

# Montgomery Village Master Plan

**Working Draft July 2015**

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## Abstract

This Plan contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted 1985 Gaithersburg Vicinity Master Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; the Master Plan of Highways and Transitways, as amended; and the Countywide Bikeways Functional Master Plan, as amended. This Plan covers 2,435 acres and makes recommendations for land use, density, zoning, transportation, environment, parks, and community facilities.

## Sources of Copies

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# Montgomery Village

Master Plan Working Draft

Prepared by the Montgomery County Planning Department  
[MontgomeryPlanning.org](http://MontgomeryPlanning.org)

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Appendix (separate document; available online at [montgomeryplanning.org/community/montgomery\\_village/](http://montgomeryplanning.org/community/montgomery_village/))

Transportation Background  
Demographics and Data  
Montgomery Village Overlay Zone

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**MONTGOMERY VILLAGE  
MASTER PLAN**

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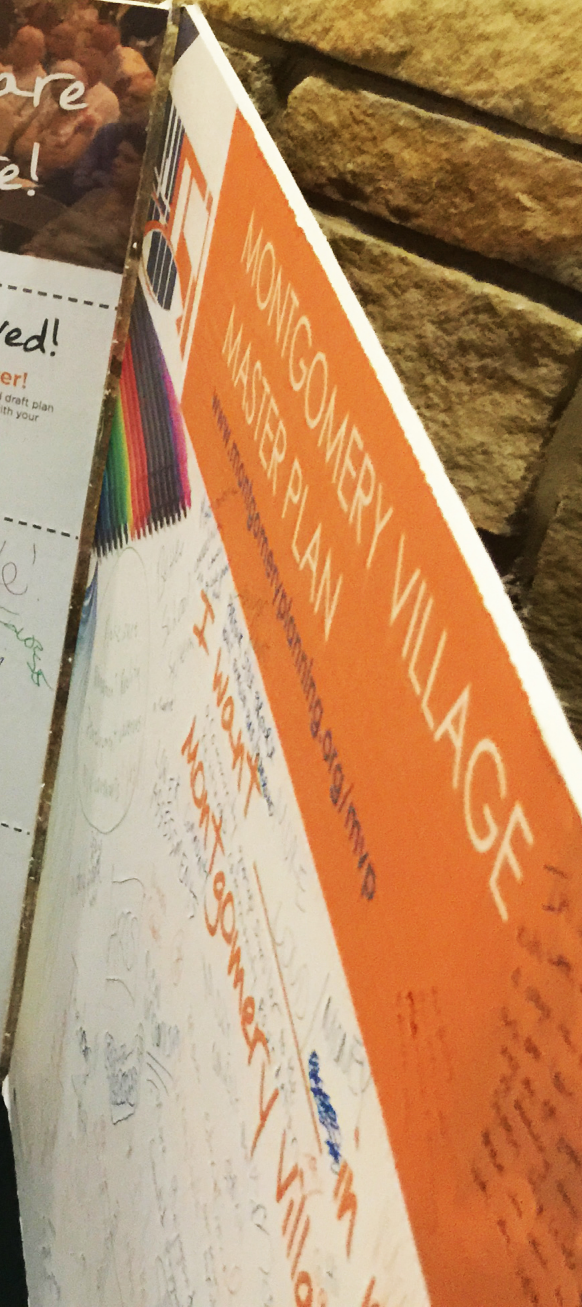
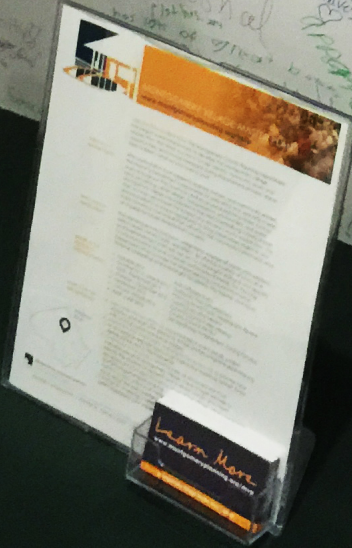
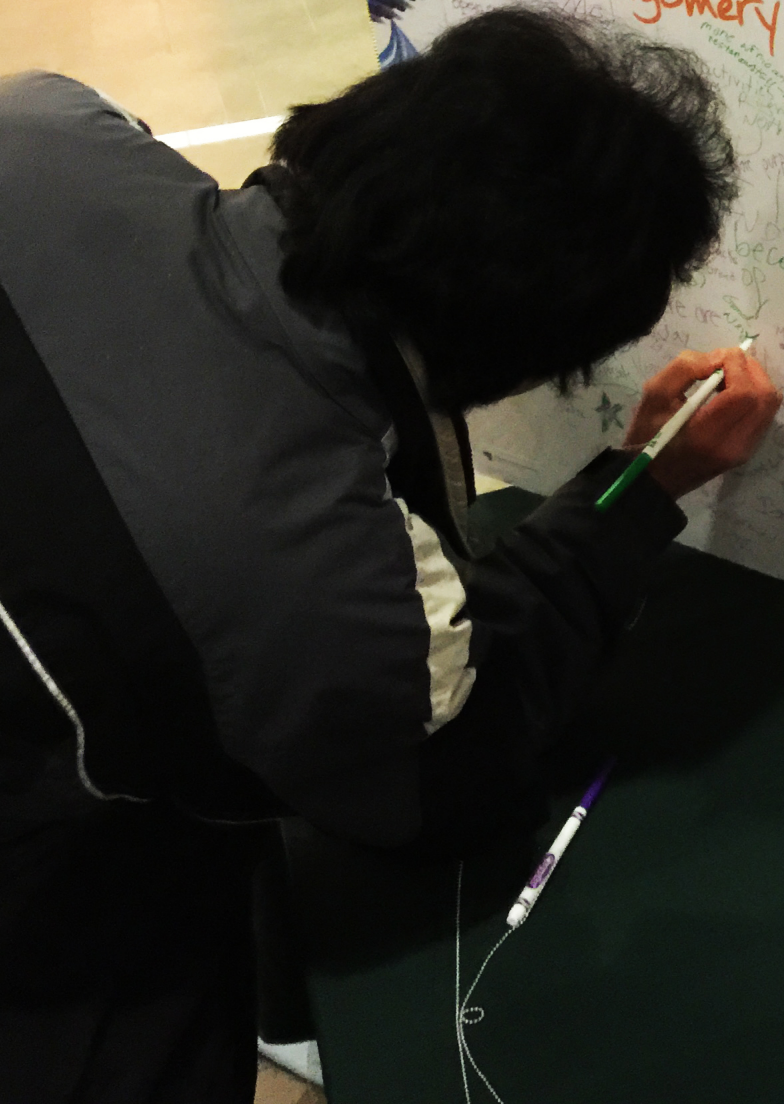
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Visit the project website!

Learn more about the planning process at [www.montgomeryplanning.org/mvp](http://www.montgomeryplanning.org/mvp).

Did You Know?

The Village logo was derived from an ancient symbol of friendship representing two people clasping hands in peace and harmony. This image embodied the level of meticulous planning that went into every aspect of the new community.



# Montgomery Village Master Plan

## Chapter 1: The Vision

# 1.1 Introduction

Montgomery Village was created by Clarence Kettler and his two brothers, Milton and Charles, who started Kettler Brothers, Incorporated in 1952. It was the goal of Kettler Brothers to create a self-sufficient town that, in today's vernacular, provided opportunities to live, work, and play. The sense of community in the Village is characterized by a feeling of connectedness, among long-term residents as well as newcomers. Some families have several generations that have chosen to make the Village their home.

Today, Montgomery Village has an established sense of character, identity, and openness. In a large jurisdiction like Montgomery County, the small town atmosphere of Montgomery Village fosters relationships and residents feel they are part of a unique enclave. This feeling of belonging is enhanced because of residents' familiarity with the surroundings; frequent, shared use of community services; and common concerns and interests that foster a feeling of collective responsibility. Montgomery Village's symbol is sometimes interpreted as two trees, which are appropriate given the extensive greenery throughout the community. The symbol, however, represents two stick figures reaching toward the sky and clasping hands in a gesture of friendship and peace.

There is a strong sense of community pride and belonging, with a variety of services available to residents. Much of the community spirit in the Village can be attributed to the Montgomery Village Foundation (MVF), whose mission is to

promote the health, safety, and welfare of the residents. In addition to offering programs and services, the Foundation provides various opportunities for residents to engage in civic activities, from attending meetings to becoming a member of the MVF Board of Directors or the Architectural Review Board.

The Village has six conveniently located retail shopping centers, a variety of housing choices, and many recreational activities. While the Village does not generally offer employment opportunities for those who live within the Village itself, that aspect of a truly self-sufficient community would have been difficult to achieve, given the County's strategic planning for major employment in the I-270 Corridor.



*Montgomery Village Symbol*



## Strengths and Opportunities

The Village's current strengths and opportunities, as well as its constraints and challenges, were identified by residents, MVF staff, property owners, and business owners during the Montgomery Village Master Plan outreach efforts. The following issues were identified:

### Strengths and Opportunities:

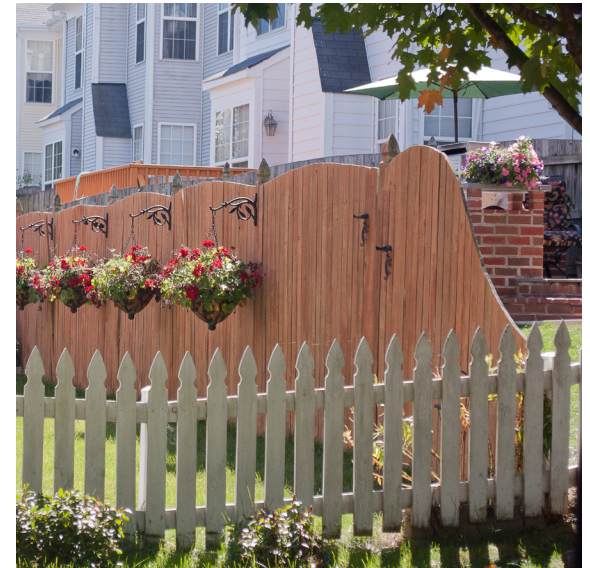
- Diverse housing types in established residential neighborhoods that are relatively affordable.
- Strong civic and community involvement.
- Expansive open space and recreational opportunities.
- Convenient location with access to major transportation routes.

### Constraints and Challenges:

- Lack of reinvestment in existing commercial centers; economic challenges with redeveloping older centers, especially with multiple property owners.
- High vacancy rates in certain retail and office buildings.
- Numerous retail shopping opportunities outside the Village creates challenges and competition for retailers in the Village.
- Uncertainty regarding redevelopment of Lakeforest Mall in the City of Gaithersburg, located at the southern border of the Village.
- Aging housing stock, foreclosures, some evidence of lack of upkeep and maintenance.
- Reuse of the former golf course.
- Rezoning all 2,435 acres of Montgomery Village, due to elimination of the Town Sector Zone.
- Lack of transit – nearest Metrorail Station is Shady Grove, six miles from the Village.



*Lake Whetstone*



*Apple Ridge community*

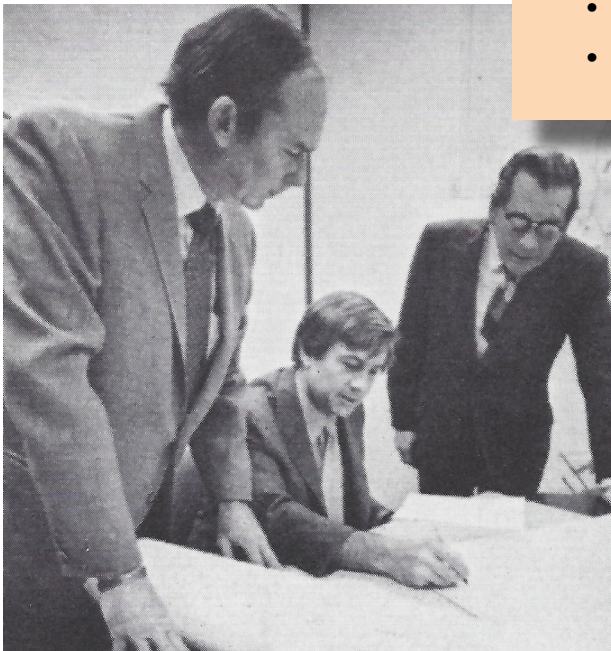
## 1.2 Plan Vision

### The Vision

During the course of the Master Plan, four themes emerged from the community as the most prevalent and compelling issues. These four themes, summarized below, represent the Plan's vision. Chapters 3-6 of the Plan address each of the four themes of the vision in greater detail.

The Montgomery Village community and this Plan seek to:

- Preserve the character of the Village.
- Maintain the public recreation and open spaces.
- Encourage reinvestment.
- Enhance connectivity.



*Kettler Brothers, Inc.*

### 1.2.1 Achieving the Vision: Preserve, Maintain, Encourage, Enhance

First and foremost, Montgomery Village is a place where people live. If the Village is viewed as a small town, as it is by many residents, the residential neighborhoods are its foundation. Residents want to sustain the positive attributes that contribute to a strong sense of community in the Village.

#### *A. Preserve the Village's Character*

To preserve the Village's character, the residential neighborhoods must remain stable, enduring, and appealing. The Village's neighborhoods were purposefully planned and have distinct and differentiating styles. The Kettlers provided a vast range of housing types to appeal to a range of lifestyles, preferences, and affordability. From the apartment communities clustered in the lower Village, to the grand colonials of Whetstone, to the homes adjacent to the Agricultural Reserve, the Kettlers sought to provide choices. The County's first Moderately Priced Dwelling Units (MPDUs) were built in Montgomery Village.

This Master Plan seeks to preserve the Village's character, a place where people live and call home. The Plan's land use and zoning recommendations reflect the existing neighborhoods. By placing the existing housing into a residential zoning category that mirrors exactly what is there today, the Plan's zoning recommendations support the Kettlers' vision. Another key ingredient to preserving the Village's character is the

ongoing operation of the Montgomery Village Foundation. This Plan supports the important functions of the MVF and its mission to serve the residents of the Village. In particular, the Architectural Review Board is integral to maintaining the Village's built environment.

### *B. Maintain the Village's Public Recreation and Open Spaces*

The Village's sylvan environment is one of its greatest assets. This Master Plan strongly recommends that the Village's publicly accessible recreation and open spaces be maintained and preserved. When new development or redevelopment occurs, developers should emulate the Kettlers' town planning principles to provide ample green spaces, vistas, and recreational opportunities. Additional trail connections, with natural or hard surfaces, should be provided to enhance community connectivity. Streets and roads should be designed so that traffic speed is reduced, allowing a focus on pedestrian and bicycle safety.

### *C. Encourage Reinvestment in the Village*

One of the features of a planned community is that it provides a measure of self-sufficiency. In Montgomery Village, part of that small town autonomy includes conveniently located retail centers throughout the community. The Village's six centers serve the everyday retail needs of residents. Over several decades, as retail competition has grown in the mid-County area, consumer preferences have shifted, as has the tenant mix in the Village's centers.

This Plan encourages reinvestment in several of the Village's commercial centers. Mixed-use zones are recommended to encourage redevelopment and reinvestment. Additional residential development in the Village could also enhance the viability of local retail.

### *D. Enhance the Village's Connectivity*

The Plan encourages increased options for mobility and connectivity by all modes -- transit, walking, biking, and private motor vehicles. The Village's private street network, coupled with many trails and pedestrian connections, offers unique opportunities to enhance multimodal links. Montgomery Village can improve connectivity for pedestrians and bicyclists by providing missing links to open spaces, parks, the Village Center, and other destinations around the community and beyond.



*Preserve existing open space*



*Create community open space through reinvestment*



# Montgomery Village Master Plan

## Chapter 2: Overview

## 2.1 Introduction

This Montgomery Village Master Plan is the first Plan that specifically focuses on Montgomery Village. It coincides with the 50-year anniversary of this planned community, which began developing in the rolling farmland of the mid-County during the mid-1960s.

