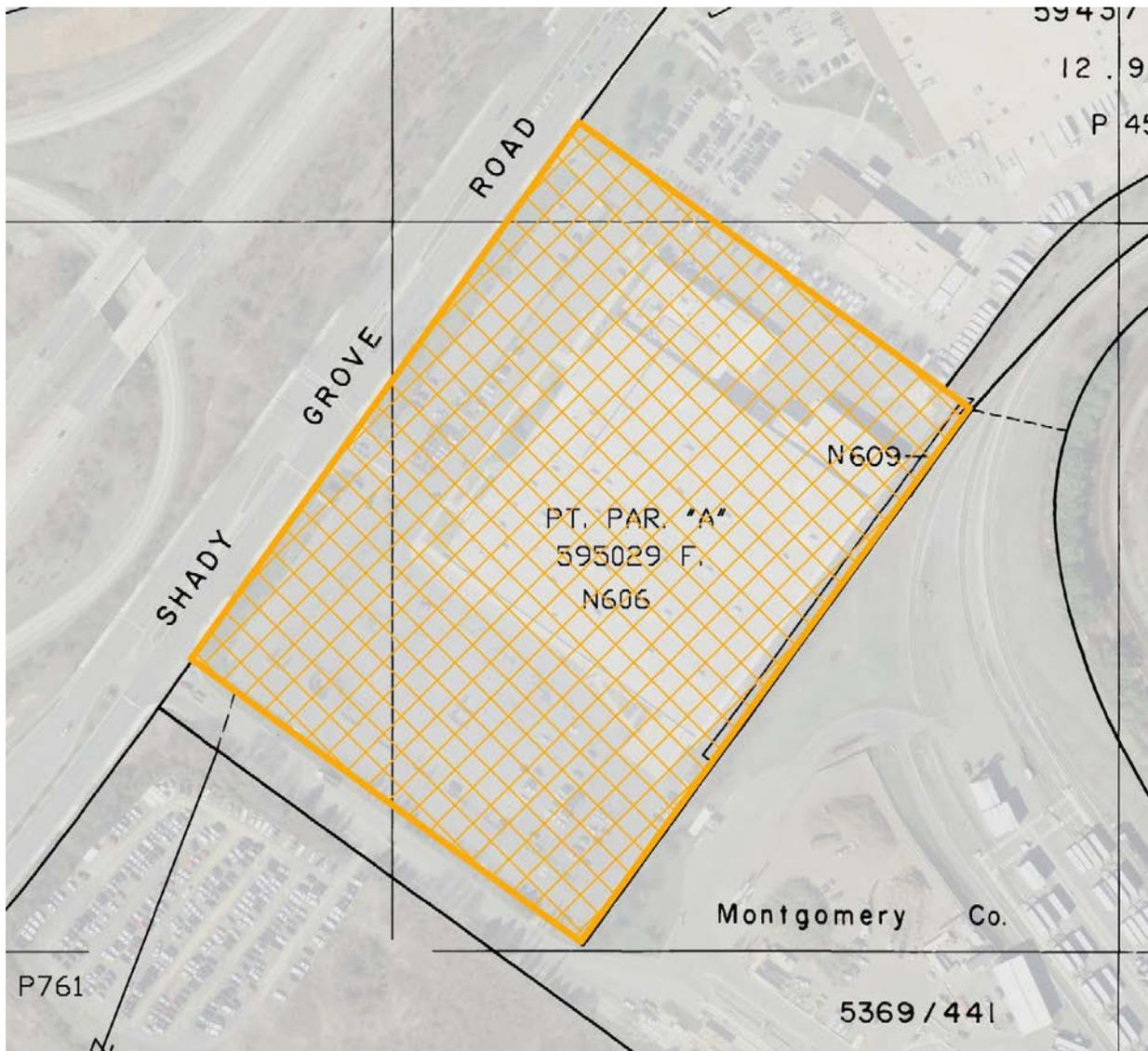
This 17-acre area includes the Rosedale Apartments within the City limits and a vacant parcel (P940) owned by the Casey Trust. Parcel P940 is within the City's Maximum Expansion Limits, is contiguous with the City's current boundary, and could be annexed without creating an enclave. These properties are currently surrounded by a mix of single-family detached houses, religious institutions, and commercial uses, as well as a City facility and park.

This area's location along the Frederick Avenue corridor, combined with the re-configured I-370 exit ramp and traffic light, affords future redevelopment possibilities. As part of the Southern Residential District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential would be appropriate. Commercial uses and density should be focused along Frederick Avenue and Interstate 370. Any redevelopment proposal should consider this location's role as an important gateway into the City of Gaithersburg.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation for Parcel B and part of Parcel C Rosedale
- Adopt Commercial-Office-Residential land use designation for Parcel P940, if annexed
- Recommend CD Zoning for Parcel B and part of Parcel C Rosedale
- Recommend CD Zoning for Parcel P940, if annexed

23. The Great Indoors, 2 parcels, 13.8 acres



Tax Map GS13 Parcels N606 and N609

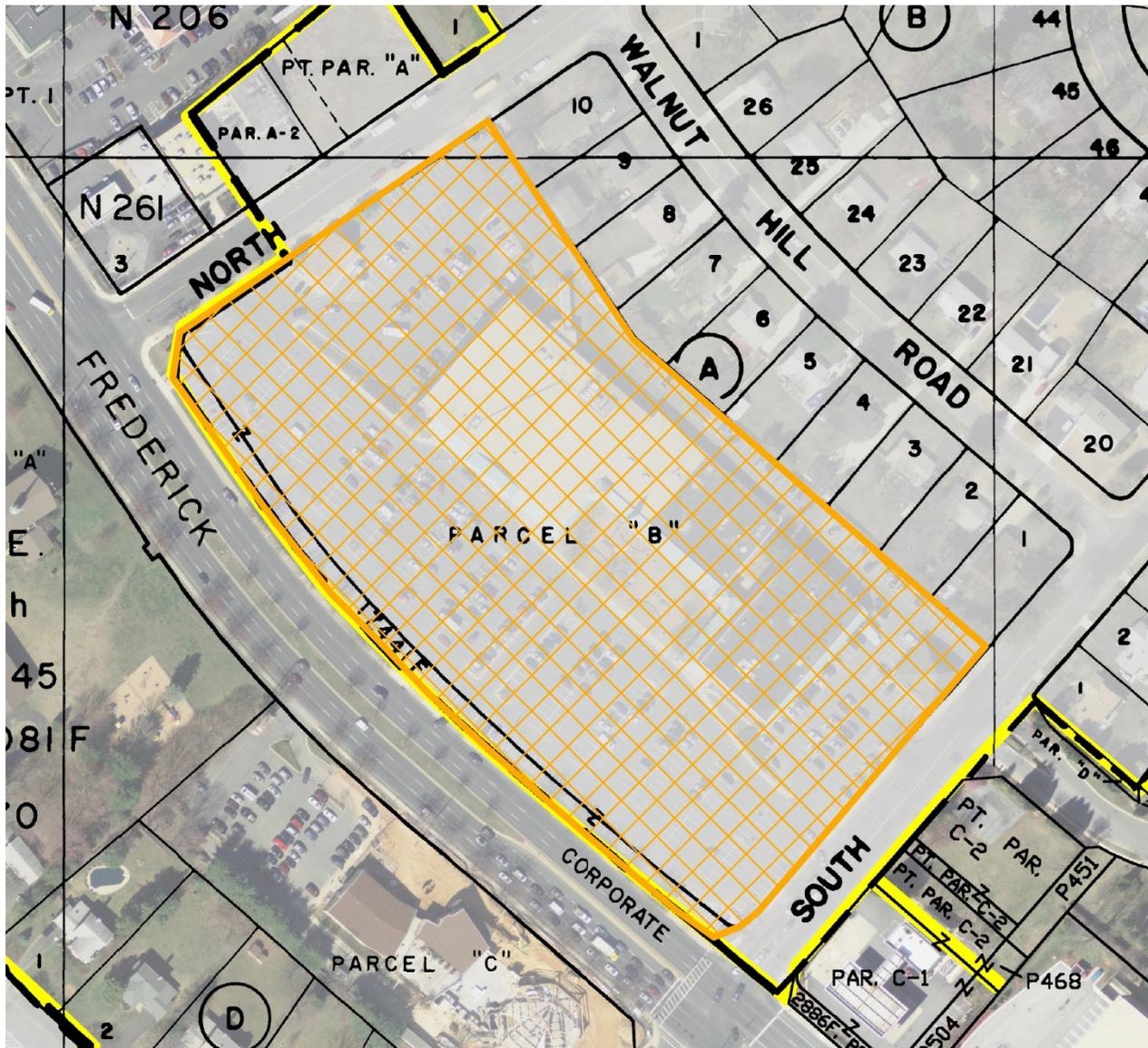
This 13.8-acre area contains a large one-story retail building (The Great Indoors) with a large surface parking lot. This property is within the City's Maximum Expansion Limits, is contiguous with the City's current boundary, and could be annexed without creating an enclave. This property is currently surrounded by a mix of warehouse and industrial uses.

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

- Adopt Commercial/Industrial-Research-Office land use designation, if annexed
- Recommend CD or MXD Zoning, or a future zone that facilitates sustainable development standards, if annexed

24. Walnut Hill Shopping Center, 2 parcels, 8.3 acres



Parcel B Block A Walnut Hill and the residual Frederick Avenue right-of-way

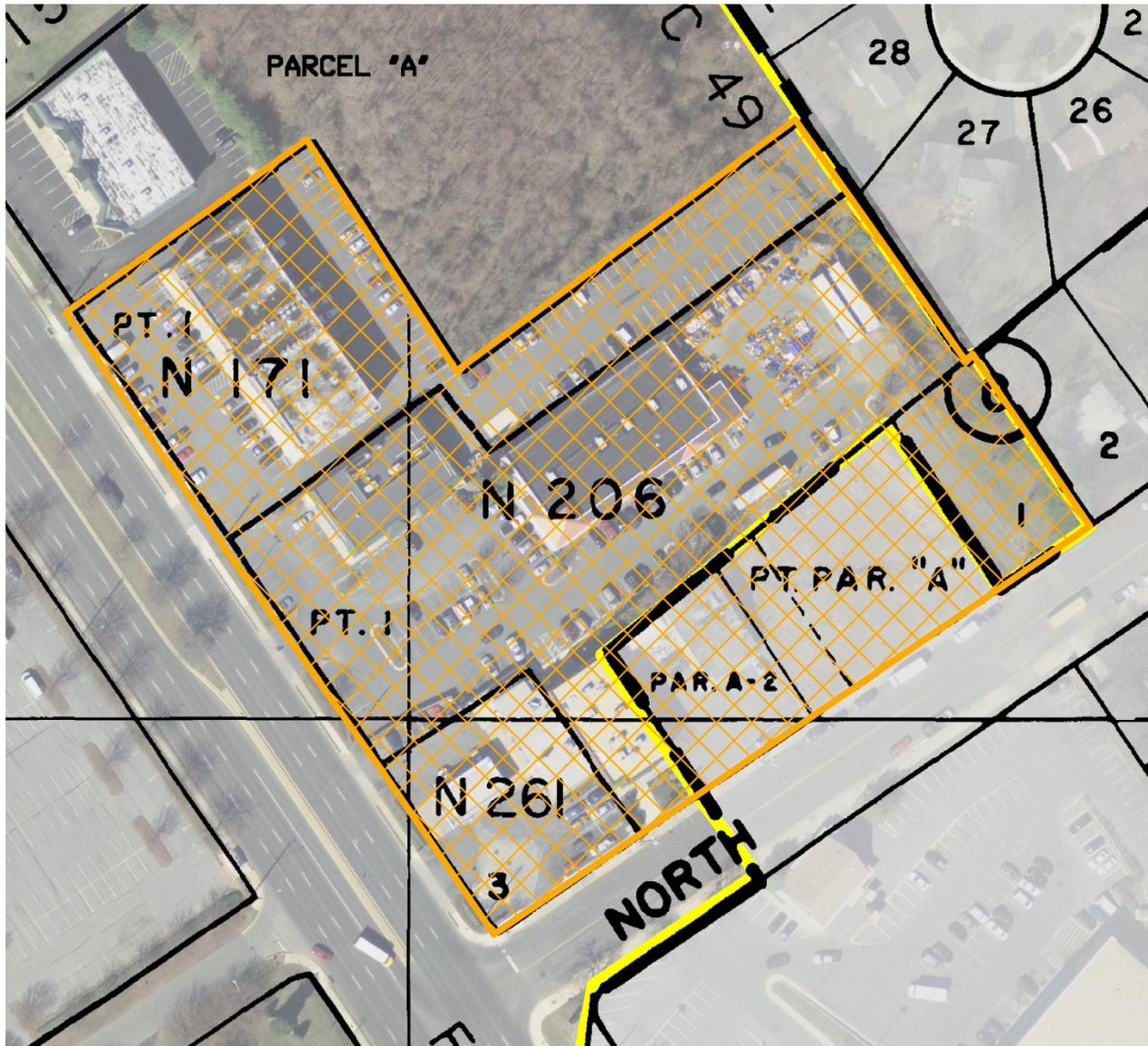
This 8.3-acre area contains a large one to two story retail building with a large surface parking lot. The residual Frederick Avenue right-of-way is located within the City limits, while Parcel B is located within the City's Maximum Expansion Limits, is contiguous with the City's current boundary, and could be annexed without creating an enclave. These properties are currently surrounded by a mix of single-family detached houses, religious institutions, and commercial uses.

The residual Frederick Avenue right-of-way does not currently have a zoning category assigned to it because at the time of annexation, this area was actual right-of-way. After the State abandoned this 20' wide portion of the Frederick Avenue right-of-way, the City did not assign a zoning category to this area. If annexed, this parcel should be incorporated into the Frederick Avenue Corridor Plan and subject to its design elements.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation for the residual Frederick Avenue right-of-way
- Adopt Commercial-Office-Residential land use designation for Parcel B, if annexed
- Recommend CD Zoning for the residual Frederick Avenue right-of-way
- Recommend CD Zoning for Parcel B, if annexed

25. Berlin's Addition / Goodwill, 6 Parcels, 4.7 acres



Part of Lot 1 Berlin's Addition, Lot 1 Block G Walnut Hills, and part of Lot 1, Lot 3, Parcel A-2, part of Parcel A Walnut Hill

This 4.7-acre area contains several one to two story retail buildings with large surface parking lots. Parcel A-2 and part of Parcel A Walnut Hill are within the City's Maximum Expansion Limits, are contiguous with the City's current boundary, and could be annexed without creating an enclave. These properties are currently surrounded by a mix of single-family detached houses, religious institutions, and commercial uses.

This area's location along the Frederick Avenue corridor makes it appropriate for redevelopment in the future. As part of the Southern Residential District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential would be appropriate. Consolidation of the smaller lots with the larger lots is encouraged. Any

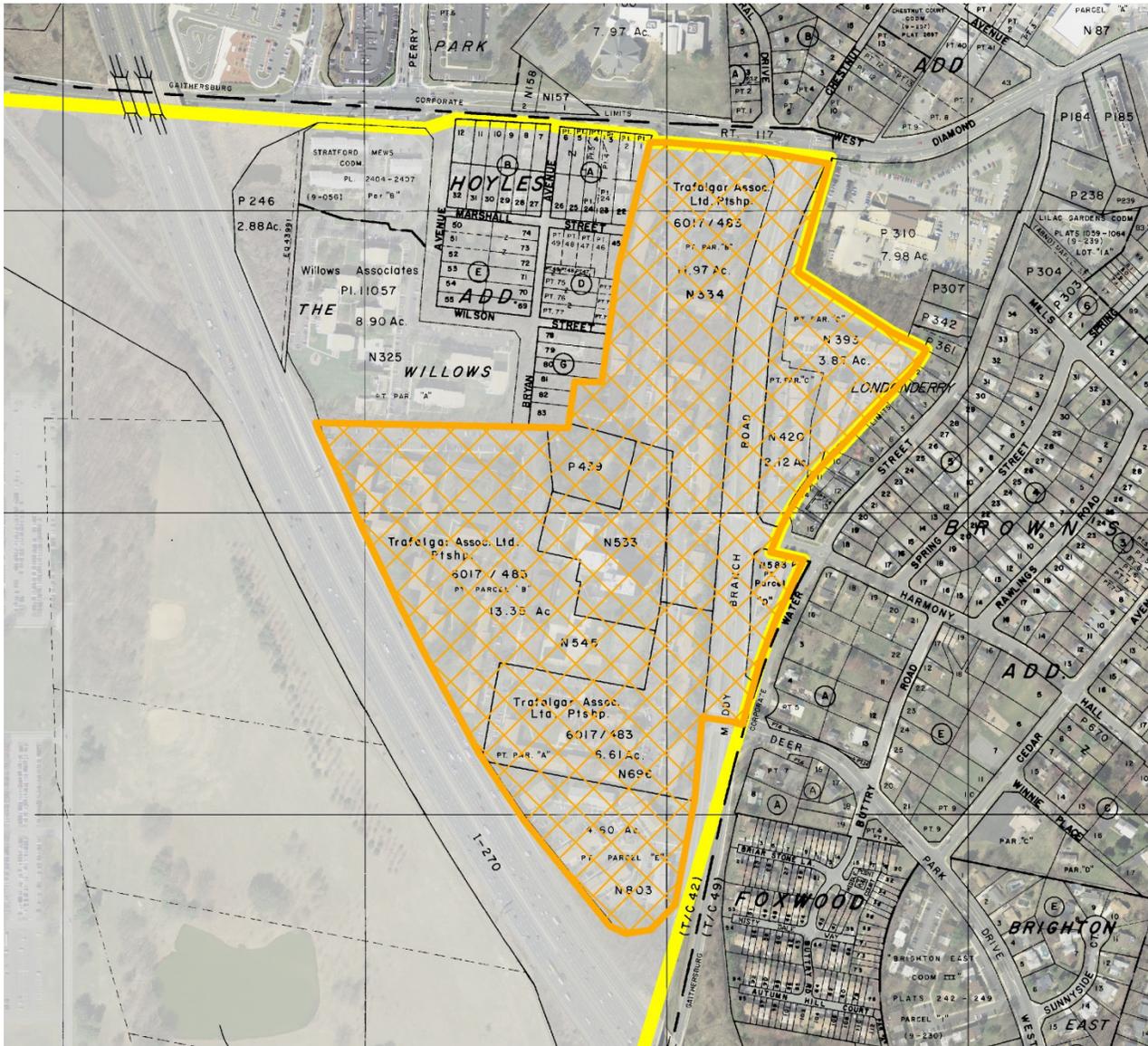
redevelopment proposal should consider and relate to the residential character of the surrounding area.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation for Part of Lot 1 Berlin's Addition, Lot 1 Block G Walnut Hills, and part of Lot 1 and Lot 3, Walnut Hill
- Adopt Commercial-Office-Residential land use designation for Parcel A-2 and part of Parcel A Walnut Hill, if annexed
- Zoning remains CD for Part of Lot 1 Berlin's Addition and part of Lot 1 and Lot 3 Walnut Hill
- Recommend zoning change from R-90 to CD for Lot 1 Block G Walnut Hills
- Recommend CD zoning for Parcel A-2 and part of Parcel A Walnut Hill, if annexed

26. Londonderry, 9 parcels, 54.4 acres



Tax Map FT41 Parcels P439 and part of Parcels A, B, C, D, and E Londonderry

This 54.4-acre area contains parcels that are located within the City's Maximum Expansion Limits, are contiguous with the City's current boundary, and could be annexed without creating an enclave. The properties are currently surrounded by a mix of single-family detached and attached houses zoned R-6, R-90, and R-18. It is to be noted that Montgomery County's *Great Seneca Science Corridor Master Plan (GSSC)*, adopted by the County Council May 4, 2010 addresses this Map Designation and the other County "enclaves" within or near the City's incorporated limits broadly, then specifically the GSSC states:

"This Master Plan (*GSSC*) recognizes that future annexations may occur and that annexing properties surrounded by municipalities would help create coherent boundaries.

Londonderry and Hoyle’s Addition: Both the Londonderry and Hoyle’s Addition areas are appropriate for annexation into the City of Gaithersburg.”

Applicable Strategic Direction: Planning, Economic, Housing

Land Use and Zoning Actions:

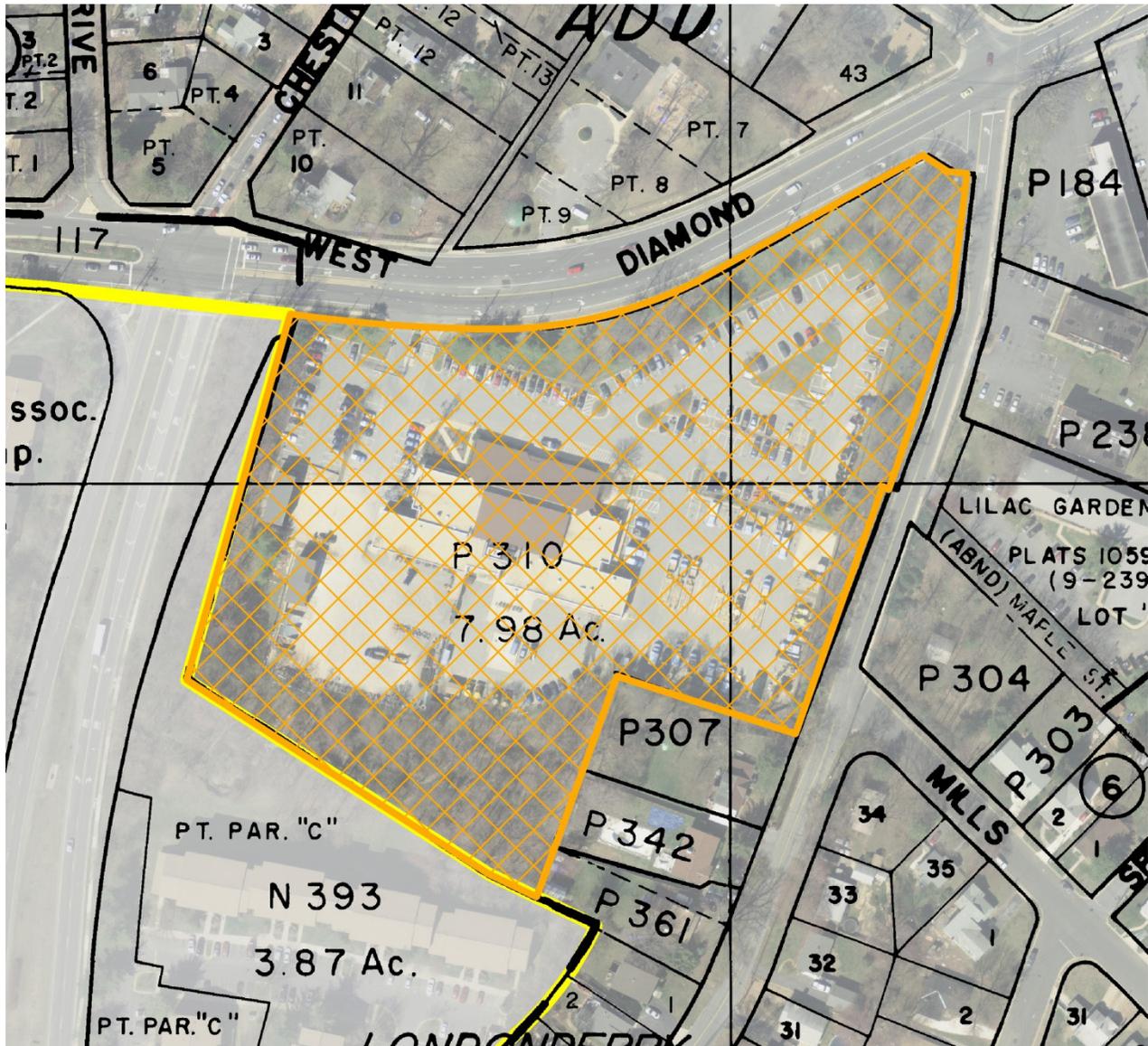
Scenario A:

- Adopt Mixed Residential land use designation, if annexed
- Recommend Zoning of MXD, if annexed

Scenario B:

- Adopt Commercial-Office-Residential land use designation, if annexed
- Recommend Zoning of MXD, if annexed

27. WSSC Property, 1 parcel, 8 acres



Tax Map FT41 Parcel P310

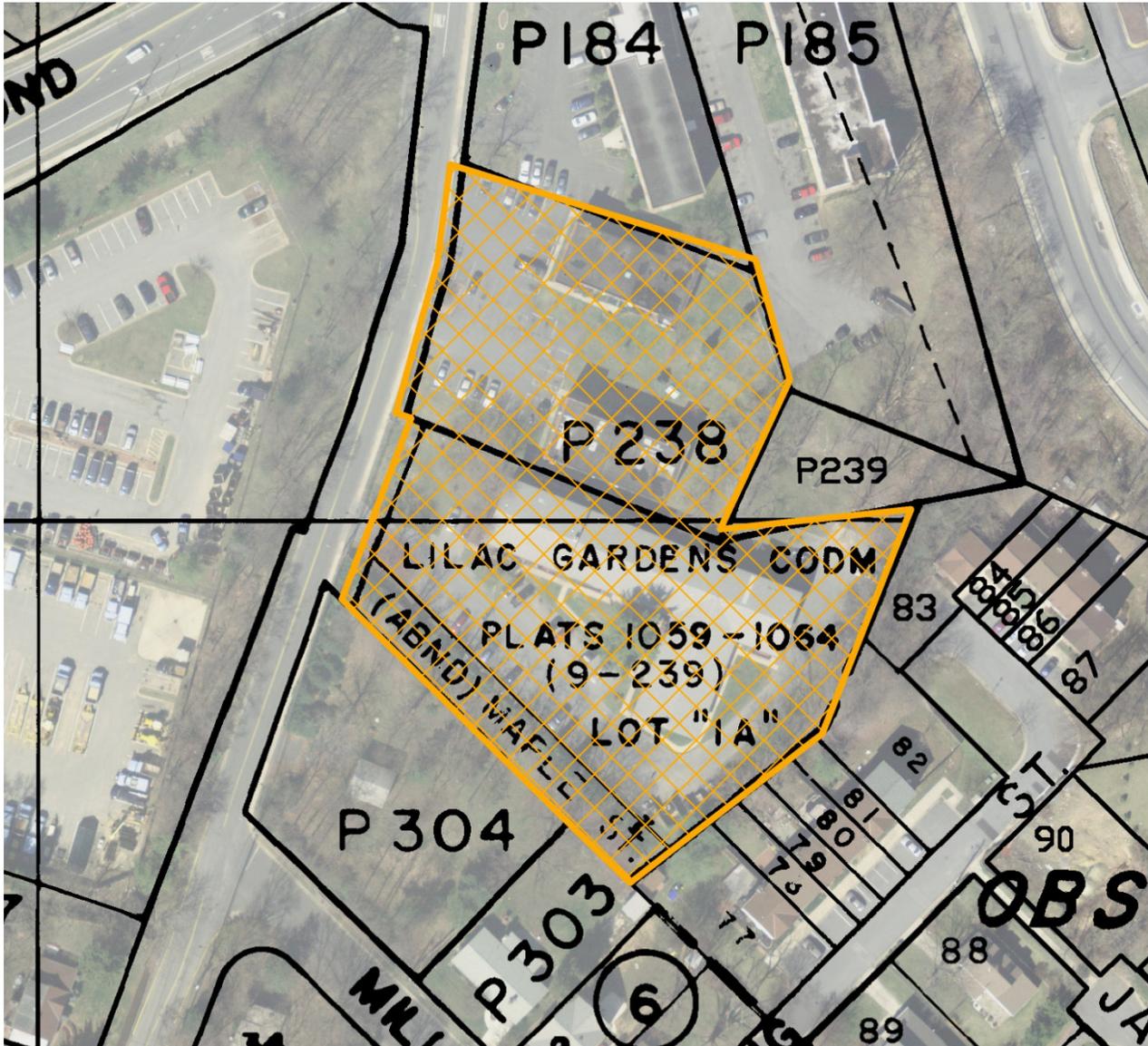
This 8-acre parcel contains the field office and maintenance yard for the Washington Suburban Sanitary Commission (WSSC). The parcel currently has a split zoning of R-A and RP-T resulting from an annexation (X-154) subsequent to the City's boundary adjustment through Charter amendment in 1947. It is recommended that the R-A zoning be changed to RP-T for consistency.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Retain Institutional land use designation
- Retain RP-T Zoning for part of Parcel P310
- Recommend zoning change from R-A to RP-T for part of Parcel P310

28. Lilac Gardens / Summit Hall Apts, 2 parcels, 2.3 acres



Tax Map FT41 Parcel P238, Lot 1A Observatory Heights (Lilac Gardens Condominiums), and the abandoned Maple Street

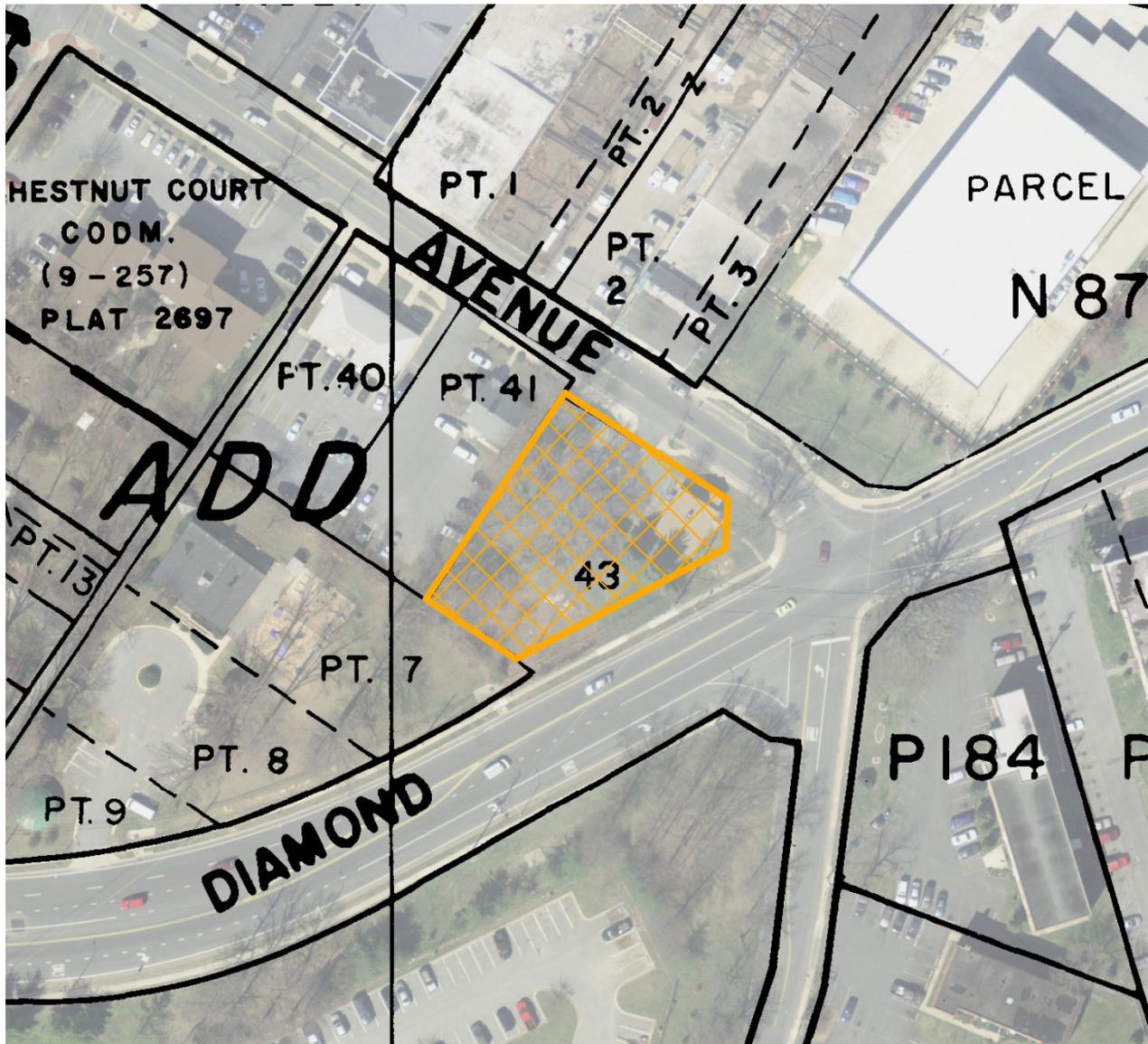
This 2.3-acre area includes the Summit Hall Apartments and Lilac Gardens Condominiums. There are a total of 22 apartment units and 33 condominium units. These properties could be consolidated and redeveloped with primarily residential units. This area should enhance the proposed multifamily redevelopment to the north, which will create a premier gateway into downtown Gaithersburg along West Diamond Avenue.