Within the region, Montgomery Village is about equidistant between Washington, D.C. and Frederick, Maryland. Within the County, Montgomery Village is centrally located, just east of I-270 and north of the City of Gaithersburg. (See Figure 1.) The Village is roughly bounded by Great Seneca Park on the west, Warfield Road on the north, Goshen Road on the east, and Lost Knife Road on the south. Communities surrounding Montgomery Village include Germantown to the west, the Agricultural Reserve to the north, the Montgomery Airpark and Lois Green Conservation Park to the east, and the City of Gaithersburg directly to the south. (See Figure 2.)

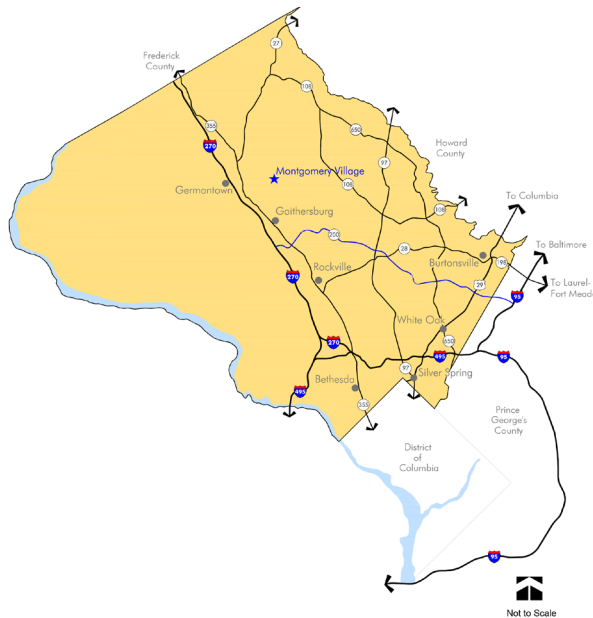


Figure 1: Regional Map

### 2.1.1 Purpose of the Master Plan

The Montgomery Village Master Plan (MVMP) addresses the 2,435 acres that comprise the Montgomery Village community. In 2011, the Montgomery Village Foundation conducted an extensive visioning process that resulted in the Vision 2030 Plan: Moving Montgomery Village Forward. The MVF appointed a committee to work with a professional land use consultant to develop a vision and a set of priorities that would inform the County's upcoming Master Plan. Through a series of charrettes, residents and others discussed

how to change, improve, or enhance various areas of the Village. The MVMP effort has benefited greatly from the ideas and concepts developed through the Village's Vision 2030 Plan. The four sites that were identified as future priority areas by the Vision 2030 Plan are discussed in Chapter 5.

In accordance with the County's new Zoning Ordinance, which was adopted in 2014, the existing Town Sector Zone must be replaced with new zones as part of this Master Plan process. As a result, the MVMP focuses primarily on two interrelated issues: potential redevelopment sites in Montgomery Village and new zoning recommendations for the entire Village to comprehensively replace the Town Sector (T-S) Zone.

The Plan's overarching goals are to preserve the Village's character, maintain its public open spaces, encourage reinvestment, and enhance connectivity. Montgomery Village has many positive qualities, but there are concerns that certain areas are lacking and would benefit from reinvestment. At limited redevelopment sites in the Village, there is an opportunity to enhance the original vision with revitalized retail centers and a mix of uses.

## Demographics

A demographic snapshot of Montgomery Village reveals the following characteristics:

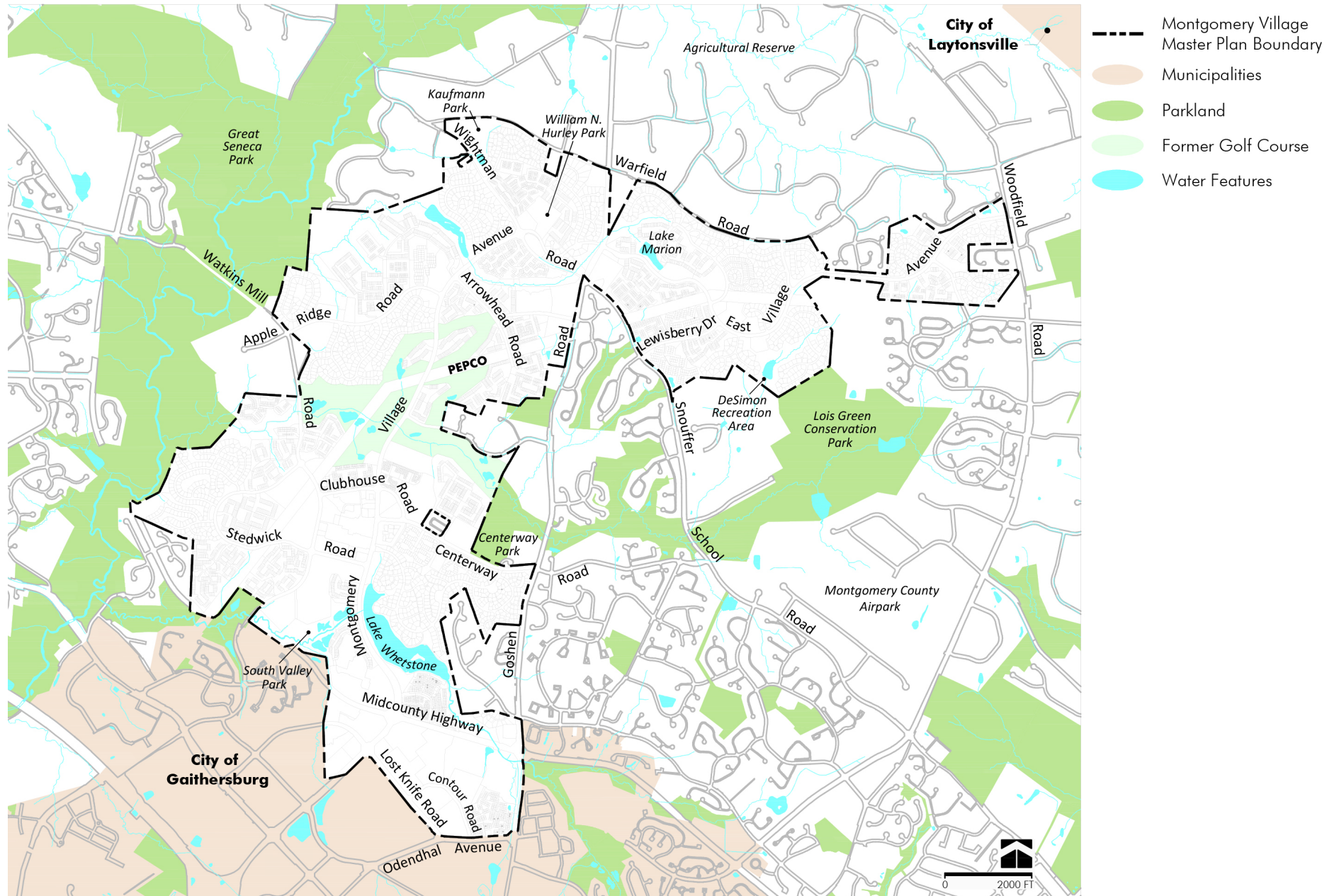
- There are 37,986 persons in 13,496 households.
- The median age of the population is 37.7 years.
- 74 percent of area households are owner-occupied (compared to a 68 percent homeownership rate among households Countywide). Renters make up 26 percent of the area households.
- 51 percent of Village residents are 35 years and younger.
- 17 percent of the households have one or more persons 65 years of age or older.
- 25 percent of householders are singles living alone; 49 percent are married couples (with or without children).
- Median household income was \$82,230.
- White non-Hispanics account for the largest share of the population (37 percent) followed by Hispanics (26 percent), Black non-Hispanics (21 percent), Asian non-Hispanics (12 percent) and Other (4 percent).
- Among adults ages 25 and up, 47 percent have earned a bachelor's or advanced degree.
- 81 percent of employed residents commute to work by car.

Montgomery Village is a relatively stable bedroom community with a higher-than-average percentage of owner-occupied residential units and vacancy rates that are identical to those of the County. Montgomery Village offers more affordable, single-family detached and attached housing options than the County overall, and its relative affordability has become greater over the past decade. Many market-rate affordable rentals and homes are available. Taking into account the economic downturn from 2007 to 2009, the County's overall housing stock held its value more than the Village's inventory and the Village has seen some of the highest rates of foreclosures in the County. The supply of single-family attached homes at both the County and Village levels held its value more than single-family detached homes. Demographically, Montgomery Village is more racially and ethnically diverse than the County's overall population.



*MVF Pumpkin Race*

**Figure 2: Master Plan Boundaries**





## 2.2 Community Engagement

A variety of approaches were utilized to engage the Montgomery Village community in the Master Plan process. A series of “MV Matters” outreach events were held in the community to encourage all interested stakeholders to discuss the future of Montgomery Village. Village residents, property owners, and business owners were invited to share their ideas and provide feedback about the commercial centers, proposed zoning options, preservation of open spaces, and connectivity.

Approximately 135 people attended the October 1, 2014 kick-off meeting as part of the MV Matters series. Provided with stickers that said: “I want [fill in the blank] in my Village,” attendees identified issues that were important to them. Residents used an on-line, interactive map to catalog what they loved, liked, or wanted to change in the Village. Anyone with an interest in the Village was able to upload comments and pictures about specific sites. There were more than 70 responses, many of which focused on the desire for an upgraded, updated Village Center, as well as walkable and connected spaces, trail connections, protection of view sheds, green spaces, and concerns related to traffic congestion. Community input from the various engagement efforts was used to develop this Plan’s vision statement.

Subsequent to the October 2014 kick-off meeting, six community meetings were held to provide information and receive feedback, with attendance ranging from 30 to 140 attendees. The format of the meetings

included a staff presentation, followed by break-out groups and discussion tables that provided opportunities for community members to communicate and interact with planning staff. Topics covered included proposed residential zoning, the commercial centers, the former golf course, open space preservation, and a proposed Overlay Zone. Staff also attended Montgomery Village Foundation (MVF) Board of Directors’ meetings and MVF community-wide family events.

In an effort to engage all members of the community, several “graffiti boards” were placed at local schools and the Gaithersburg Library so that employees, students, families, and those who were unable to attend evening meetings could record their ideas. In November 2014, more than 70 business



*M-NCPPC Outreach Materials*

establishments were surveyed so planners could learn more about their situations and provide them with an opportunity for input. The survey asked business owners what is most important to them; how they characterize their businesses' past and future performances; and whether they have considered moving their businesses from their Montgomery Village locations. Of those who responded, 58 percent were optimistic about their future, but many have seriously considered relocating from Montgomery Village.

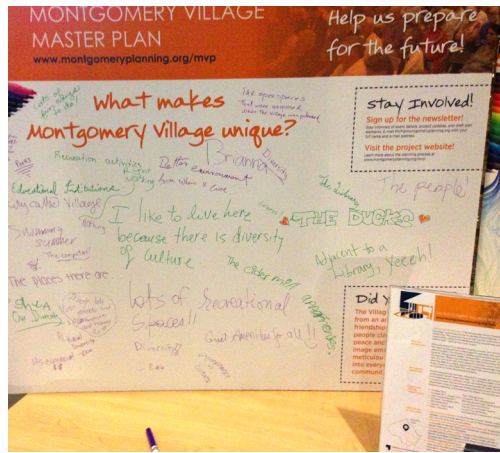
Local high school students were also engaged. They were asked, "What is your ideal Village and what can it become?" Watkins Mill High School students requested that more direct connections and pedestrian trails be provided. Since bus service for public high school students is not provided for those who live within two miles of the high school, some students walk at least 45 minutes to and from the school daily.

To engage Hispanic residents, who account for more than 27 percent of the population in Montgomery Village, staff developed Spanish-language planning materials, on-line videos, and a bus signage campaign. More than 10,000 postcards (in both Spanish and English) were mailed to Village residents and businesses to provide notification of the MV Matters meetings, as well as information about on-line opportunities to provide input. Staff was interviewed by English and Spanish language television stations about the MVMP. And, bilingual notices about the MVMP were

placed at Ride On bus shelters and on buses, the Shady Grove Metrorail Station, and at the meeting locations of the various Chamber of Commerce groups (Hispanic, Asian, and Greater Germantown/Gaithersburg).



*English / Spanish Bus Shelter Posters*



Clockwise from top left: School Outreach Graffiti Board; Graffiti Boards at Gaithersburg Library; MV Matters Series; M-NCPPC Booth at Pumpkin Fall Fest; Resident entering comments for Like it!Love it! Change it! initiative.

## 2.3 Planning Framework and Context

### 2.3.1 The General Plan and the Gaithersburg Vicinity Master Plans

Montgomery County's 1964 General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties and the 1969 Updated General Plan for Montgomery County have provided seminal, comprehensive land use guidance in the County for 50 years. The

wedges in the General Plan were envisioned as the County's "green lungs" that preserve linear stream valley parks, natural resources, rural open space, and farming activities with opportunities for low-density residential development. The General Plan designated the most intense growth in the urban ring surrounding Washington, D.C., as well as areas along the I-270 Corridor. (See Figure 3.) The I-270 corridor cities were identified as Rockville, Gaithersburg, Germantown, and Clarksburg, which were all to be served by transit with station locations that would become the focal points for development. Each corridor city would be relatively self-sufficient, with employment, retail, a range of housing choices, and supportive community services.

The 1993 General Plan Refinement of the Goals and Objectives for Montgomery County reconfirmed the original Plan's four geographic areas: the relatively intensively developed down-County urban ring, the I-270 Corridor, the moderately dense suburban communities in the mid-County, and the low-density residential and rural agricultural wedges. With the exception of the Agricultural Reserve, the borders within these areas are gentle transitions rather than well-defined separations within an otherwise continuous land use pattern. The southernmost part of Montgomery Village is at the outer edge of the I-270 Corridor and transitions into the residential wedge, with its northern boundary adjacent to the Agricultural Reserve. While the Kettlers may have drawn upon elements of the General

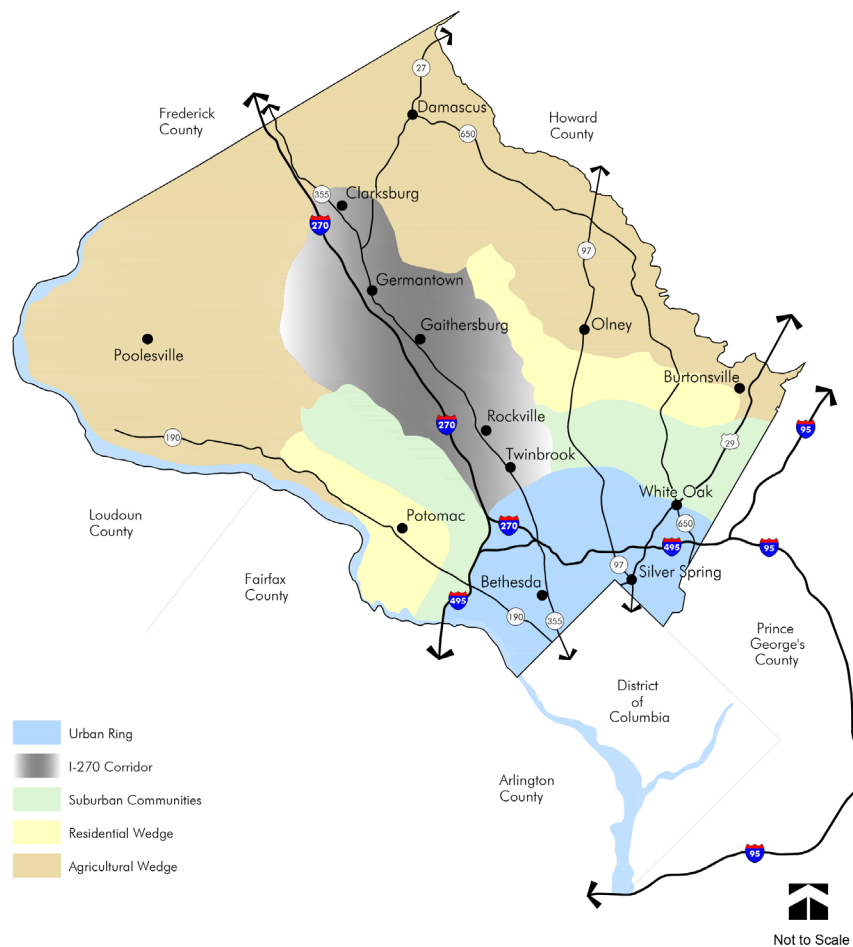


Figure 3: General Plan: Wedges and Corridors

Plan’s corridor city concept in creating Montgomery Village, the Plan’s guidance was for the most urban, intense development to be located along the main stem of the I-270 Corridor, centered around and serviced by transit.

Montgomery Village was included within the boundaries of two previous master plans -- the 1971 Gaithersburg Vicinity Master Plan and the 1985 Gaithersburg Vicinity Master Plan. The boundaries for these Master Plans are nearly identical and cover about 25 square miles of land surrounding the City of Gaithersburg and the Town of Washington Grove, with the City of Rockville bordering the Plan to the southeast. The 1971 Gaithersburg Vicinity Master Plan relied on the corridor city concept to establish a development pattern for Gaithersburg, including a central core, residential areas, and a transportation system. The 1971 Plan identified Montgomery Village as a “committed area” whose large scale development was governed by the Town Sector Zone.

The 1985 Gaithersburg Vicinity Master Plan contained no narrative or background about Montgomery Village, except for a reference to open space and potential school sites. The 1985 Plan limited its focus to three areas – Shady Grove West (i.e., the Life Sciences Center and environs), the Airpark, and Smokey Glen – that were considered to have meaningful opportunities to influence physical growth and future development through the Master Plan process. For all other areas, the 1985 Plan stated that the recommendations of the 1971 Gaithersburg

Master Plan would be continued.

Montgomery Village has not been part of a master plan since the 1985 Gaithersburg Vicinity Master Plan and it has never been the subject of its own master plan. When the Gaithersburg Master Plan was initiated in the mid-2000s, Montgomery Village was originally included within the Plan boundaries. Soon after the Gaithersburg Master Plan commenced, it became clear that the area was too large; with land on both sides of I-270, and distinct and unique issues faced by the east and west.

The Planning Board recommended (and the County Council agreed) that the area be divided into two smaller plan areas and that the plans be updated sequentially, Gaithersburg West followed by Gaithersburg East. Gaithersburg West became the Great Seneca Science Corridor Master Plan, which was approved and adopted in 2010. Gaithersburg East was to include Montgomery Village and all of the areas from the 1985 Gaithersburg Plan that had not been part of previous plan updates. In October 2014, the County Council directed the Planning Department to initiate a Master Plan focused solely on Montgomery Village. A Master Plan for the remaining portions of Gaithersburg East is scheduled to follow the Montgomery Village Master Plan.

### **2.3.2 The Town Sector Zone and the Development Plan**

Montgomery Village’s development was based on “new town” principles, which were

intended to establish a level of self-sufficiency in the Village. To assist in the creation of the new town, a new zone- the Town Sector Zone (T-S Zone) – was created and approved by a local map amendment by the County Council. On May 18, 1965, the Montgomery County Council unanimously adopted a text amendment that created the Town Sector Zone “to assist in the building of new towns or satellite towns which would be located far enough from the present built-up areas of the Washington metropolis to permit a high degree of self-sufficiency and independent existence as a separate functioning economic and social unit.”

The T-S Zone was considered one of the more complex “floating” zones that could be applied by local map amendment. The complexity had to do with the required size of the area (an application for the T-S Zone had to include a minimum of 1,500 acres) and the possibility that a mix of uses could occur on a single site, which was an unusual idea at the time. The T-S Zone was different from conventional zoning in that it provided more flexibility and did not have specific development standards regarding height, bulk, density, and uses. The T-S Zone also established residential density at a maximum of 15 persons per acre based on the total area within the T-S Zone. Density was to be calculated by housing types, not the actual census, with an average of three persons per dwelling unit. Applications for rezoning were explicitly prohibited in the Town Sector Zone for 50 years--a control expiring in 2015.

Land use guidance for Montgomery Village

was provided by the Village's Development Plan, which was required to be submitted and approved with the original T-S zoning application. The Development Plan identified the locations and densities for residential and commercial uses, the road network, as well as sites for public schools and open spaces, trails, and bike paths.

The entire 2,435-acre Montgomery Village area has been in the Town Sector Zone and governed by the Development Plan, which has been amended during the regulatory process as projects have been approved. Most of the right-of-way for Pepco utilities that traverses Montgomery Village is zoned R-200.

### **2.3.3 The New County Zoning Ordinance**

Montgomery County adopted a new zoning ordinance that became effective on October 30, 2014. The T-S Zone is in Article 59-8 of the new ordinance, Zones Retained from Previous Ordinance, which states the following: "The zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by a property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014." (Section 8.1.1) All of the zones in Article 59-8 of the Zoning Ordinance will be phased out and replaced over time. When Master Plans that contain any of the zones in Article 59-8 are updated,

the revised master plans will replace these zones and recommend new ones. For most master plans, phasing out and replacing zones from Article 59-8 will involve a limited number of sites within the plan area. For Montgomery Village, this rezoning task is complex since it involves devising new zoning recommendations for the 2,435 acres that are within the Town Sector Zone.

The Development Plan for Montgomery Village, which accompanied the original T-S Zone in the Village, will no longer be in effect when the new zoning categories are implemented through a Sectional Map Amendment. The new Zoning Ordinance provides the following direction on this matter: "Any development allowed on property subject to the binding elements of a District Council approved development plan or schematic development plan on October 30, 2014, must satisfy those binding elements until the property is: a. subject to a Sectional Map Amendment that implements a master plan approved after October 30, 2014..." (Division 7.7.1.B.5.)

### **2.3.4 New Zones for Montgomery Village**

This Plan recommends 15 new zoning categories for the 2,435 acres in the Town Sector Zone. (See Figure 4, page 24.) In general, the Plan recommends zones that reflect the land uses and densities that are currently developed, as closely as possible. For example, the large portions of the Village that are now exclusively residential are recommended for single-family, townhouse,

or multi-family zones that reflect those existing housing types and the densities they were built to. (See Chapter 3.) Where redevelopment is anticipated, zones are recommended that allow a mix of uses to encourage revitalization. (See Chapter 5.)

To ensure preservation of open space, all of the Montgomery Village Foundation's community amenities, including parks, trails, and recreation centers are recommended for a very low density residential zone (RE-1; Residential Estate, 1 Acre). The Plan also recommends adoption of an Overlay Zone, to be included in the Zoning Ordinance, for the purpose of preserving the Village's unique character and protecting its open spaces, recreational facilities, and conservation areas. (See Chapter 7.)

The Village's public facilities, institutional and philanthropic uses, and an assisted living facility are also recommended for a low density residential zone, which is typically how these uses are zoned throughout the County. Schools owned by Montgomery County Public Schools (MCPS) that are within the boundaries of the MVMP are recommended for the R-200 Zone (One Family Detached, large lot), including four elementary schools and one middle school. The Gaithersburg Library is recommended for the R-200 Zone. Religious institutions, including five churches and a synagogue, are recommended for the R-200 Zone as well.

Most existing, single-family neighborhoods are recommended for one-family detached residential zones, including R-60, R-90, or R-200. Most existing townhouse

communities are recommended for one of three zones, depending on the density of the existing development: low-density, medium density, or high density. Multiple-family communities are recommended for either the R-10, R-20, or R-30 zones, depending on the density of the existing development.

For commercial properties where redevelopment is encouraged, the Plan recommends a Commercial-Residential Town (CRT) Zone. For commercial properties where redevelopment is not anticipated, the Plan attempts to reflect what is built in terms of density and uses and recommends the Neighborhood Retail (NR) Zone, the Employment Office (EOF) Zone, and one site is recommended for the Light Industrial (IL) Zone. Once the Master Plan has been approved by the County Council and adopted by the Planning Commission, the zoning recommended by this Master Plan will be implemented through a Sectional Map Amendment (SMA).

### 2.3.5 Consistency with State and Local Planning Policies

This Plan's recommendations are consistent with State and County planning policies.

- The County's 1964 General Plan identifies the I-270 Corridor for concentrated, high-density development supported by a comprehensive transportation system including a major highway network, rail lines, and centers called corridor cities.
- The Maryland Economic Development,

Resources Protection, and Planning Act of 1992 requires that local plans protect sensitive environmental resources.

- The County's 1993 General Plan Refinement supported the corridor cities concept, but acknowledged that it had not yet fully evolved.
- The State's 1997 Priority Funding Areas Act directs State spending to support smart growth, typically to existing communities and places where local governments want investment to support future growth. The Montgomery Village Master Plan area is within a Priority Funding Area.







Chapter 3:  
Preserve  
the Village's  
Character

## 3.1 Introduction

Montgomery Village has an established character that has endured since the community was first developed. Many of the original homes have been purchased by young families who are drawn by the same attributes that attracted the first home buyers to the area a half century ago – convenience, relative affordability, and suburban ambiance. Houses where

*Given performance standards in Montgomery Village, we can create much more attractive and desirable neighborhoods with attractive green spaces and with favorable relationships between houses and the natural features. One broad avenue has been planned through the community as its major access road. From this access road branch the neighborhood loop ways and from these run the cul-de-sacs, private courts, and intimate squares where lots are arranged in small groupings. It is our strong feeling that this is a way a community should be designed; this is the type of community in which people want to live.*

Clarence Kettler



Montgomery Village 1965

many baby boomers were raised are now occupied by empty nesters or millennials who are raising children of their own. It is not unusual to find several generations of the same family living in the Village. One of the most unique aspects of the Village is the extensive recreational opportunities.

Preserving the character of Montgomery Village is a holistic aspiration that encompasses all elements of the Plan's vision. Montgomery Village is primarily a place where people live and this chapter focuses on preserving the overall character, value, and appeal of the Village. There are 38,000 people living in the Village today. Approximately 50 percent of the Village's land area is developed with residential uses and 40 percent of the land area is open space.

### 3.1.1 Montgomery Village Origins

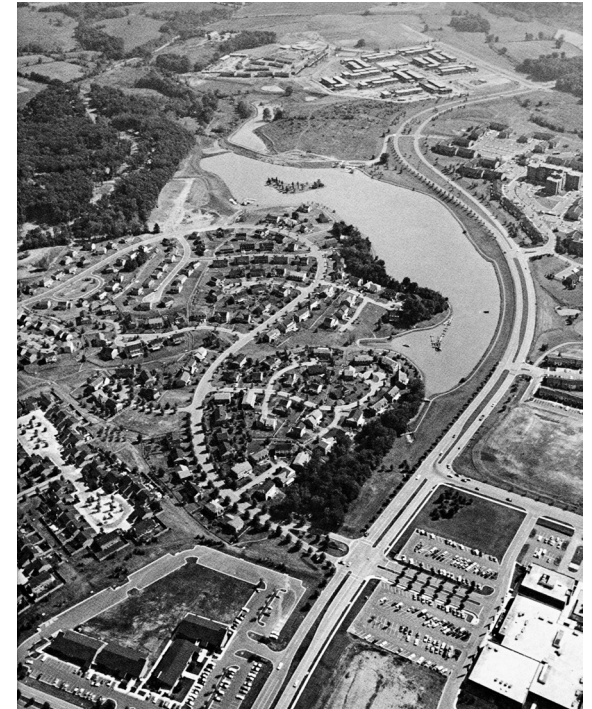
The Kettlers' vision for a "new town" was loosely based on the corridor cities concept envisioned in Montgomery County's General Plan. The new town movement started in the United States after World War II and was, in some instances, a response and a remedy to overcrowding and congestion in urban areas. New towns were synonymous with "planned communities" – places that were carefully, purposefully designed from inception, usually constructed in previously undeveloped areas, with an effort toward being self-sufficient. The Washington region is home to two of the most famous planned communities in the country – Reston, Virginia, and Columbia, Maryland.

In the 1960s, the Kettler Brothers started buying farmland in the Gaithersburg area and eventually assembled more than 1,500 acres. In 1962, the Kettlers purchased the 412-acre Walker Farm adjacent to the City of Gaithersburg. This farm was their largest single property acquisition and where Montgomery Village started. Like many developers, the Kettlers named many new subdivisions in the sprawling “village” after the original farms: Walker, Thomas, Brothers Mill, French, Patton, Fulks, and Wilson. The Walker farm was developed into numerous residential communities – Walkers Choice, Cider Mill, Dockside – as well as a library, a day care center, South Valley Park, and the Montgomery Village Plaza retail center. In addition to memorializing the former farms, the Kettlers attempted to instill a sense of community identity in the names; for example, the “choice” in Walker’s Choice was meant to convey that this was a rental community; some units have since become condominiums. Stedwick means “the meadow,” or “the land that was a dairy farm.” Watkins Mill Road was named after the Watkins family and the grist mill they operated in the area. The Kettler Brothers’ vision was to create attractive and desirable residential neighborhoods with a range of housing choices and plenty of green space and recreational opportunities, including parks, recreation centers, swimming pools, trails, and lakes. In creating a new community, the Kettlers were able to systematically plan where and how uses would interplay and function together. Locally serving retail centers were

conveniently located throughout the area, along with several small office clusters and community facilities. The Village Center was planned to function as the town’s hub, a central location for shopping and community interaction. Other retail centers were located in the lower Village along Lost Knife Road and in the upper Village along Goshen Road.

Vehicular access in Montgomery Village was organized hierarchically with Montgomery Village Avenue serving as the north-south “main street.” Watkins Mill Road, along the west side of the Village, provides another north-south connector. Secondary roads such as Stedwick, Centerway, Apple Ridge, Arrowhead, and Wightman provide east-west connections. Secondary roads connect to smaller residential streets organized in a quintessential suburban pattern featuring curvilinear designs with numerous small private courts and cul-de-sacs. The Kettlers relied on the flexibility of a private street system to accommodate traffic. Houses were clustered close to the street to save space in the rear of the homes for private yards and, in some areas, to allow room for the Village’s network of public trails.

Lake Whetstone is situated along the eastern edge of lower Montgomery Village Avenue. The lake was created by a dam and is a focal landmark feature that provides a serene and peaceful panorama. The Kettlers felt so strongly about creating views of Lake Whetstone, they elevated the southbound lanes of Montgomery Village Avenue so drivers, walkers, and bikers going in both directions could take in the scenery. Lake



*Lake Whetstone Community 1966*

Whetstone opened for boating and fishing in 1967. Montgomery Village also has Lake Marion and North Creek Lake.

Creating visually appealing neighborhoods was important to the Kettlers, but since much of the land they assembled had been farmed, there were few trees. The Kettlers wanted the new neighborhoods to have plenty of foliage and greenery; they moved fully grown trees into the new subdivisions so it appeared that the trees were original features of the landscape. With a special machine, the Kettlers brought in 10,000 fully grown pin oak trees and planted them in Whetstone and Stedwick and along Montgomery Village Avenue. Today, the Village’s neighborhoods are set among an abundance of mature,

stately trees, and slightly rolling hills.

Montgomery Village's housing types include apartments, condominiums, townhouses, single-family homes, and a senior assisted living facility. Such a diverse spectrum of housing options- from rentals, to townhouses, to the large homes fronting Lake Whetstone- was unique among residential developments in the 1960s. When the Kettlers began building, residential condominiums were not common and townhouses were often referred to as row houses, which were common in cities, but not yet very familiar to suburbanites. The Kettlers pioneered the "back-to-back townhome" in the Village as an affordable housing option, available at a lower cost for first-time purchasers. The pattern of residential development is denser in the lower Village near existing, established, and more urban areas. As development proceeds to the north, it is less dense, characterized by townhomes and single-family residences in the upper Village adjacent to the County's Agricultural Reserve.