A residential land use designation will allow for redevelopment of this area, potentially as a mixture of residential units similar to those proposed for the surrounding apartment complexes. Higher density dwelling units should be located closer to West Diamond Avenue, gradually decreasing into lower density townhouse-style units adjacent to the existing townhouses on Spring Street and should be sensitive to the residential character and nature of the surrounding area.

Applicable Strategic Direction: Planning, Housing**Land Use and Zoning Actions:**

- Adopt Residential land use designation for Lot 1A, parcel P238, and the abandoned Maple Street
- Recommend zoning change from R-20 to CBD for Lot 1A, parcel P238, and the abandoned Maple Street at such time as redevelopment is proposed

29. 100 West Diamond Ave, 1 parcel, 0.4 acres



Lot 43 Meem's Addition

This 0.4-acre lot, also known as 100 West Diamond Avenue, currently contains a small residential-style building that is used as an office. The current property owner has expressed interest in redeveloping the site. Future development should be sensitive to the existing character of the neighborhood and should be compatible with the surrounding uses. During the redevelopment process, covenants should be recorded to restrict uses.

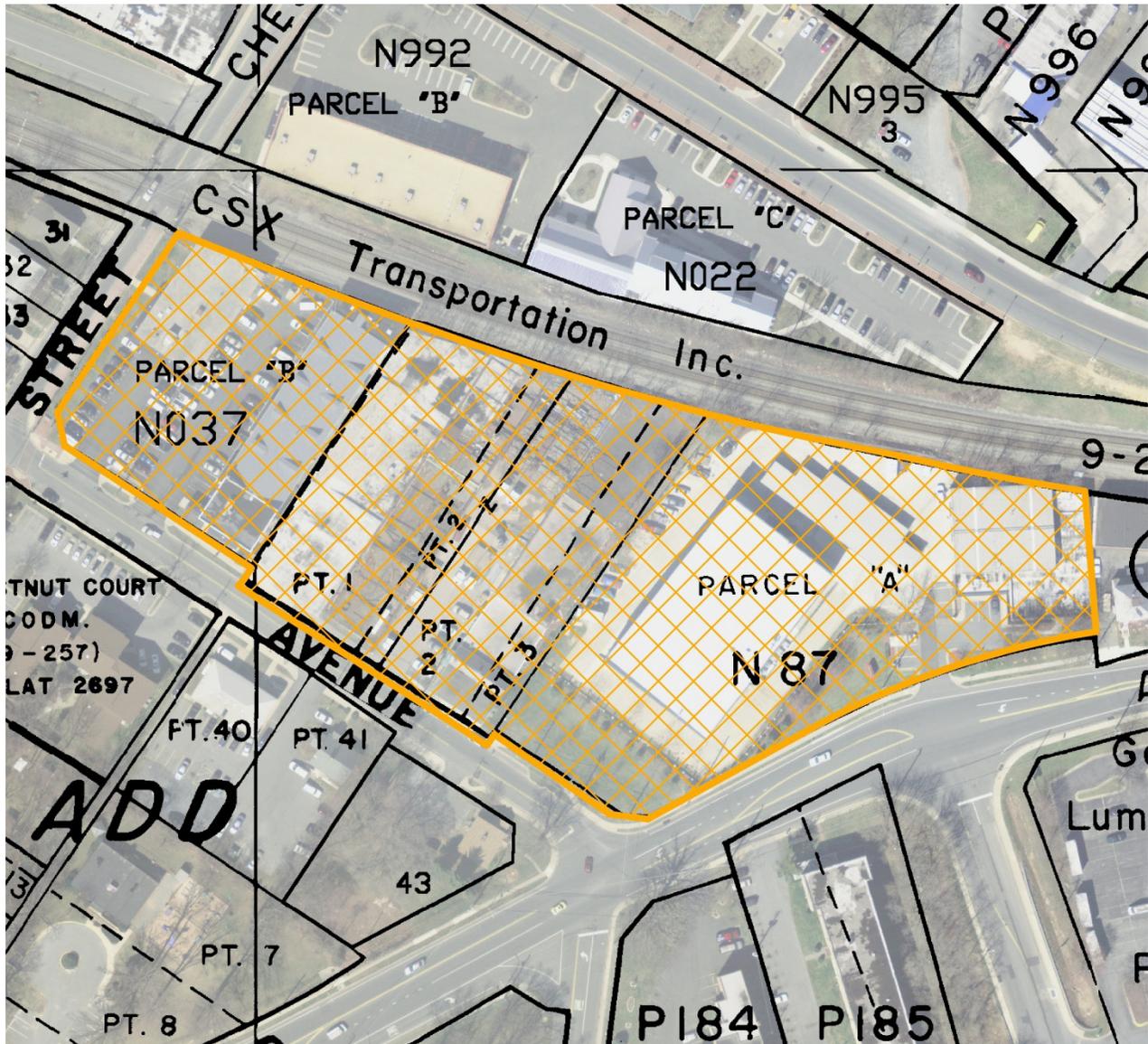
Redevelopment proposals should consider and relate to the potential redevelopment of the Fairgrounds, Olde Towne, and surrounding area and should be sensitive to the adjacent Chestnut-Meem Historic District.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Adopt Mixed Use land use designation
- Recommend zoning change from R-B to CBD

30. Standard Supply / Meem Ave, 4 parcels, 4.6 acres



Parcel A, Parcel B, and part of Lots 1-3 Meem's Addition

This 4.6-acre area contains two office buildings, two industrial buildings, and a large self-storage facility. This area's location along the West Diamond Avenue corridor and proximity to Olde Towne and the MARC train station makes it suitable for redevelopment in the future. While the site's current use is appropriate, a mixed use project with an emphasis on residential uses and a smaller commercial/office component could also be considered. Due to the adjacent CSX railroad tracks, any development proposal should include noise mitigation and rail safety measures. Redevelopment proposals should consider and relate to the potential redevelopment of the Fairgrounds, Olde Towne, and surrounding area and should be sensitive to the adjacent Chestnut-Meem Historic District.

Applicable Strategic Direction: Planning

Land Use and Zoning Actions:

- Adopt Mixed Use land use designation
- Recommend zoning change from I-1 to CBD

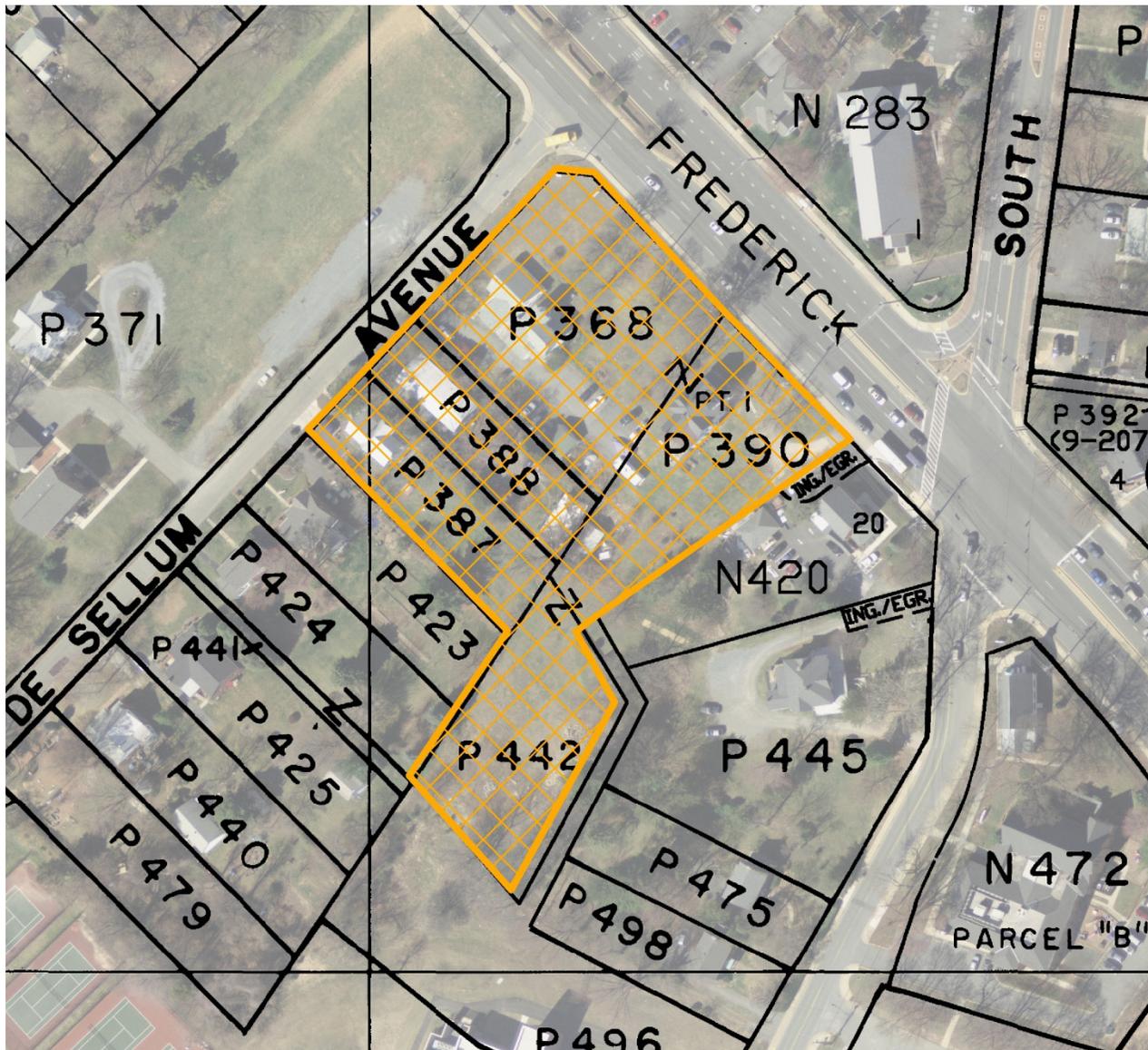
4.1 Frederick Avenue

Frederick Avenue, MD 355, is the principal north-south arterial in the City of Gaithersburg. This major transportation corridor is bordered and influenced by a variety of land uses: civic, commercial, residential, and religious. The importance of the Corridor to the City of Gaithersburg has been recognized both historically and as part of the City's future goals. Frederick Avenue was the subject of its own Master Plan, *Special Study Area Frederick Avenue Corridor Land Use Plan*, adopted in 2001. This Plan reflected and defined the specific land use recommendations formed during a public visioning exercise held concerning the Corridor in 1998. Of particular note, the adopted *Land Use Plan* divided the Corridor into three districts and facilitated the adoption of the Corridor Development (CD) Zone.

During the course of developing the 2009 Land Use Element renewed interest in the Frederick Avenue Corridor, in particular the Commercial District, was voiced. While the purpose of the 2009 Land Use Plan is to update land use and zoning recommendations for specific map designations to better reflect the demographic and economic climate in the near term (six to ten years), input from stakeholders and the greater public suggests that a review of the overall vision for the Frederick Avenue Corridor may be warranted. A consortium of citizens conducted an independent charrette to examine the future of Frederick Avenue.