### 3.1.2 Montgomery Village Foundation

The Montgomery Village Foundation (MVF) was created in 1966, in the Village's nascent days, to function essentially as an unincorporated township to serve Village residents. Today, the MVF continues to serve its original mission to promote the health, safety, and welfare of the residents of Montgomery Village. The MVF is a non-profit ((501(c)(4)) entity with articles of incorporation that set forth the activities in

which the Foundation can be involved on behalf of all residents. There are a number of homeowners associations in the Village, some of which are managed by the MVF and others that are independent from the organization. The MVF also has authority granted to the organization through the declaration of covenants, which are included as part of the deed to all residential and commercial property within the Village. This authority includes collection of assessments to meet the costs of preserving and maintaining the 330 acres of land and community facilities owned by the MVF. Facilities that the MVF owns, maintains, and manages include four community centers, seven pools, 22 tennis courts, 18 recreation and park areas, a natural amphitheater, a nature center, and an extensive trail and bikeway network.

In keeping with its mission to serve the residents of the Village, the MVF offers a

variety of year-round programs for all ages. During the summer, the Foundation sponsors a community-wide Fourth of July parade as well as concerts at the amphitheater. In the fall, MVF organizes the popular annual Pumpkin Race event. The Foundation also provides staffing for the MVF Board of Directors, the Architectural Standards Department, general maintenance of the community grounds and assistance to several homeowners corporations with finance issues and other community concerns. The MVF publishes a biweekly newsletter, the Montgomery Village News, to provide residents with information about the Village and its activities.

#### A. MVF Architectural Review Board

The Architectural Review Board (ARB) – originally designated as the Architectural Control Committee- is a standing committee



*Village Residents at an MVF sponsored activity*

of the MVF, as created by the declaration of covenants for each homes corporation in Montgomery Village and the MVF bylaws. The first ARB was created in 1968. Members of the ARB are appointed by the MVF Board of Directors and there are currently seven ARB members.

The ARB reviews applications for exterior modifications of Village homes under the general standard of whether the proposed design and materials are in harmony with external design and location of surrounding structures and topography. Over the years, design guidelines and criteria have been approved by the MVF Board that reflect the varying architectural characteristics of the Village's communities. In addition to its primary responsibility for architectural review, the ARB also monitors proposals, programs, and activities that may adversely affect property values and recommends appropriate responses to the MVF Board.

The ARB meets once a month to review all Property Improvement Request forms submitted by residents for exterior changes or additions to Village homes. The ARB's decisions can be appealed to an executive committee of the MVF Board of Directors and, ultimately, to the Commission on Common Ownership Communities.



*Examples of the Village's residential character*

Figure 4: Existing Zoning

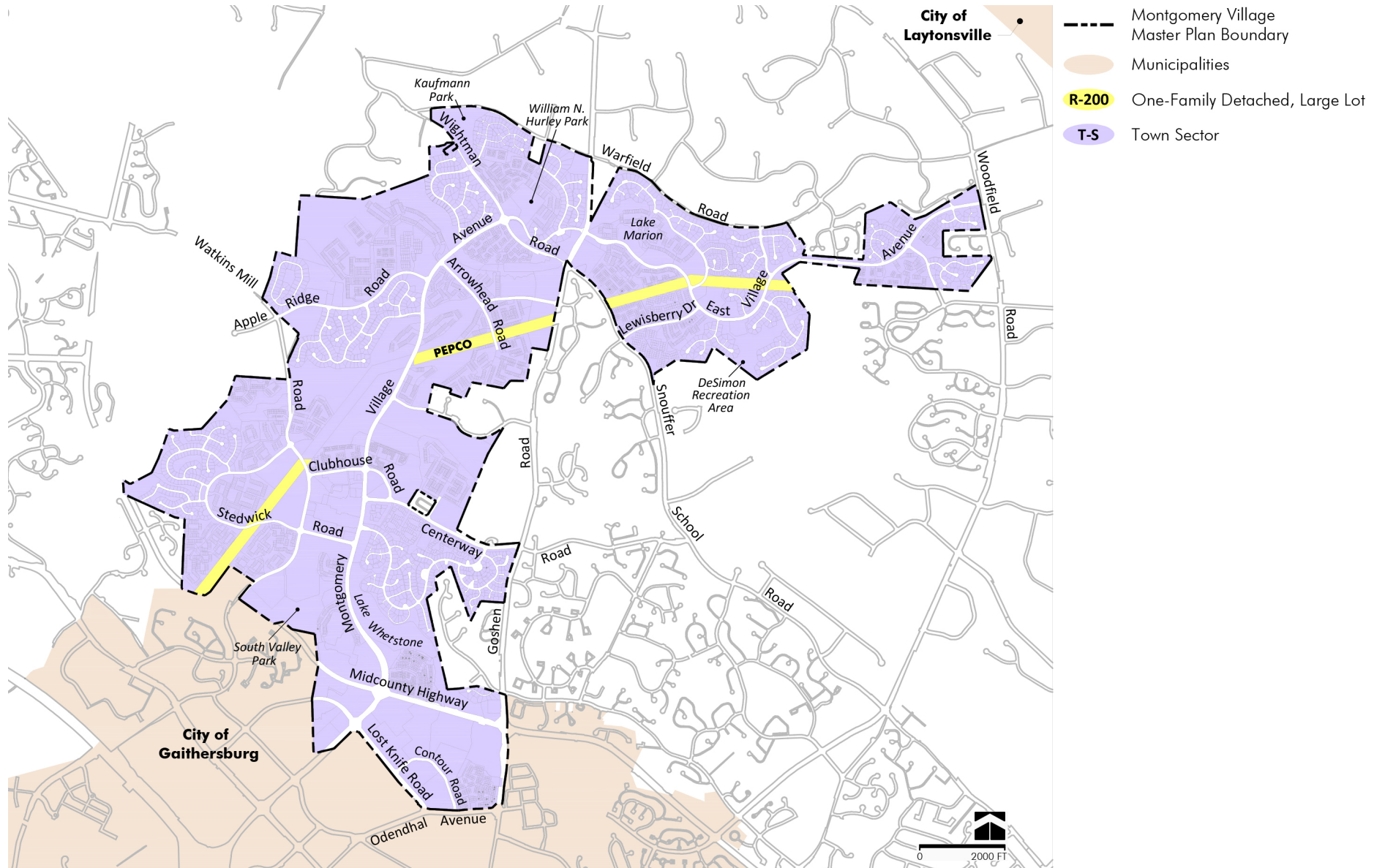
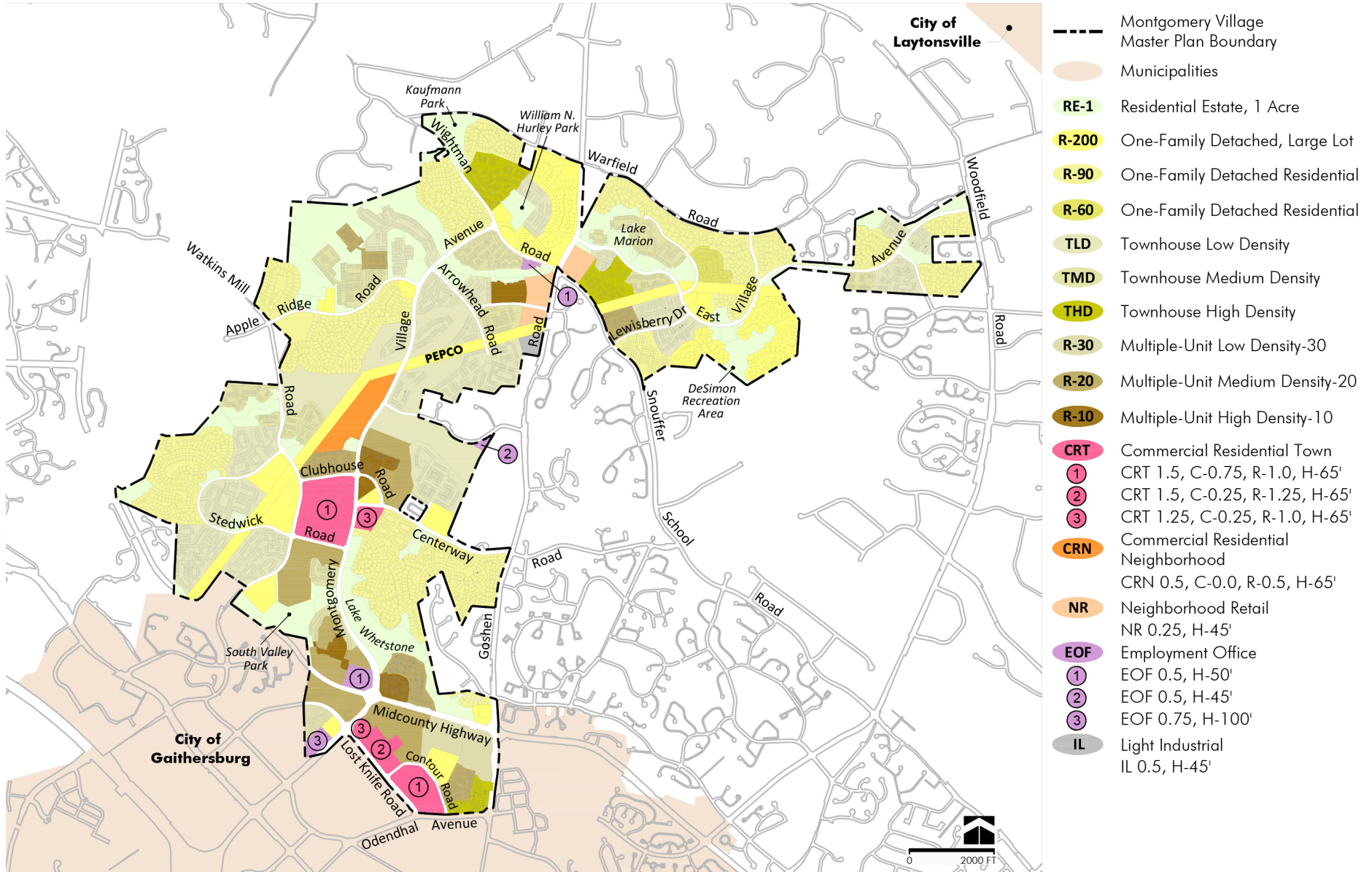


Figure 5: Proposed Zoning



## 3.2 New Zones for Residential Neighborhoods

One of this Plan's overarching goals is to preserve the character of the Village. The majority of land in Montgomery Village is developed for residential use and this Plan does not recommend or anticipate change occurring in the residential neighborhoods. Rather, the Plan seeks to help sustain the well-established neighborhoods, as envisioned by the Kettlers.

The Town Sector (T-S) Zone, which was created to assist in the development of the new town in 1965, is among those zones in the new Zoning Ordinance that are being phased out and replaced as Master Plans are updated. Therefore, the Village's 2,435 acres must be rezoned, as discussed in Chapter 2. This Plan's approach to rezoning residential uses from the T-S Zone to new zones is to select zoning categories that match, as closely as possible, the existing and built housing types and densities. The new residential zones will reflect what has been built. (See Figures 4 and 5.)

Montgomery Village's residential communities will be zoned the same as residential neighborhoods throughout

the County (excluding the municipalities, which have their own zoning authority). In general, the Village's existing single-family neighborhoods are recommended for single-family zones, such as R-60 and R-90. Wherever possible, existing townhouses are recommended for one of three townhouse zones- low density, medium density, or high density- depending on the existing densities. The Village's apartment communities are recommended for one of the County's multi-family zones. The new zoning categories will provide more certainty and less ambiguity with regard to future uses and densities because the possible uses are limited to primarily residential development.

Some residential housing types in the Village are unique to the Village (for example, the aforementioned back-to-back townhouses), so it is not possible to exactly match these developments with an existing residential zoning category in the Ordinance. In addition to the new residential zoning categories, this Master Plan recommends an Overlay Zone. Among its purposes, the Overlay Zone will ensure that all housing types, as built, are conforming with regard to development standards in the Zoning Ordinance (including height, setbacks, and open space requirements). The Overlay Zone is discussed in more detail in Chapter 7.

### Overview of Residential Zoning Recommendations

Single-family homes: R-200, R-60, R-90, TLD

Townhomes: TLD, TMD, THD, R-10, R-20

Apartments: R-10, R-20, R-30



## 3.3 Community Facilities

Public facilities and services are the building blocks of community. Frequent shared use of community facilities contributes to a sense of character and creates a feeling of belonging and commitment among residents. Montgomery Village is unique in Montgomery County in that its park and recreation needs are fulfilled by the Montgomery Village Foundation, rather than the Parks Department (of the Maryland-National Capital Park and Planning Commission) or the County's Recreation Department. The Village's parks and recreation facilities were incorporated into the planned community's original layout and were built by the Kettlers. These facilities are maintained and operated by the Montgomery Village Foundation and available to Village residents by virtue of automatic membership in the MVF.

Other community services – schools, libraries, police and fire- are provided by Montgomery County to Village residents just as they are to other County residents. There are four public elementary schools and one middle school in the Village, as well as a nearby high school. (See Figure 6.) There is a library, six religious institutions, and several day care centers. The Plan recommends that all publicly owned community facilities in Montgomery Village, including the five schools, the library, and a Pepco station be rezoned from the Town Sector Zone to the R-200 Zone (one-family detached, large lot). Most of the Pepco right-of-way that traverses the Village is in the R-200 Zone.



Community Pool

### 3.3.1 Public Schools

Most of the MVMP is within the service area of the Watkins Mill High School cluster. A small portion of the Plan is within the Gaithersburg High School cluster. In the Watkins Mill cluster, the Plan area is served by South Lake, Stedwick, Watkins Mill, and Whetstone Elementary Schools, Montgomery Village and Neelsville Middle Schools, and Watkins Mill High School. In the Gaithersburg cluster, the Plan area is served by Goshen Elementary School, Forest Oak Middle School, and Gaithersburg High School. Enrollment increases have been occurring at all these schools and a variety of strategies should be considered to accommodate increases in students that could result from additional development in the MVMP area.

Montgomery Village is a community that is essentially built-out, with little vacant land remaining. If development occurs, it will likely be at locations that are redeveloping from an existing use to another use or a mix of uses. A site that is likely to redevelop in the near term is the former golf course, which this Plan recommends for residential development. (See Chapter 5.) At several other sites where the Plan is encouraging redevelopment, property owners have no immediate plans and, if revitalization occurs, new housing units may not be built.

For planning purposes, a variety of new housing types could be developed in the MVMP at sites including the former golf course, the Village Center, the Gateway,

and perhaps a redeveloped portion of the Cider Mill apartments. Based on student generation rates for this area, and the potential development envisioned by this Plan, Montgomery County Public Schools (MCPS) estimates that the number of possible new students could include 425 elementary school students, 155 middle school students, and 215 high school students.

Public school enrollments in the area will change over time and it is not possible to precisely gauge the impact of the Plan on enrollments since it is unclear how many new housing units will be built during the life of the Plan. MCPS enrollment forecasts, and associated facility plans and capital improvement projects, focus on a six-year time frame—not a 20-to-30 year period. Therefore, the following descriptions of options to accommodate additional students from the Plan describe current enrollment projections and capital projects. Typical approaches that MCPS uses to address enrollment increases are addressed below. All approaches require Board of Education (BOE) approval.

### *A. Elementary Schools*

At the elementary school level in the Watkins Mill cluster, Stedwick, Watkins Mill and Whetstone Elementary Schools are projected to be near full utilization for the next six years, while enrollment at South Lake Elementary School is projected to significantly exceed the school's capacity. A feasibility study for an addition at South

Lake Elementary School is being conducted in fiscal year 2015. In the Gaithersburg cluster, Goshen Elementary School is projected to exceed its capacity in the next six years and a feasibility study for an addition is currently underway.