The citizens' charrette culminated in the drafting of *Gaithersburg's Frederick Avenue Corridor: A Vision*. This "Citizens' Plan" presented a vision of the Frederick Avenue Corridor from Deer Park Road to Montgomery Village Avenue, including both Lakeforest Mall and the Fairgrounds. While the plan's details reflected one viewpoint for the corridor, the core principles upon which the land use recommendations were made are consistent and compatible with the policies established by the City; as illustrated in the comparative matrix included in the MP-1-11 record. The citizens' effort, combined with the recorded testimony of various corridor property owners, makes clear that the future of Frederick Avenue is important and this interest has momentum.

The City should examine the current adopted vision for the Frederick Avenue Corridor in a separate effort from this update to the Land Use Element. The form and structure of this examination is yet to be defined and is beyond the scope and intention of this document. While opinions as to the future of the Corridor may vary, all stakeholders should be included in any effort and through the collaboration of the public, the property owners, and the City; a vision for a vibrant, sustainable future Frederick Avenue can be achieved. The following Map Designations fall within the central section of the Frederick Avenue Corridor:

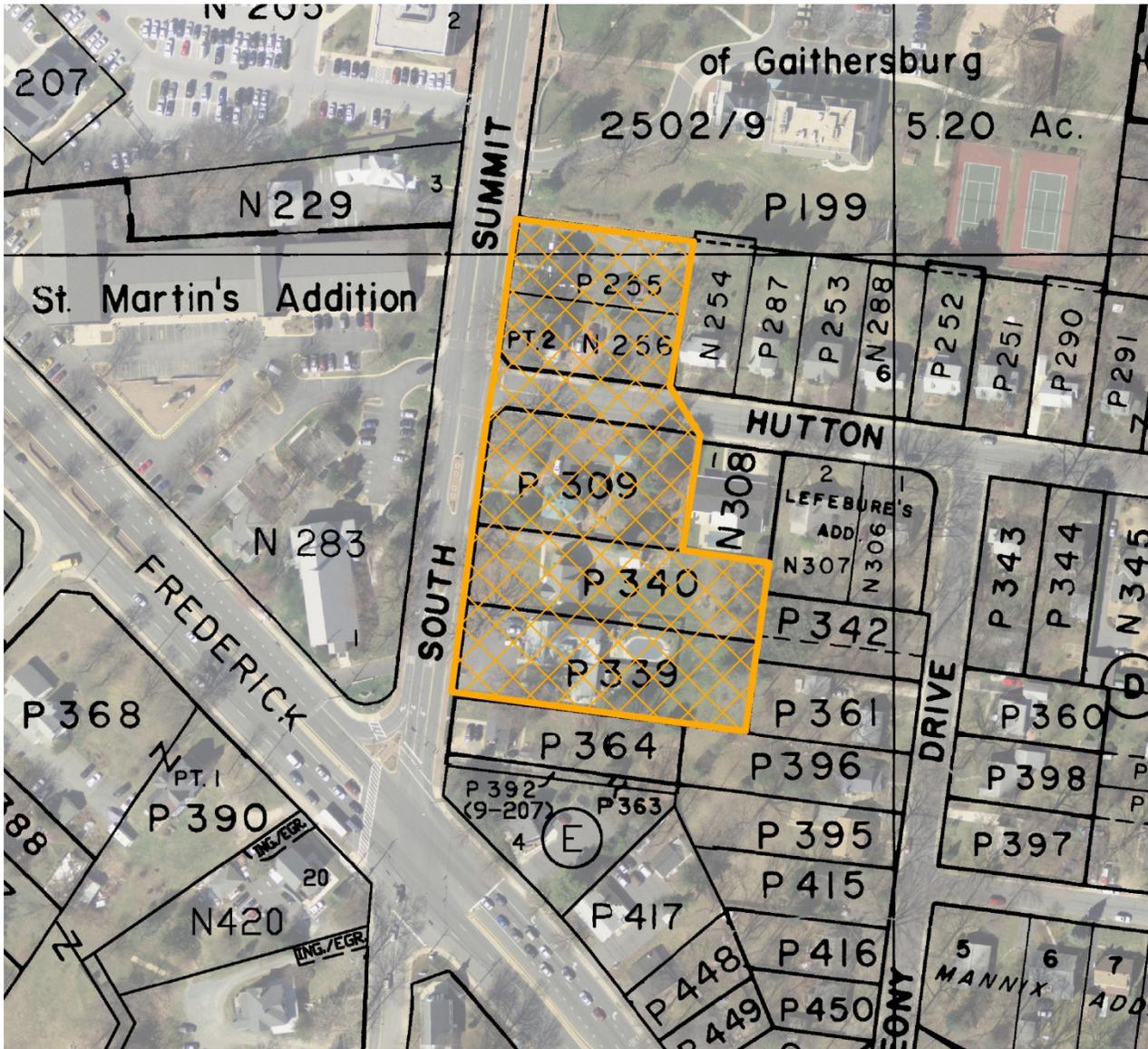
31. Wilson Property, 5 parcels, 2.6 acres**Tax Map FT51 Parcels P368, P387, P388, P390, and P442**

This 2.6-acre area, known as the Wilson Property, is comprised of five parcels currently zoned CD located near the corner of DeSellum Avenue and South Frederick Avenue. It is recommended that these parcels be consolidated into one parcel for the purposes of redevelopment. The historic structure on P 390 should be adaptively reused for commercial purposes. The structures found on Parcels P388 and P387 should be demolished and the original structure on Parcel P368 should be relocated to Parcel P387 or off-site. These parcels should be redeveloped for commercial-office uses with a focal structure fronting MD 355, South Frederick Avenue. Parcel P442 should act as a buffer and be used for forest conservation purposes. These recommendations reflect the site plan CSP-09-001, approved by the Mayor and City Council October 5, 2009 by resolution R-73-09.

Applicable Strategic Direction: Planning, Economic, Environment**Land Use and Zoning Actions:**

- Adopt Commercial-Office land use designation
- Reconfirm CD Zoning for Parcels P368, P390, P387, P388, and P442

32. South Summit Ave properties, 5 parcels, 2.6 acres



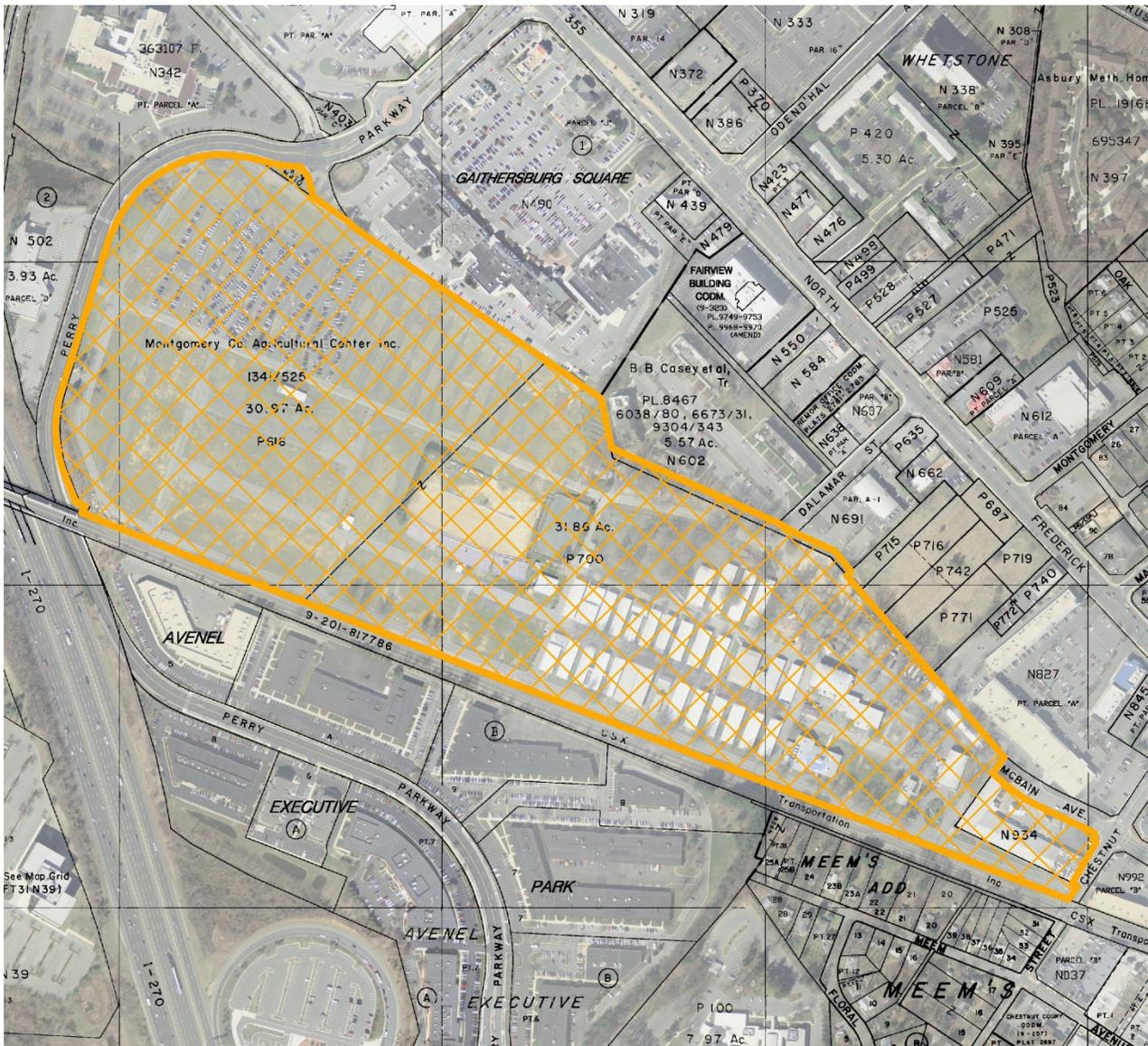
Part of Lot 2 Flower Field and Tax Map FT51 Parcels P255, P309, P339 and P340

This 2.6 -acre area contains five parcels, currently zoned R-90 with single family detached houses on each lot, included in the City’s designated Enterprise Zone. Current commercial uses are found on two of the properties. The proximity of these properties to the Frederick Avenue Corridor provides an opportunity to create a transitional gateway into Olde Towne while enhancing the visual connection to the Corridor. Any future redevelopment with commercial/office uses would be consistent with the existing adjacent uses along Summit and Frederick Avenues. Any redevelopment of these properties should be sensitive to and in scale and visual character with the adjoining residential neighborhood.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from R-90 to CD for Parcels P309, P339, and P340
- Recommend zoning change from R-90 to CBD for part of Lot2 Flower Field and Parcel P255

33. Fairgrounds, 3 parcels, 64.8 acres



Lot 1 Kelly’s Subdivision, Outlot B Gaithersburg Square, and Tax Map FT42 Parcels P616 and P700

This designation consists of approximately 64.8 acres including the two largest parcels owned by the Montgomery County Agricultural Center, Inc. (MCAC). These parcels are not publically owned because MCAC, Inc. is a private entity. Parcel N934 is also a private parcel owned by Lamar Properties, LLC.