The 1985 Gaithersburg Vicinity Master Plan identified four former public schools sites that had been declared surplus or unneeded due to declining enrollments during the 1980s. The 1985 Plan identified one of these four surplus school sites as "Centerway Community Park/Stewartown Junior High School Site" and recommended that it be transferred to the Parks Department of the Maryland-National Capital Park and Planning Commission (M-NCPPC).

Centerway Local Park, at 9551 Centerway Road, has been developed by the Montgomery County Parks Department and includes active and passive recreational amenities. (See Figure 6.) When the Centerway Road property was transferred to the M-NCPPC 20 years ago, MCPS retained the right to reclaim and reuse this site for a public school, should the need arise.

The County Board of Education's desired maximum size for a MCPS elementary school is 740 students or less. If potential residential development in the Master Plan area produces half the number of students for an elementary school, MCPS relies on the Plan to identify an elementary school site. The proposed dwelling units that may be built on the former golf course/Monument Realty site would not

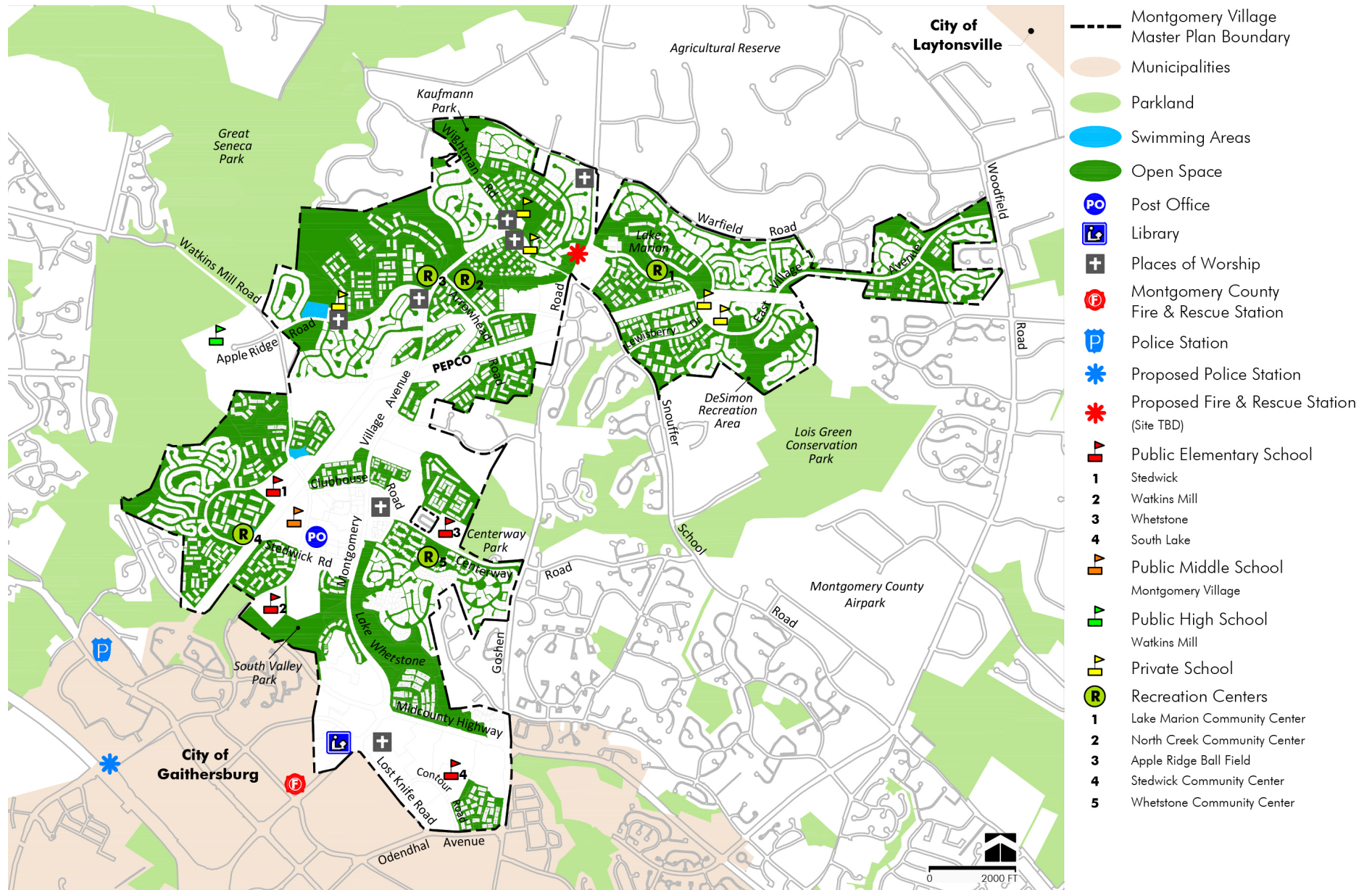
independently generate enough students to require the Plan to identify a new elementary school site. However, if all of the potential new residential development contemplated by the Plan is actually built, there may be enough additional elementary school students in the area to justify a new school.

Should the need for a new elementary school arise, the Centerway Local Park site, as well as others, would be explored at the time of site selection. If MCPS pursues the Centerway Local Park site for an elementary school in the future, this Plan recommends a combined park/school development that retains features of the existing park. Options to co-locate a school with other public facilities should also be explored. Purchase of an alternative new site may also be necessary.

Enrollment at all elementary schools that serve the Plan area are forecast to be close to, or exceed, the 740 students that constitute the high end of the desired size for elementary schools. Combined, current projections indicate that, for the next six years, there will be little space available in the elementary schools that serve the Plan area, even with the planned additions. If there is insufficient surplus capacity available at these schools by the time new housing occupancies occur in the Plan area, then MCPS would explore the following range of options to serve additional elementary school students:

- Determine if space is available at nearby elementary schools in the area

Figure 6: Community Facilities



and reassign students to a school(s) with space available.

- Build an addition, or additions, at nearby school(s) and reassign students to the school(s) with increased capacity.
- If the capacity of existing elementary schools, even with additions built, is insufficient to address increased enrollment, then the opening of a new elementary school would be considered. A new elementary school could be provided in one of two ways:
  - A former operating elementary school could be reopened. However, there are no former elementary schools in the Watkins Mill and Gaithersburg clusters.
  - Construct a new elementary school. Centerway Local Park, among other site options, may be considered in the future during site selection if the need for a new school arises. Co-location and/or purchase of a site may be required.

### *B. Middle Schools*

At the middle school level in the Watkins Mill cluster, Montgomery Village Middle School is projected to have some space available for the six-year forecast period, while Neelsville Middle School is projected to exceed capacity by more than 200 students by the end of the six-year forecast period. A feasibility study for an addition at the school is scheduled in FY

2015. Boundary changes to address the over utilization are also being reviewed. A decision on building an addition, or changing boundaries, will be made in the fall of 2015. In the Gaithersburg cluster, Forest Oak Middle School is projected to exceed capacity in the next six years. However, the amount of space deficit projected is not enough to justify an addition at this time.

If there is insufficient surplus capacity at the three middle schools that serve the Plan area by the time new housing occupancies occur, MCPS would explore the following range of options to serve additional middle school students:

- Determine if space is available in an adjacent middle school and reassign students to a school with space available.
- Build additions at middle schools that serve the Master Plan area.
- Build an addition at an adjacent middle school and reassign students to the school.
- Reopen a former operating middle school. However, there are no former operating middle schools in the Master Plan area.
- Construct a new middle school. There are no future middle school sites in the Watkins Mill cluster. There are two future middle school sites in the Gaithersburg cluster, known as King Farm Middle School and Laytonsville Middle School. A site selection

process would be conducted for a new middle school and co-location and/or purchase may be required.

### *C. High Schools*

At the high school level, enrollment at Watkins Mill High School is projected to be within the capacity of the school for the six-year forecast period. Gaithersburg High School was recently revitalized and expanded to a capacity of 2,407 students. Despite the increased capacity, the school is projected to begin exceeding capacity by the end of the six-year forecast period. Also, the school will be at the high end of desired size for high schools. If there is insufficient surplus capacity at Watkins Mill and Gaithersburg high schools by the time new housing occupancies occur in the Plan area, then MCPS would explore the following range of options to serve additional high school students:

- Determine if space is available in an adjacent high school and reassign students to a school with space available.
- Build an addition at Watkins Mill High School.
- Build an addition at an adjacent high school and reassign students to the school.
- Construct a new high school. There is one future high school site in the up-County. This site is in the Gaithersburg cluster and is known as Central Area High School (Crown Farm). A site

selection process would be conducted for a new high school, including consideration of the Central Area High School site. Co-location and/or purchase of a site may be required.

### 3.3.2 Libraries

The Gaithersburg Regional Library is located at Montgomery Village Avenue and Christopher Avenue, at the southern entrance to Montgomery Village. The library was renovated in 2013. Other County libraries in the area include the Germantown Library and the Quince Orchard Library.

### 3.3.3 Fire, Rescue, and Emergency Medical Services

Montgomery Village is situated predominantly within the first-due response area of Fire Station 8 (Gaithersburg) and partially within the first-due areas of Station 17 (Laytonsville) and Station 34 (Germantown-Milestone). Fire Station 8 is on Montgomery Village Avenue at Russell Avenue, just south of Lost Knife Road. According to Montgomery County Fire and Rescue Service (MCFRS), Station 8 is the busiest fire station in Montgomery County, with almost 9,000 emergency events occurring annually within its 12.7-square-mile first-due response area.

Montgomery Village has one of the County's highest levels of fire and emergency medical services (EMS) risk and incident call loads for both EMS and fire incidents. Much of

the housing stock in the Village was built before automatic fire sprinkler protection was required by the County. There is a high incident call load present throughout Montgomery Village and Gaithersburg. Given the existing needs, and the potential redevelopment of several sites, including the former golf course, MCFRS has determined that a new fire-rescue station is needed within the northeastern portion of Montgomery Village. A new fire station in the Village would result in faster response times throughout the Village and reduce Station 8's call load by more than 1,100 incidents annually. The need for this new fire station is also recommended and described in the Montgomery County Fire and Rescue Service's "Station Location and Resource Allocation Study – Phase 4 Report," dated February 2011.

To adequately address the future fire, rescue, and EMS needs of Montgomery Village, a fire station with a paramedic-engine and ambulance (and potentially a future second ambulance) has been proposed by MCFRS for northeastern Montgomery Village. Ideally, a new fire station should be located at or in the vicinity (i.e., within approximately one-half mile) of the intersection of Goshen Road and Rothbury Drive at a location that meets site suitability criteria established by MCFRS in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan. A site evaluation process will determine potential sites and the site that best meets the site suitability criteria will be

recommended by MCFRS.

### 3.3.4 Police

Currently, the Sixth District police station operates in leased space on Watkins Mill Road in Gaithersburg. While sufficient, the leased facility does not provide the best accessibility to the general public and does not meet optimal operational needs for the police department. A new Sixth District police station has been planned and designed and will be located near the Watkins Mill Road interchange and MD 355 in the City of Gaithersburg. Funding for this new district police station is not currently included in the County's Capital Improvements Program.



*Gaithersburg Library*



IMRAN  
4

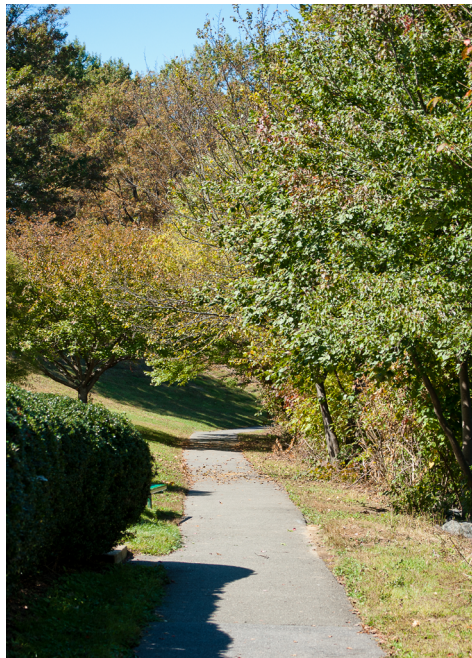
Chapter 4:

Maintain the Village's  
Public Recreation and  
Open Spaces

## 4.1 Introduction

Montgomery Village is an established suburban community that was purposefully planned to integrate and merge the built environment within its natural setting. The land the Village was built upon had been farmland with gently rolling hills and streams. The Kettlers' intent was to minimize site disturbance as much as possible. Private street standards specifically addressed grade changes and minimized the amount of pavement and curbs, creating extra space that was used for the open space system enjoyed by residents.

One of the Village's unique features is its vast open spaces, operated by the Montgomery Village Foundation. More than 40 percent of Montgomery Village consists of common open spaces. These open spaces were meticulously planned and designed for the future residents. The overall environmental goal for this Plan is to allow limited redevelopment to occur without compromising the environmental quality of this area. Redevelopment should respect and incorporate the natural environment and maintain the Village's existing open spaces.



*Shared-use path Whetstone community*

### 4.1.1 The Village's Natural Environment

The character of Montgomery Village is substantially suburban and residential, with a significant tree canopy of 40 percent due to its land use character and the 50-year history of the community. Many large trees were planted when the land was first developed, and many more trees have reached maturity.

Montgomery Village lies between the Great Seneca Stream Valley and the Rock Creek Stream Valley. Portions of Great Seneca Stream Valley Park have been identified as Biodiversity Areas by the Montgomery County Parks Department due to the presence of a high-quality, mature forest with high biological diversity, including some uncommon plant species. The Cabin Branch Stream Valley connects to this portion of Great Seneca Stream Valley Park on the west, and extends east beyond the boundaries of the Plan area to the Cabin Branch headwaters east of Snouffer School Road. (See Figure 8.)

The majority of the Cabin Branch Stream Valley is protected as part of Montgomery County's system of stream valley parks or by a Forest Conservation Easement. However, a large segment of the Cabin Branch Stream Valley that crosses the former Montgomery Village golf course is currently not forested and not protected by conservation measures. (See Figure 7.) Opportunities to increase biodiversity, forest protection, and tree cover exist within the Village, and this



Plan encourages reforestation and restoration to protect and enhance environmentally sensitive areas.

This Plan recommends the following:

- Protect the Cabin Branch Stream Valley on the former golf course site. The protection of this portion of the stream valley can be accomplished either by conservation easements or by adding it to the Montgomery County Parks system. This latter option would provide the opportunity to complete a park connection from the headwaters of Cabin Branch to its confluence with Great Seneca Creek.
- Incorporate enhanced tree canopy into the landscape designs of commercial areas, should redevelopment occur.
- Satisfy required forest and tree planting on-site, where possible, to enhance and expand existing resources, especially in stream valley buffers.
- Use native plants wherever possible to maximize habitat.

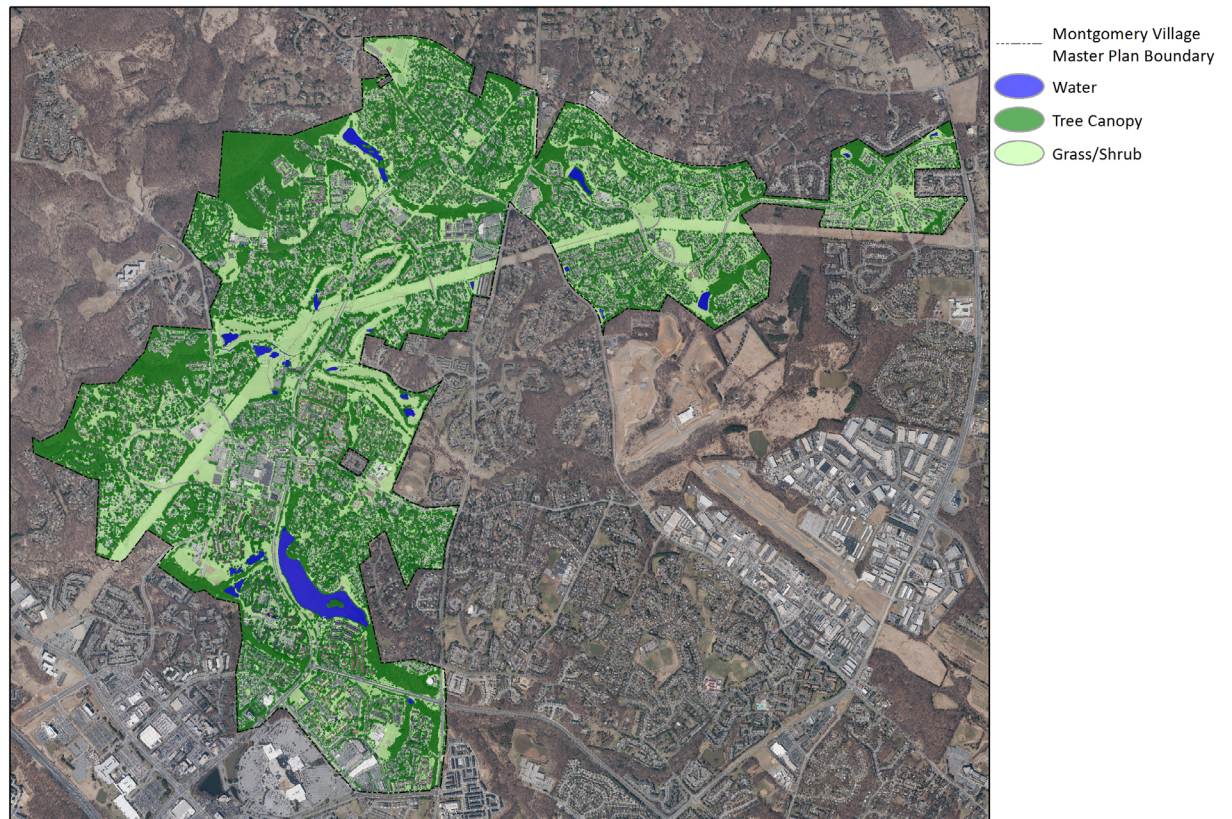
#### A. Water Quality

Most of Montgomery Village is within the Great Seneca Creek watershed. Three tributaries of Great Seneca Creek-- Whetstone Run, Cabin Branch, and North Creek-- drain the area from east to west: Whetstone Run crosses the Village in a course that roughly parallels Midcounty Highway, supplying Lake Whetstone with the water that makes it the central scenic feature in the Village. Cabin Branch flows through the

center of the former golf course, roughly dividing the Village in two. (See Figure 9.) The aptly named North Creek drains the northern portion of the Village and features Lake Marion among several impoundments along its course. Biological monitoring of these streams under the Countywide Stream Protection Strategy indicates fair to good water quality conditions, with a trend of slightly improving water quality over the past 15 years.

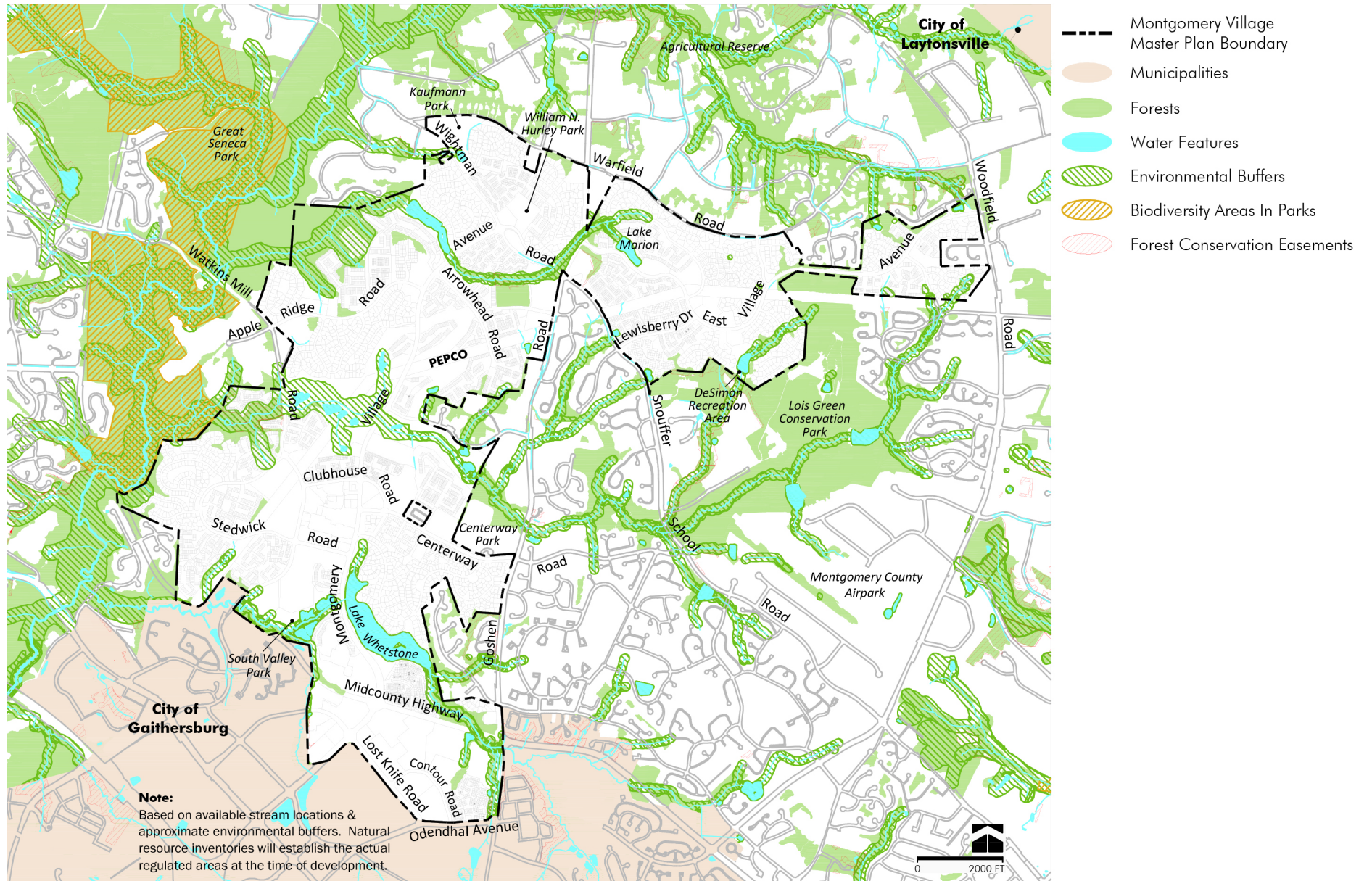
Great Seneca Creek flows into the Potomac

River upstream of the water intakes at the Potomac Water Filtration Plant, which supplies much of the drinking water to Montgomery County. For this reason, improving water quality in Montgomery Village is an important goal that should be considered when any new development or redevelopment is proposed. While water quality is also affected by land uses outside of Montgomery Village, this Plan provides the following recommendations that can be implemented within the Plan area:



**Figure 7: Forest Cover**

**Figure 8: Natural Resources**



- Preserve and restore stream valley buffers in forests.
- Minimize imperviousness through compact redevelopment.
- Protect and reforest the large stream buffer area contained within the former golf course site.
- Incorporate improved stormwater management techniques into redeveloping commercial areas.
- Reduce large impervious areas, such as surface parking lots, by reducing parking, putting parking into structures, and/or incorporating landscape panels in the design of sites.
- Maintain tree canopy coverage in the Plan area and increase tree canopy wherever possible by:
  - Increasing tree canopy coverage over parking areas.
  - Restoring unforested stream valley buffers.

### *B. Energy and Carbon Emissions*

Montgomery County has established a goal to reduce greenhouse gas emissions to 20 percent of 2005 levels by the year 2050. Another Montgomery County law requires the Planning Board to make recommendations in master plans to reduce carbon emissions. Because most of Montgomery Village is built-out and will not change significantly, the opportunities to reduce carbon emissions are somewhat limited. However, regardless of the

development or redevelopment potential, there are areas where emissions reductions can be enabled.

This Plan recommends the following measures to reduce emissions:

- Consider building orientation to take advantage of passive solar heating and lighting in site designs.
- Encourage the use of landscaping materials that minimize the need for additional watering and utilize precipitation runoff to provide irrigation for landscaped areas.
- Reduce automobile emissions by providing enhanced opportunities to travel within the Village by non-motorized transportation alternatives, such as biking and walking.

### **4.1.2 The Village's Open Spaces**

Open spaces are an integral part of Montgomery Village's character and preserving and enhancing these spaces is an important goal of this Plan (See Figures 8 and 10.) The open space system in Montgomery Village includes lands in both public and private ownership. The majority of open space land in the Village is either owned and managed by the MVF, or it is private open space that is owned and managed as a part of residential homeowners associations.

This Plan recognizes the extensive recreational opportunities provided by the MVF. To preserve and protect these valuable resources and assets for the benefit

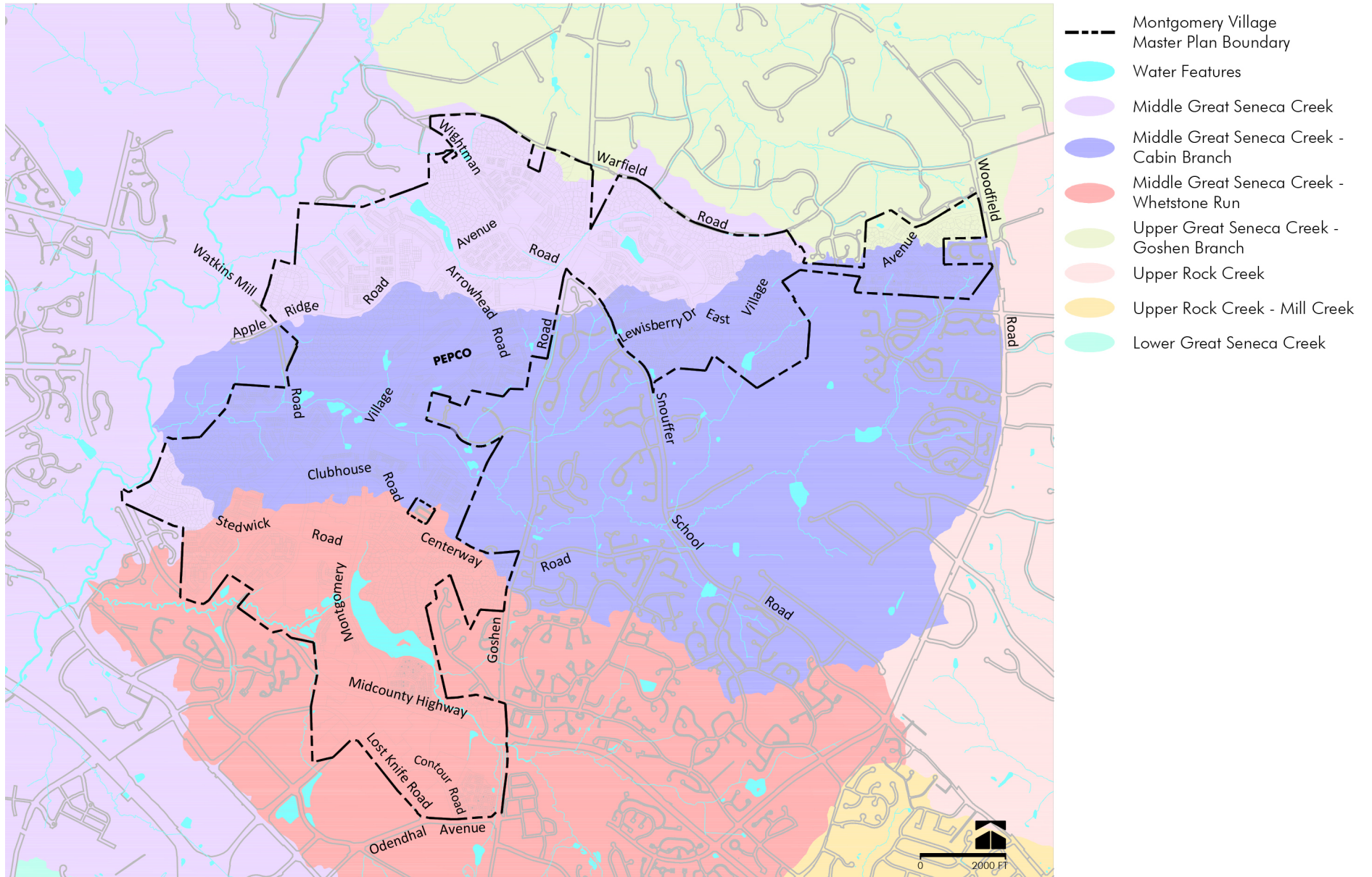
of existing and future residents, this Plan recommends very low density zoning for all these areas, as well as language in an Overlay Zone that limits activities and uses. This Plan also recognizes that access to these facilities is important and recommends trail connections, where possible, creating non-motorized options for existing and future residents, employees, and visitors to the area.

This Plan also proposes a possible new park dedication, discussed below, that would bring portions of the former golf course into the Montgomery County Parks system. The MVF parks and open space network, the private open spaces, and the potential new Montgomery County parkland will form a substantial system to serve both recreational needs and environmental functions.

### **4.1.3 Monument Realty Site**

The 147-acre former golf course contains approximately 4,000 linear feet of the main-stem of Cabin Branch, as well as multiple ponds, limited forests, and numerous specimen trees intermixed among a remnant 18-hole golf course. Monument Realty, the current owner and potential developer of the golf course, received support from the Montgomery Village Board of Directors for a residential redevelopment concept plan with ample open space. If the former golf course property redevelops, amenities could include a trail network, playgrounds, a dog park, community gardens, and other open spaces. Environmentally sensitive areas will likely be placed into permanent conservation easements.

**Figure 9: Watersheds and Streams**



M-NCPPC owns stream valley parkland both upstream and downstream of the former golf course, including Lois Y. Green Conservation Park, Cabin Branch Stream Valley Park, and Great Seneca Creek Stream Valley Park. Due to this existing pattern of public parkland along Cabin Branch, and because a direct hydrologic and greenway connection can be provided to Great Seneca Creek Stream Valley, the Montgomery County Parks Department should seek future dedication of approximately 40 acres of the former golf course to parkland. The area of proposed future parkland includes approximately 4,000 linear feet of the main stem of Cabin Branch Creek from Watkins Mill Road east to where the former golf course borders Cabin Branch Stream Valley Park. This area of proposed parkland is almost entirely encumbered by environmental buffers, including floodplain, and represents the last large area along the entirety of Cabin Branch not in public ownership or protected via conservation easements.

Dedication will require a Park Facilities Agreement (PFA) requiring that conditions be met prior to conveyance to M-NCPPC as part of a future site plan approval. The Park Facilities Agreement would be recorded in the land records of Montgomery County by the owner or developer with modifications to the PFA requiring Planning Board approval. If an agreement can be reached, environmental benefits include enhanced water quality protection and improved wildlife habitat. Providing this missing link in the regional park system would expand recreational

opportunities for park users as well as Montgomery Village residents.

In addition to dedication of this area as an extension of Cabin Branch Stream Valley Park, a natural or hard surface trail of more than four miles could be provided. This trail would partly complete the envisioned connection of Rock Creek with Seneca Creek, as specified in the Countywide Park Trails Plan.