MCAC, Inc. has submitted an application for rezoning to the Mixed Use Development (MXD) zone. The application is under review with an anticipated public hearing being held in 2011. Should the rezoning be approved and a sketch plan established for these parcels, the approved sketch plan will act as the guiding land use recommendations for this map designation. Should the property not be rezoned in the near term, it is recommended that the parcels be

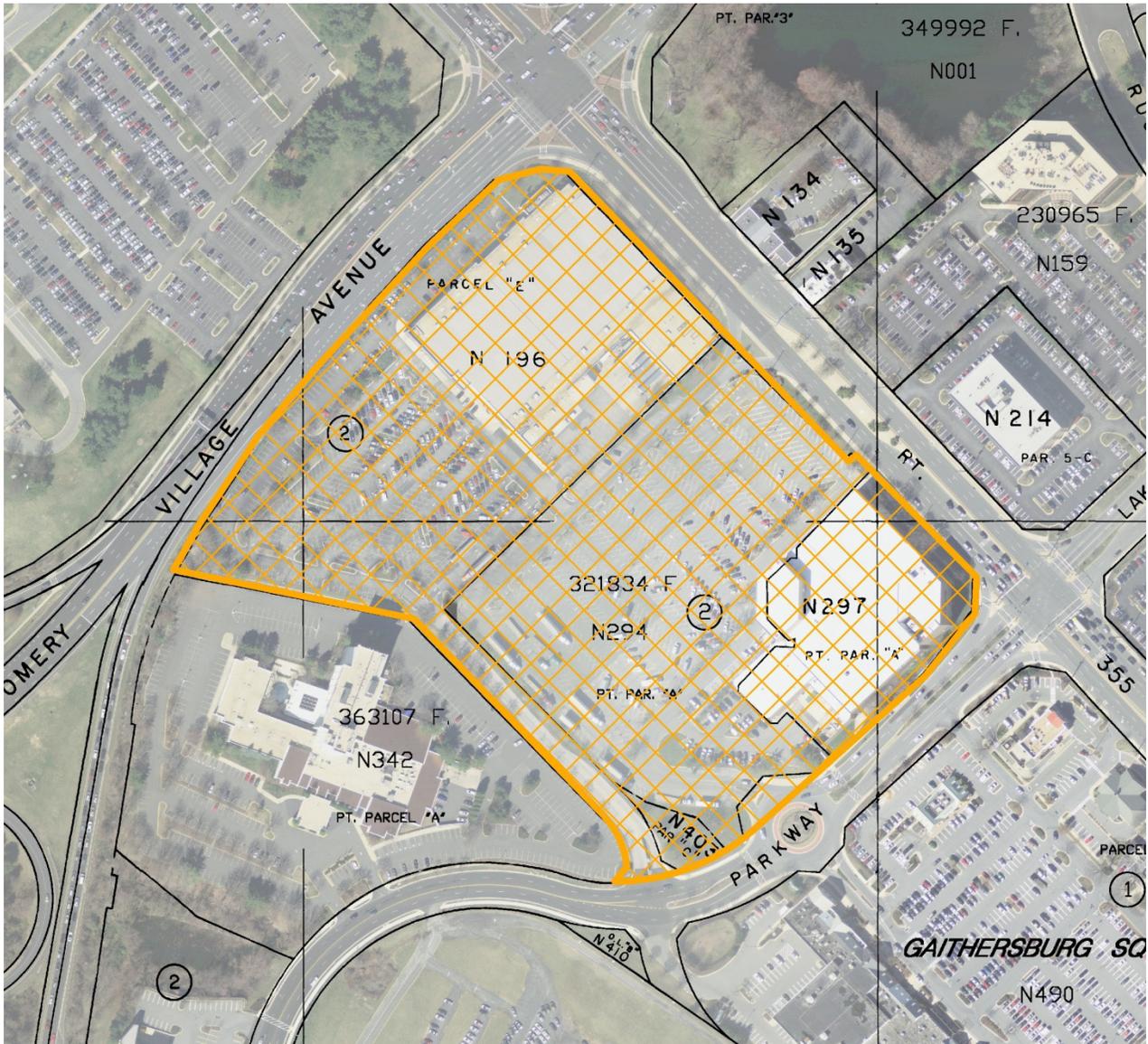
reviewed as part of a comprehensive rezoning process in the same manner as the Lakeforest Mall properties.

Applicable Strategic Direction: Planning, Economic, Housing

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from R-A to MXD for Parcel P616
- Recommend zoning change from I-1 to MXD for Parcel P700 and Outlot B

34. Sam’s Club & Burlington Property, 3 parcels, 20 acres



Parcel C, Parcel E, and part of Parcel A Gaithersburg Square

This 20-acre area contains two large one to two story retail buildings with large surface parking lots. This area’s location along the Frederick Avenue corridor makes it appropriate for redevelopment in the future. As part of the Fairgrounds Commercial District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential uses would be appropriate.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:****Scenario A**

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from C-2 to CD

Scenario B

- Adopt Commercial/Industrial-Research-Office land use designation
- Recommend zoning change from C-2 to CD

creative, mixed use, sustainable phased redevelopment of the site over the long term. The existing parking fields are underutilized, reflecting outmoded parking ratios. There is a need to utilize the open parking fields in a more sustainable manner and to create an enhanced physical environment and a more active connected neighborhood. Future redevelopment of the site should permit a greater efficiency and utilization of the land, including increased densities and a creative mix of uses.

A land use designation of Commercial-Office-Residential for the 94 acre site will allow for the future redevelopment in a phased fashion. Any redevelopment should address and include the critically placed and enhanced transit center which already occupies a key location on site. Introduction of mixed use, transit-oriented development accompanied by shared (and minimized) parking will increase walkability and create a more human and pedestrian-oriented scale. The land use designation will accommodate a wide variety of uses including, but not limited to, multifamily and townhouse units, commercial/retail uses and office and hotel uses. Design on the site could orient some buildings and public spaces to the street in a grid network that links to the established surrounding road network. Additionally, a future mixed use development will expand the potential for a greater modal split of transportation options, easing single mode reliance on the automobile.

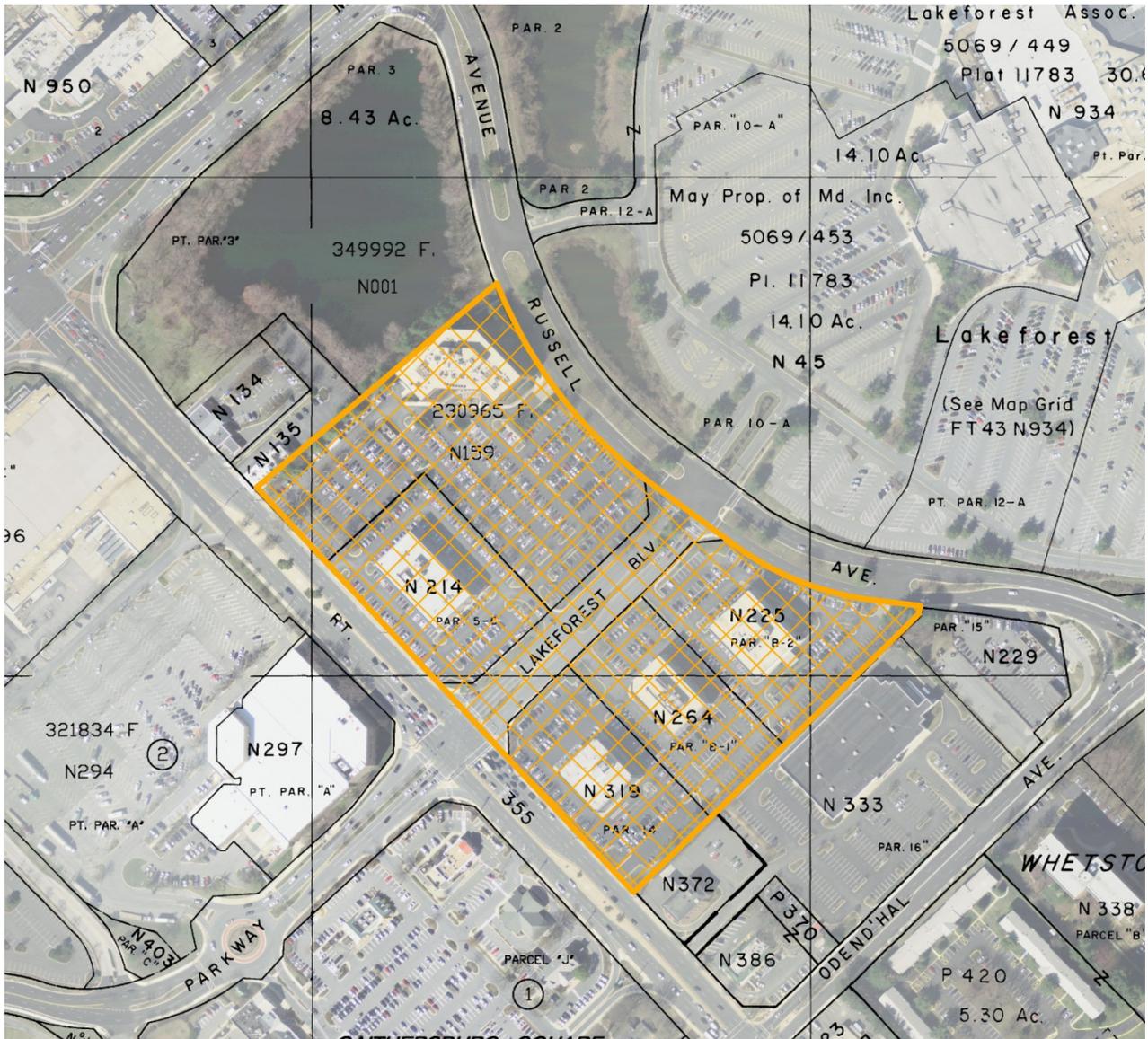
Development standards, F.A.R., potential unit yields, green area, and recommended building heights would be incorporated into a generalized sketch plan. This sketch plan should be developed in concert with a future comprehensive rezoning effort to bring the site into conformance with a mixed use commercial office residential land use designation. The appropriate rezoning would be to the MXD (Mixed Use Development) Zone. The aforesaid sketch plan would also address retention of existing uses, phasing, building placement, and the configuration of certain internal roadways. Designation of the MXD zone would provide an incentive for much needed quality development, resulting in numerous public policy gains, including, but not limited to enhanced storm water management, diverse and affordable housing types and sustainable development of an enhanced caliber.

Applicable Strategic Direction: Planning, Transportation, Economic, Housing

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend Zoning change from C-2 to MXD

36. Guardian Realty / Lakeforest Office Park, 5 parcels, 15.7 acres



Parcels 14, B-1, B-2, 5-C and 5-F Lakeforest

This 15.7-acre area contains several multi-story retail/office buildings, a bank, and a private park with a lake, all with large surface parking lots. This area’s location along the Frederick Avenue corridor makes it a prime candidate for redevelopment in the future. As part of the Fairgrounds Commercial District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential uses would be appropriate. Consolidation of the smaller lots with the larger lots is encouraged. Any redevelopment proposal should consider and relate to the potential redevelopment of Lakeforest Mall and be sensitive to the existing multifamily residential development in the surrounding areas.