*Cabin Branch Stream Valley Park*

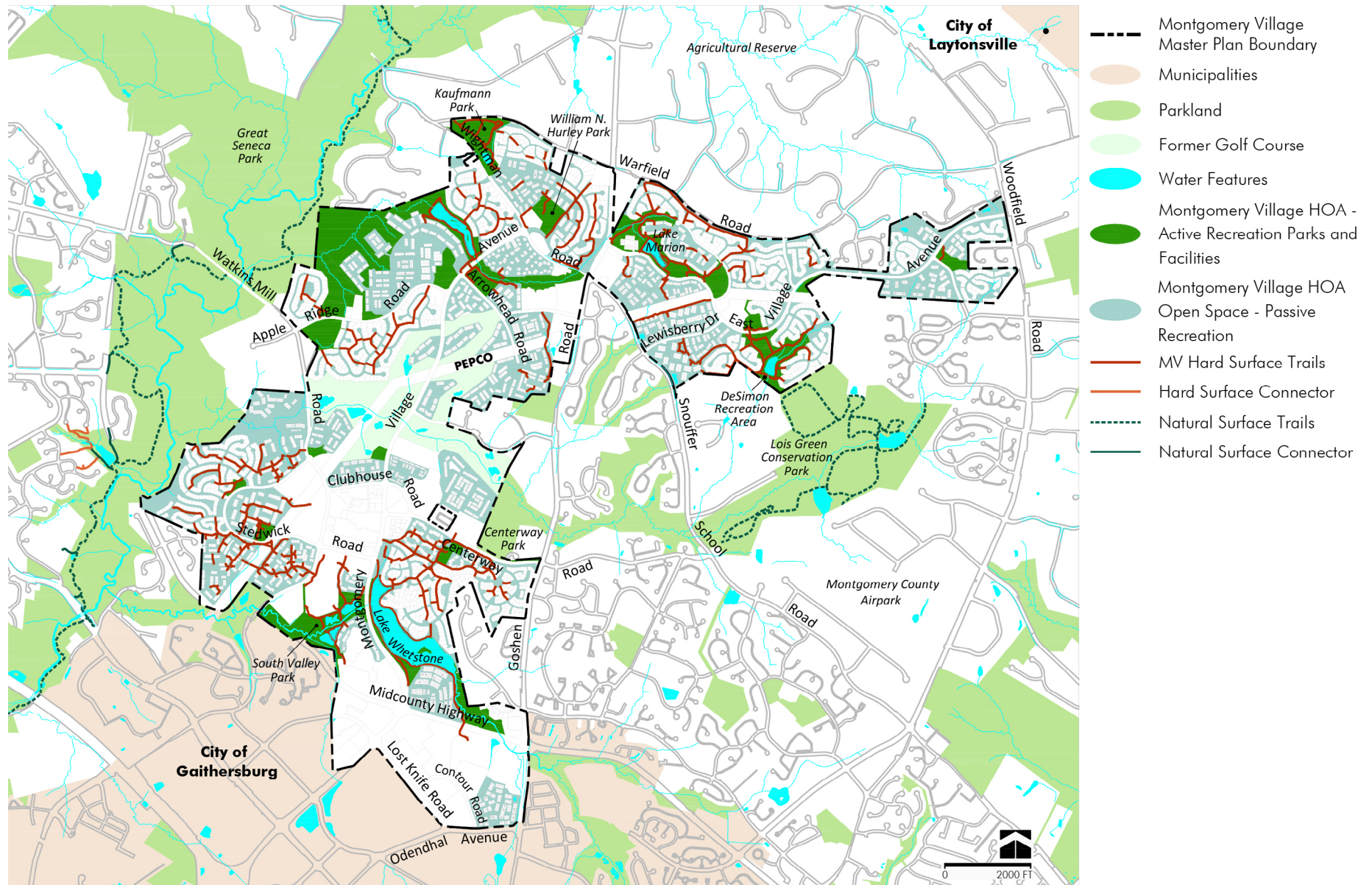


*Lake Whetstone*



*Shore of Lake Whetstone*

Figure 10: Trails and Open Space



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# CAFE BAR & GRILL

NO  
PARKING  
EXCEPT  
IN DESIGNATED  
AREAS

19230

NO  
PARKING  
ANY  
TIME  
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Chapter 5:

Encourage Reinvestment  
in the Village's Centers

# 5.1 Introduction

Montgomery Village is quintessentially suburban and its planned development pattern reflects the Kettlers' attention to vistas, topography, and open spaces. While limited changes may occur in the Village over time, this Plan recognizes the importance of retaining the essence of this planned community and its small town flavor. As described in the Vision, the emphasis of the Plan is on preserving and maintaining the best attributes of the Village. At the same time, the Village is now 50 years old and reinvestment in the community is important to ensure long term prosperity. This Chapter focuses on several sites where new development or redevelopment may occur.

Clarence Kettler (L); Edward DeSimon (R) c. 1963



*Montgomery Village will be a community of distinct neighborhoods close to schools, parks, recreation, worship, community and commercial centers. The Village Center, a vibrant and a bustling place, will be recognized as a great place for all residents to live, work, shop, eat and play. Mature trees along streets and in parks coupled with beautiful lakes and ponds are respected and enhanced. Multi-modal transportation improvements will be implemented to improve job access and other services to residents in the metropolitan region. A network of trails and bikeways will weave through the Village, providing regional connectivity.*

Vision 2030: Moving Montgomery Village Forward

## 5.1.1 Background and Context

Montgomery Village was developed between 1965 and 1980, and designed to meet the needs of its residents. Housing includes a wide variety of choices in styles and types, as well as ownership or rental possibilities. Neighborhoods include public schools, houses of worship, and civic spaces for meetings, gatherings, and celebrations. To promote physical activity and a healthy lifestyle, the area is replete with recreational opportunities- recreation centers have fitness equipment and classes, swimming pools, tennis courts; paths and bikeways meander throughout the Village. Commercial centers are integral to the well-planned community and the Village has six retail centers for convenience shopping. Since the Village's completion, there has been relatively little new development or redevelopment.

Over the past two decades, there has been significant change in the I-270 Corridor and the mid-County area. Several new communities have been built, including Kentlands, Rio, and Crown Farm in the City of Gaithersburg, and King Farm in the City of Rockville. The Kentlands, in the City of Gaithersburg, was developed in the 1990s as a New Urbanist town with retail at the Kentlands Market Square and various housing choices. The Rio Washingtonian Center (at I-270 and I-370) was completed in the 2000s and is a 760,000-square-foot open-air center situated along a lake with restaurants, movie theaters, shopping, hotels, and paddle boating. Near Rio, the

Crown Farm is being developed as a transit-oriented town with 2,250 dwelling units, 320,000 square feet of commercial retail, and a site dedicated for a future public high school.

King Farm, in the City of Rockville, began developing in 1997 and includes 3,200 dwelling units, 3 million square feet of office, and 125,000 square feet of retail. Closer to Montgomery Village, Watkins Mill Town Center is planned at Watkins Mill Drive and MD 355. An interchange at Watkins Mills Road and I-270 is planned, which will provide direct access to this new development. This 40-acre mixed-use urban village, located in the City of Gaithersburg, is proposed to include 4.5 million square feet of office, hotel, and retail uses as well as 2,200 dwelling units.

All of these newer communities in the mid-County area include retail centers that are popular destinations for area residents. Clearly, Montgomery Village residents have a large variety of retail shopping choices outside the Village and need not rely solely on the local convenience centers. And, retailers and business owners have a large and growing number of locations to choose from in new and/or upgraded shopping centers throughout the mid-County area. The variety and convenient proximity of retail establishments outside Montgomery Village has contributed to turnover and a change in the tenant mix at retail centers within the Village. Village Center, the largest of the Village's retail centers, has struggled to maintain tenants. Long-time residents remember the Village Center as a true town

center with a mix of services, including a traditional grocery store, a post office, a YMCA, a sit-down restaurant, a pharmacy, a movie theater, and an ice cream store.

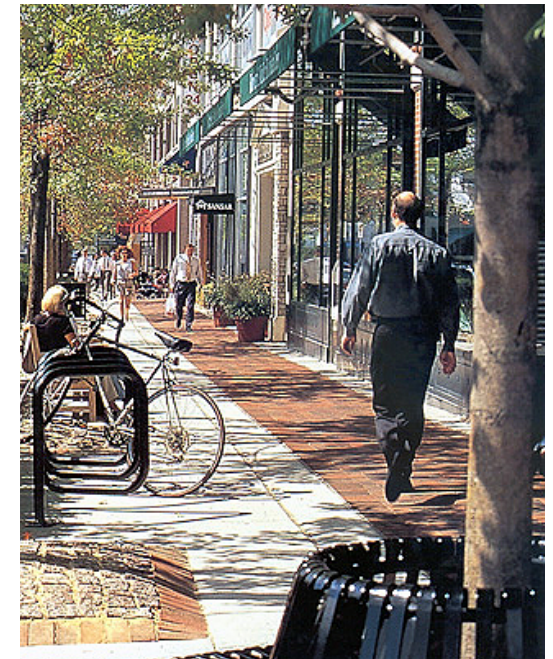
The people of Montgomery Village are seeking to sustain the positive qualities that contribute to an appealing lifestyle in their community. At the same time, residents and business owners want the areas that need improvement to be addressed. There is concern that the Village is not well-positioned to attract the retail amenities and services that residents desire. This chapter addresses the third element of the vision – encouraging reinvestment in the Village. Where there are redevelopment opportunities, the original vision of the Kettlers should be expanded to include smaller blocks, interconnected land uses, and pedestrian-scale activity in the centers.

In 2011, the Montgomery Village Foundation undertook a planning exercise, Vision 2030, which engaged the community in a series of charrettes and resulted in a general consensus about the areas that need improvement. As stated in the Vision 2030 Plan: "Feedback during the charrette process demonstrated that the community recognizes the need for change and that there needs to be an infusion of new high quality development, both residential and commercial, as well as updated public facilities in order for Montgomery Village to maintain a sense of community and serenity in an ever urbanizing County."

This Master Plan reinforces, and slightly expands upon, the priority areas identified in

Vision 2030, including:

- Village Center: 42-acre site; the area's largest commercial center.
- Professional Center: 6.5-acre site with townhouse-style offices.
- Former Golf Course: 147-acre site in the heart of the Village.
- Gateway Site: 3-acre vacant site at the southern entrance to Montgomery Village, as well as the Lost Knife Road area.



*Example of potential pedestrian environment at the Village's activity centers.*

## 5.2 Overall Design Framework

The physical structure of the Village is a loose suburban pattern attentive to vistas and topography. It is built on a hierarchical system of roads that links residential areas to open spaces, retail areas, and community facilities. This network, carefully established by the Village's creators, will remain and provides the framework for the design recommendations in this chapter.

The transformation of the priority areas identified by the community-led Vision 2030 should introduce additional housing and provide needed amenities. This change could reinvigorate a sense of community pride by enhancing connectivity and civic open space to create attractive centers for community life. The urban design recommendations in this Plan support and build on the concepts outlined by the community's visioning process, and include additional commercial areas with the potential to transform into the active mixed-use environments desired by Village residents.

These recommendations expand the original concept of the satellite town with a Village Center as a centralized node by adding a revitalized southern gateway area as an alternate activity center for the Village. Given its location, this revitalized gateway area has the potential to establish synergies with adjacent commercial areas, to provide an expansive and competitive center for the Village and its neighbors.

General design recommendations for the Master Plan area include:

- Concentration of additional density in limited areas with potential to develop sustainable activity centers, including gathering spaces and a mix of uses.
- Preservation of existing community open space, to the maximum extent possible.
- Low density, compatible development in buildable areas adjacent to existing residential clusters.
- Continuing the Montgomery Village Foundation's architectural review process to establish and preserve community character.

The Plan provides the following design guidance to assist in the review of future development projects in Montgomery Village. This list of objectives is a resource; it does not mandate the exact form and location of buildings, connections, or open spaces. Stakeholders are encouraged to exceed the suggestions outlined below.

### 5.2.1 Buildings

Establishing a sustainable and competitive Village Center is an important priority of this Plan. The building design guidance focuses primarily on areas with the potential to create mixed-use activity centers, namely the existing Village Center, the Professional Center, and the commercial areas along Lost Knife Road. At these locations, redevelopment should:

- Provide compact, mixed-use development patterns that have short

blocks and building frontages close to the street to create an inviting and safe public realm.

- Create a recognizable center for the community, with identifiable edges to reinforce the form and identity of the center.
- Ensure development is compatible in scale and density to adjacent existing residential communities.
- Encourage quality building and site design considerations, such as building orientation that takes advantage of passive solar heating and lighting.

### 5.2.2 Connectivity

Design recommendations focus on the character of local improvements to assist with the transformation of designated areas into mixed-use activity centers. Connections at such centers typically link public spaces and include storefronts and areas to accommodate a variety of users — shoppers, visitors, pedestrians, cyclists, and motorists. Redevelopment of large suburban blocks within the Village should:

- Create “complete streets” that include building frontages close to the street, landscaping, bike facilities, and pedestrian areas that provide safe pedestrian crossings and include sustainable elements.
- Explore shared street alternatives, where feasible, as part of redevelopment projects.

- Provide internal streets within redeveloping sites that are walkable and well-connected to surrounding areas.
- Provide wide sidewalks that include landscaped areas and amenities for pedestrians.

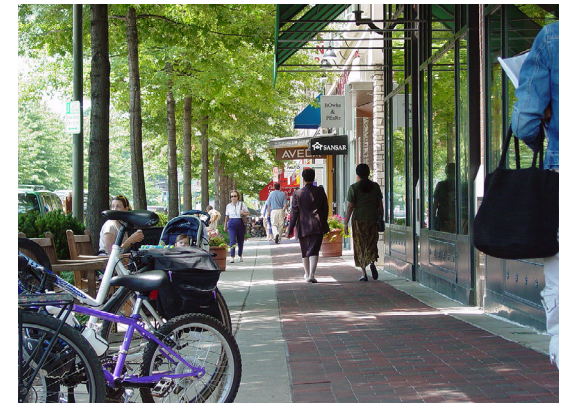
### 5.2.3 Open Spaces

Montgomery Village has an extensive network of trails, open spaces, and community facilities. Preservation of open space is a priority of this Plan. New public open spaces provided as part of redevelopment or new development in the Village will supplement the existing network. These spaces should:

- Provide alternatives for recreation and leisure in a mixed-use setting by:
  - Creating places for community use that are framed and activated by surrounding development and uses, where the public feels welcome to gather and linger.
  - Including a variety of seating alternatives and options for individual or group activities within each space.
  - Utilizing combinations of hardscape and landscaped areas, depending on the size and location of the space.
  - Considering focal points like water features or public art.
- Design safe public spaces using Crime Prevention through Environmental Design (CPTED).