Applicable Strategic Direction: Planning, Economic, Housing**Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from C-2 to CD for Parcels 14, B-1, B-2, 5-C and 5-F Lakeforest

37. Sports Authority / Odend’hal Ave commercial, 5 parcels, 7.5 acres



Parcels A and B Northover Center, Parcels 15 and 16 Lakeforest Regional Center, and Tax Map FT42 Parcel P370

This 7.5-acre area contains several one to two story retail buildings and a bank, all with large surface parking lots. This area’s location along the Frederick Avenue corridor makes it appropriate for redevelopment in the future. As part of the Fairgrounds Commercial District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential uses would be appropriate. Consolidation of the smaller lots with the larger lots is encouraged. Any redevelopment proposal should consider and relate to the potential redevelopment of Lakeforest Mall and be sensitive to the existing multifamily residential development in the surrounding areas.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:**

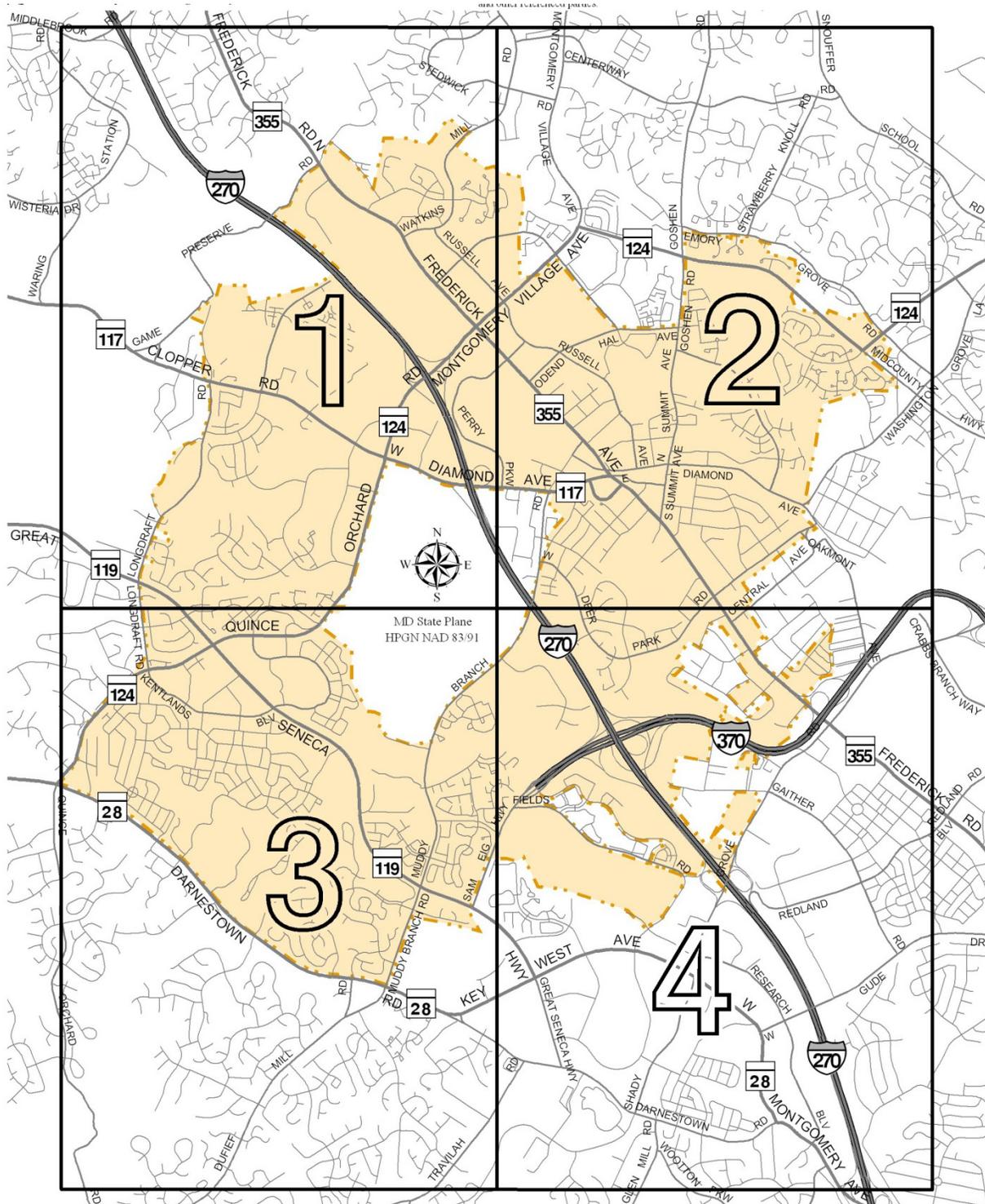
- Adopt Commercial-Office-Residential land use designation
- Zoning remains CD for Parcels A and B Northover Center
- Recommend zoning change from C-2 to CD or a future zone that facilitates a mix of uses and sustainable development standards, for Parcels 15 and 16 Lakeforest Regional Center

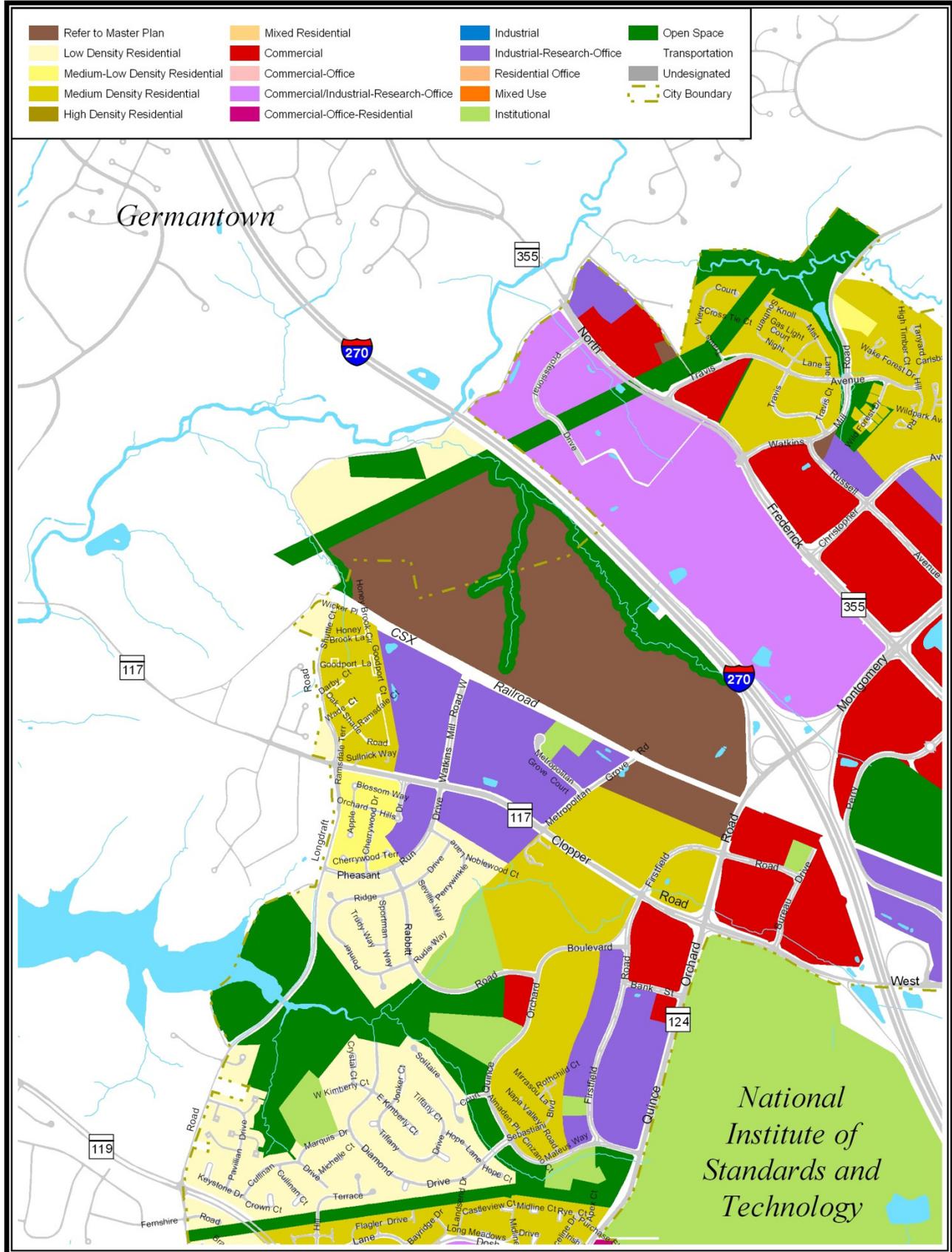
Applicable Strategic Direction: Planning, Economic, Housing, Environment**Land Use and Zoning Actions:**

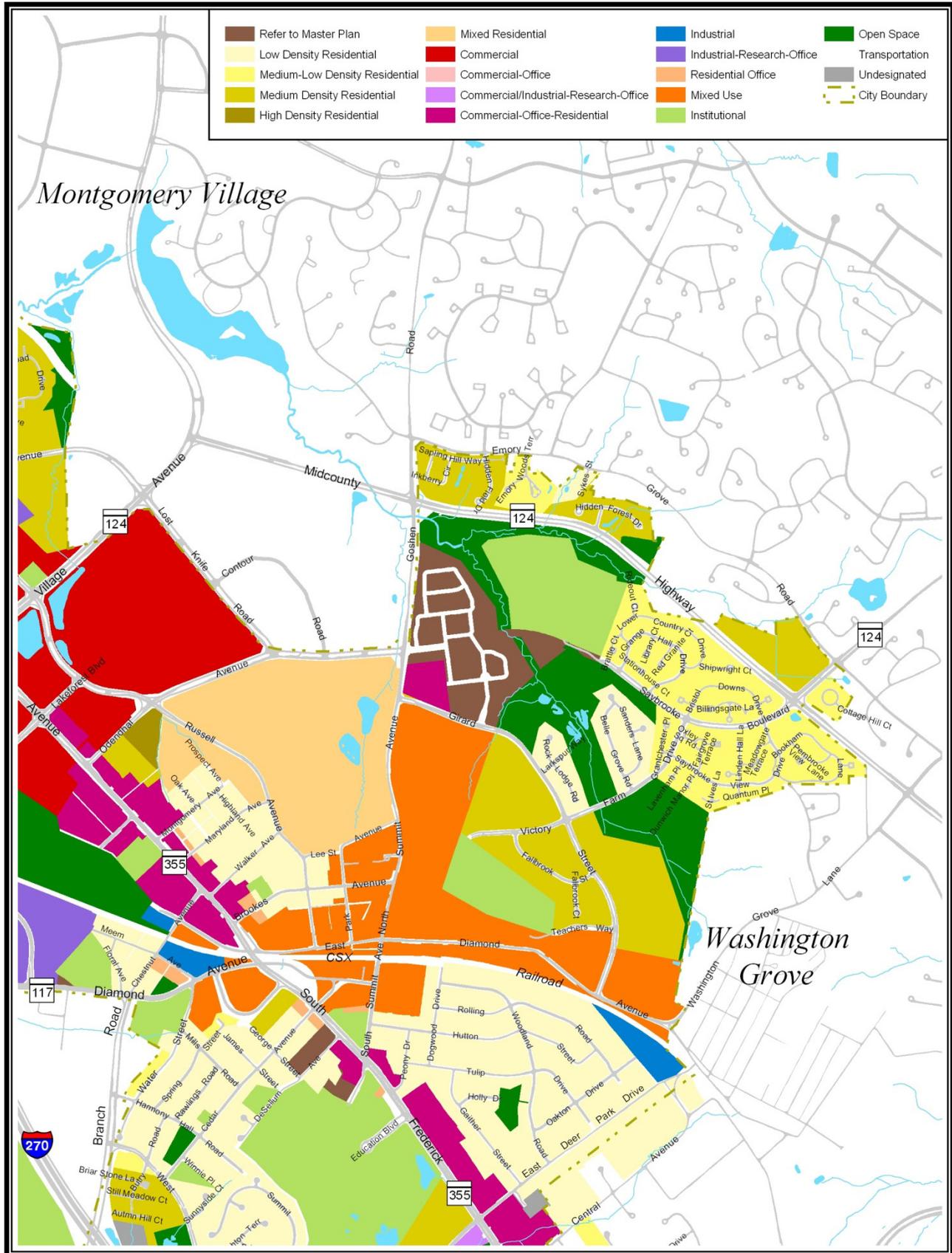
- Adopt Commercial-Office-Residential land use designation
- Zoning remains CD for Lot 1 443 N Frederick Ave, Part of Lots 1-3 Coopersmiths Addition, Parcel A Kogod, Part of Parcel A Pizza Hut, Parcel B Red Barn, and Tax Map FT42 Parcels P499, P525, P527, and P576
- Recommend zoning change from R-20 to CD for Parcels P523 and P528
- Recommend zoning change from C-1 to CD for the southern portion of Parcel P420
- Recommend zoning change from R-20 to CD for Parcel P471 and the northern portion of Parcel P420

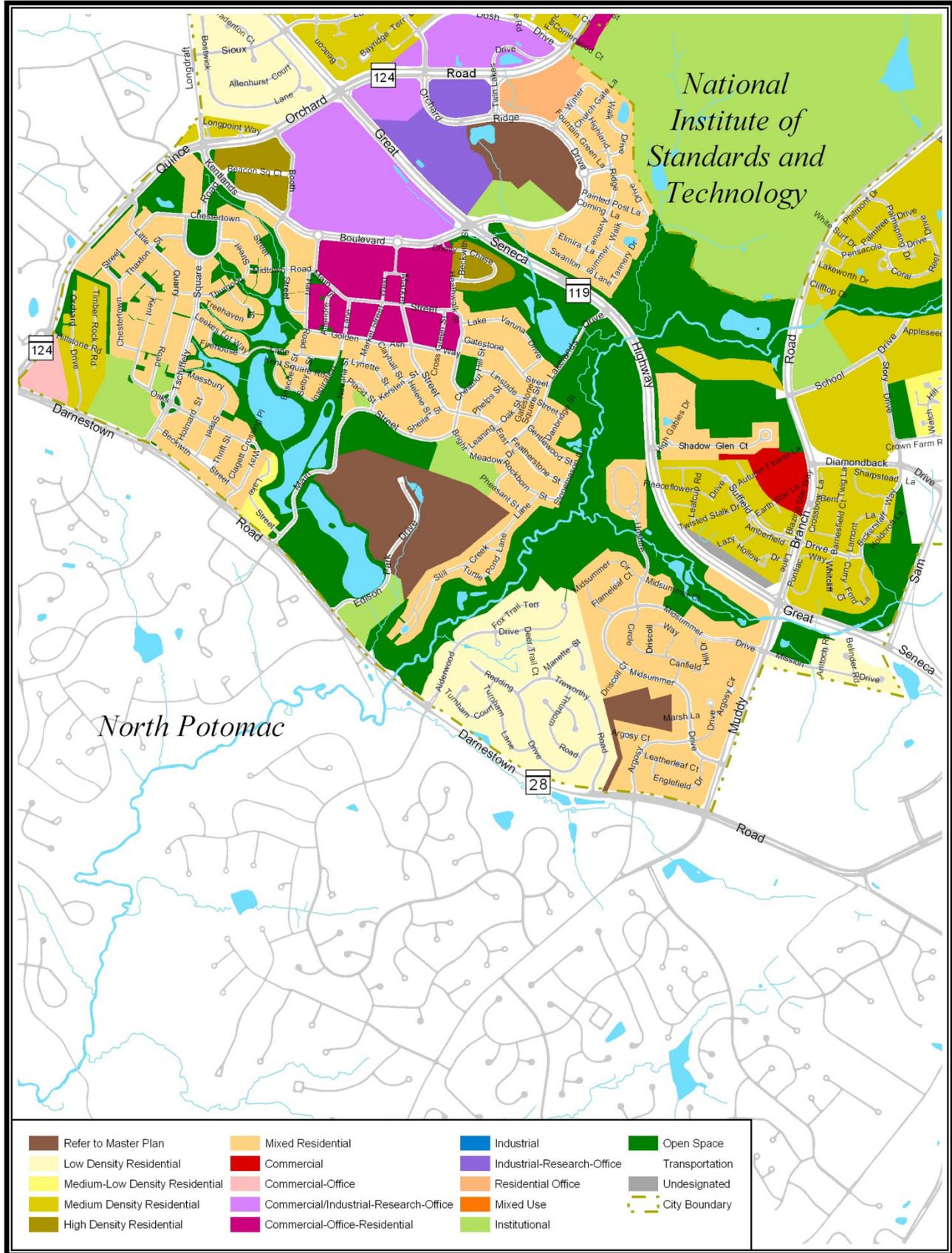
5. Appendix A: Existing Land Use from 2003 Master Plan

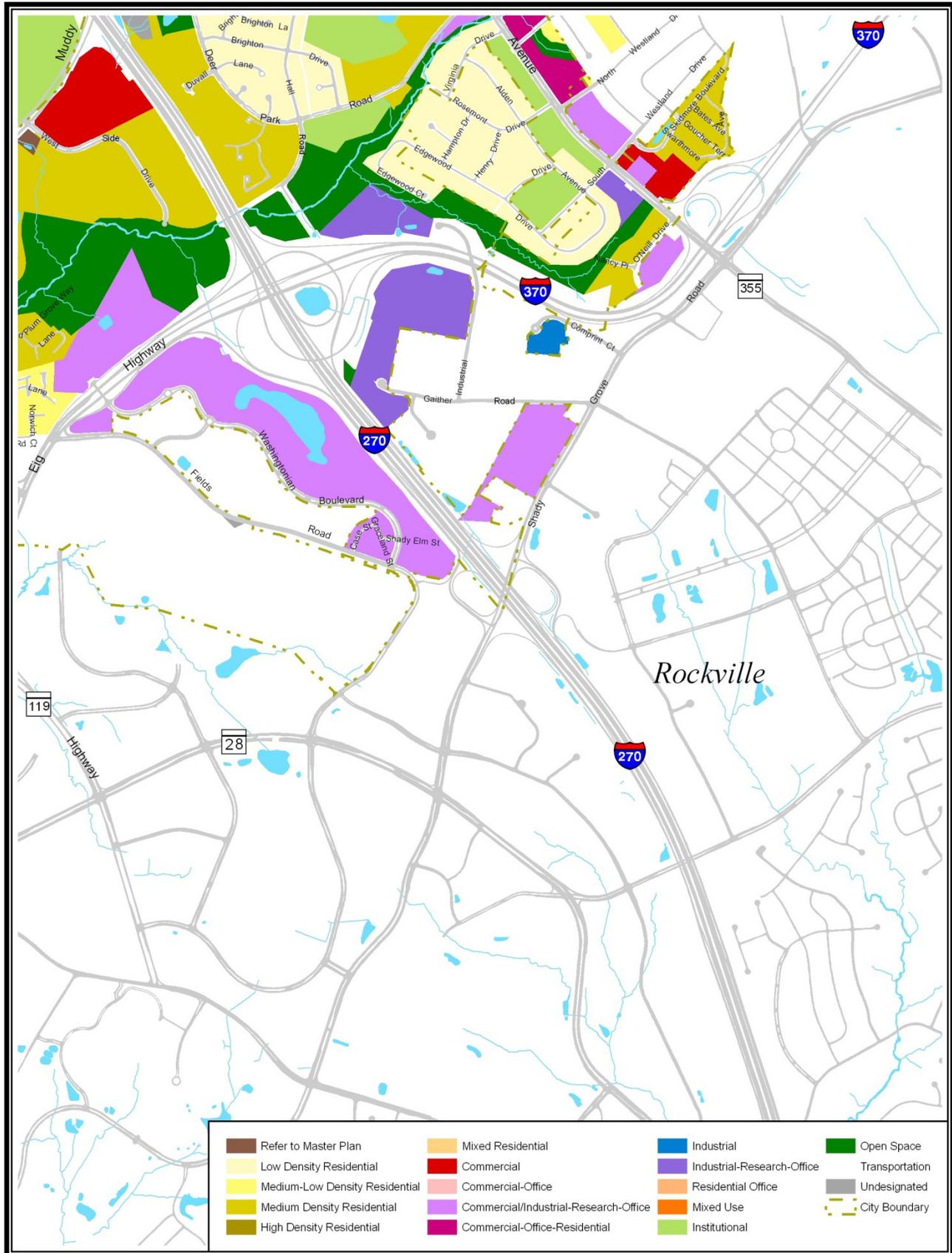
Map 5: 2003 Master Plan Land Use











6. Appendix B: Location of Topics in the Master Plan

Table 2: Subjects That Are Found in The Gaithersburg Master Plan³

Subject/Topic	Master Plan Element		
	Municipal Growth	Land Use	Community Facilities
Land Use Map		X	
Growth Areas Map	X		
Maximum Expansion Limits Map (MEL)	X		
Map Designations / Special Study Areas Map		X	
Acreage Inventory by Land Use / Zoning	X		
Development Capacity Analysis / Zoning	X		
Annexation Policies/Guideline	X		
Existing/Proposed Development in Map Designations / Special Study Areas		X	
Build-out Acreage Inventory by Land Use / Zoning	X		
Acreage Demand for Future Development	X		
Number and Types of Units Projected	X		
General Recommendations / Guidelines for Residential, Commercial, and Industrial Land Use and Development		X	
Design Guidelines / Growth Patterns		X	
Definitions / Description of Individual Land Use Categories and Densities		X	
Historic Growth Patterns	X		
Existing Community Facilities Inventory			X
Total Facilities Needed at Build-Out	X		
Present Shortages / Problem Areas			X
Projected Additional Facilities Needs / Locations			X
Recommended Timeline for Facilities Needed to Implement Plan	X		X
Growth / Development Impact on Facilities Beyond Municipal Boundaries	X		
Goals, Objectives, and Policies	Process and Overview Element		

³ This table is a modified version of Table 1 on Page 6 of the Maryland Department of Planning's "Models and Guidelines Volume 25: Writing the Municipal Growth Element to the Comprehensive Plan"