*Sustainable and attractive buildings*



*Enhance pedestrian connectivity*



*Open Spaces for public gatherings*

Figure 11: Existing Land Use

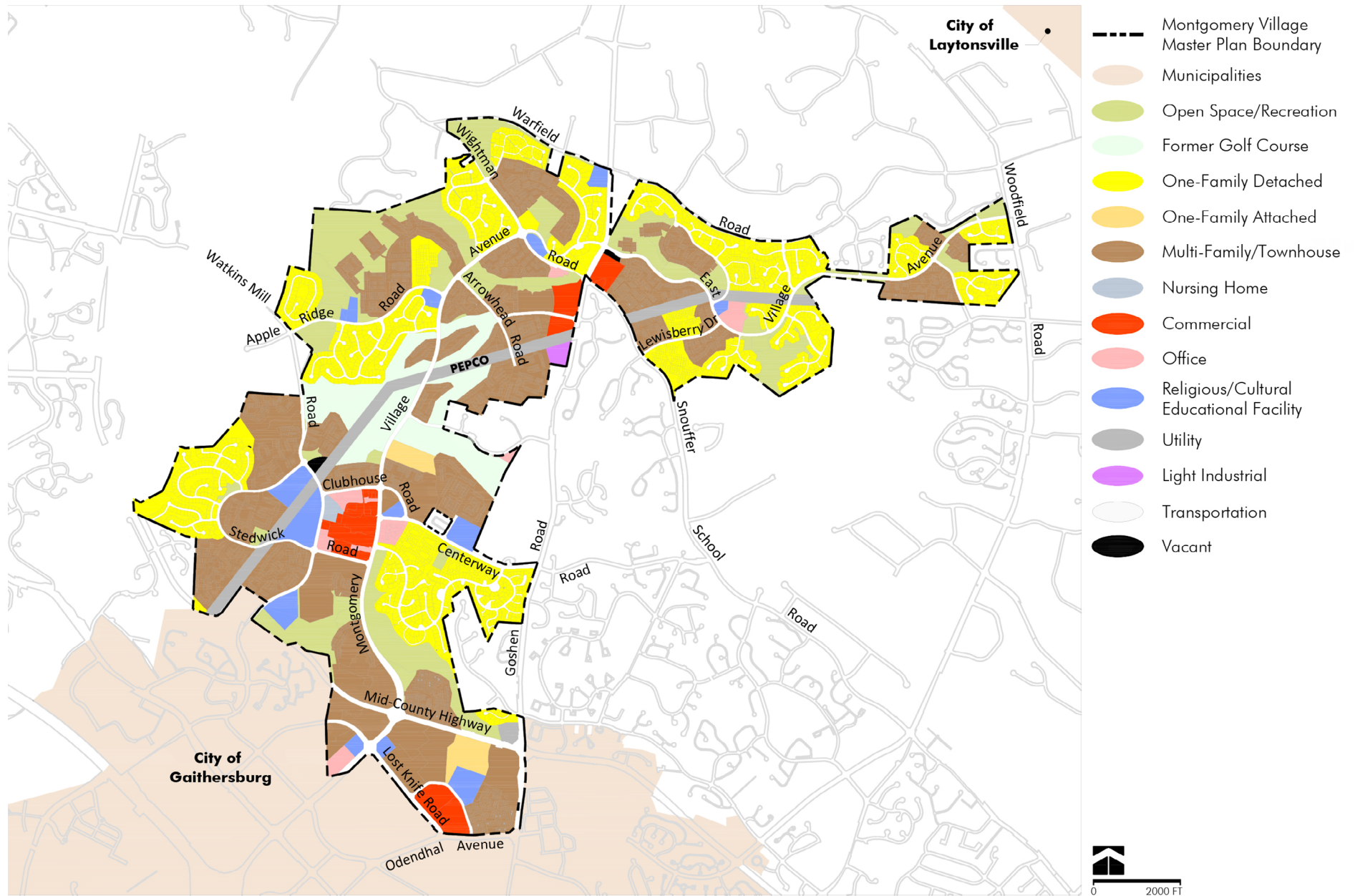
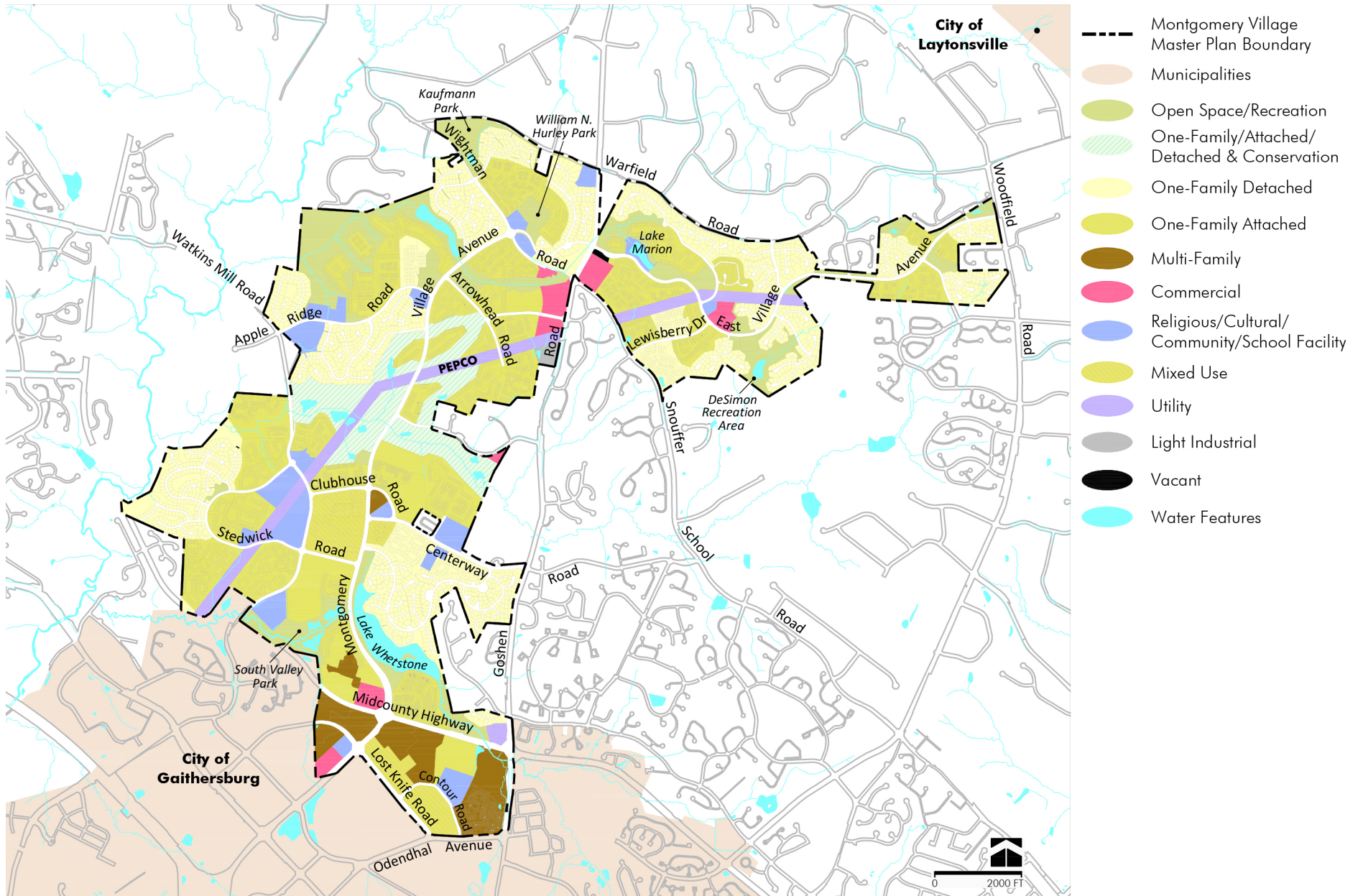


Figure 12: Proposed Land Use

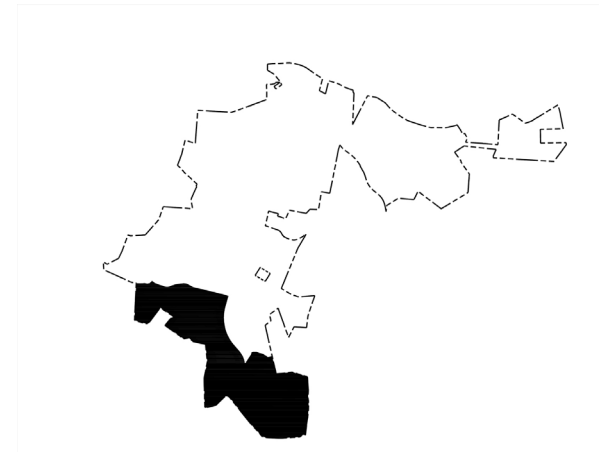


## 5.3 Land Use and Zoning Recommendations

Land use and zoning recommendations for all of the Village’s commercial uses, retail centers, and the former golf course are provided in the following sections, which are organized into three geographic areas – Lower Village, Middle Village, and Upper Village. (See Figures 11 and 12.) Design and connectivity objectives are provided for sites where redevelopment may occur in the future. As shown on Figure 13, this Plan identifies several sites where redevelopment is encouraged.

In the Lower Village, the Plan addresses the Gateway site as well as the potential for Lost Knife Road to become a revitalized boulevard. The Middle Village includes the Village Center, the Professional Center, and the former golf course. At locations in the Lower and Middle Village where redevelopment is encouraged, the Plan recommends the Commercial-Residential Town (CRT) Zone. The site of the former golf course is recommended for a combination of townhouse zoning and the Commercial-Residential Neighborhood (CRN) Zone.

The Upper Village is the northernmost and newest part of the community. At the retail centers in the Upper Village, where redevelopment is not anticipated, the Plan recommends the Neighborhood Retail (NR) Zone with densities that reflect the existing developments. The Village has several small clusters of offices and the Plan recommends the Employment Office (EOF) Zone for most of these sites. The Village has one public storage facility and the Plan recommends the Industrial Light (IL) Zone for this site. (See Figure 5, page 25)



*Lower Village Locator Map*

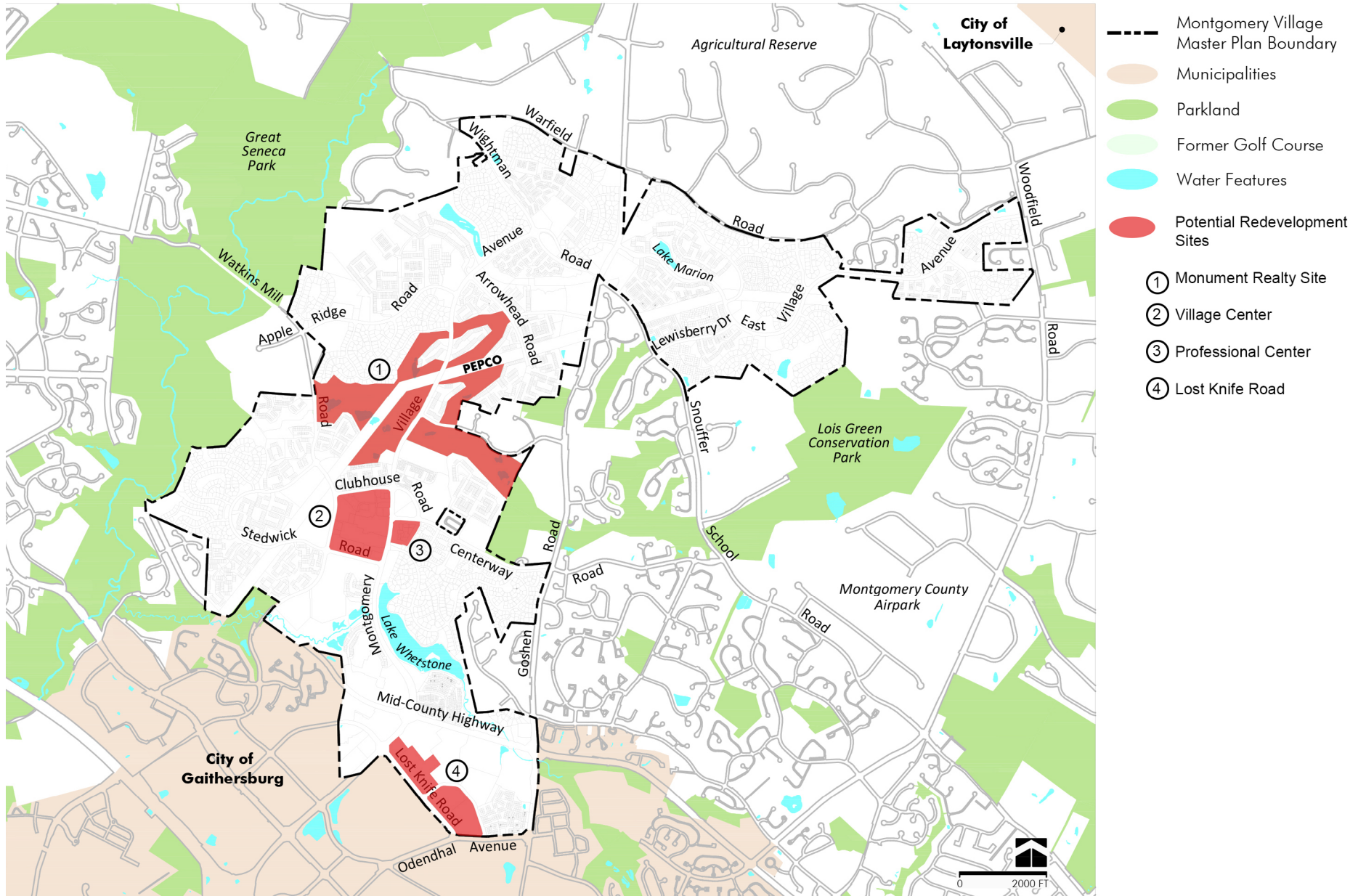
### 5.3.1 Lower Village

Lower Village is the southernmost part of the community, located south of Lake Whetstone and South Valley Park. It was envisioned by the Kettlers to include shopping opportunities and a mix of residential building types. The Lower Village has the highest residential densities in the community with a diverse mix of housing types, including Walker’s Choice, Nathan’s Hill, Dockside, and Cider Mill Apartments. Community facilities include the Gaithersburg Library, South Lake Elementary School, and Montgomery Village Daycare. Commercial office uses include the Montgomery Village Office Park and the Montvale Center office building on Montgomery Village Avenue.

Retail centers include two strip shopping centers located side-by-side on Lost Knife Road, Montgomery Village Plaza, and



**Figure 13: Potential Redevelopment Areas**



Montgomery Village Crossing. Montgomery Village Crossing, at the corner of Lost Knife Road and Odendhal Avenue, is an 11-acre site with approximately 118,000 square feet of retail. It is currently anchored by an H Mart grocery store with convenience retail and restaurants. Montgomery Village Plaza was redeveloped in 2009 and residential units were approved as part of the project, but were not built. The 117,000-square-foot center includes a Trader Joe's, Marshall's, Rent-A-Center, as well as various retail services and restaurants, including Armand's Pizza. The current vacancy rates for these centers are relatively low compared to other areas within the Village.

MVF's Vision 2030 report aptly named the vacant property at the northeast corner of Montgomery Village Avenue and Lost Knife Road "the Gateway," as it is located at the southern entrance to the Village. For this vacant three-acre site, Vision 2030 recommended unique, high quality architecture and significant entrance features, such as landscaping, a water feature, or public art. Uses suggested by Vision 2030 included a place of worship or multi-family housing, possibly integrated with Cider Mill Apartments if redevelopment were contemplated there.

#### A. The Boulevard on Lost Knife

Lost Knife Road forms the boundary between Montgomery Village and the City of Gaithersburg. The uses on the north side of Lost Knife Road are in the Village and include, from west to east, the vacant Gateway site, the day care center, Cider Mill Apartments, and the

two retail centers- Montgomery Village Plaza and Lakeforest Mall, in the city, is on the south side of Lost Knife Road. A regional transit center is located at the intersection of Lost Knife Road and Odendhal Avenue, at the eastern edge of the Lakeforest Mall site, and there is pedestrian activity throughout the area.

Lakeforest Mall was a mainstay for shoppers in the mid-County area since it opened in 1978, but, like many regional malls around the country it is facing an uncertain future. The one million square-foot mall was put on the

market over three years ago. It is unclear what redevelopment will occur at this large site, but its ultimate redevelopment will impact uses on the north side of Lost Knife Road.

Lost Knife Road, between Montgomery Village Avenue and Odendhal Avenue, has the potential to transform over time. (See Illustrative Concept.) The Plan encourages, to the extent possible, coordinated redevelopment on both sides of the street. Lost Knife Road could evolve and transform into an urban boulevard or a main street if synergies emerge between developments



*Illustrative concept for the Lost Knife Road area.*

on both sides of the street, and there is an effort at overall coordination between the stakeholders. Redevelopment could include a variety of uses and open spaces that reinvigorate this area. Enhanced connectivity should be explored, including possible new north-south access from Lost Knife Road to Midcounty Highway. Redevelopment of the Lakeforest Mall site could provide opportunities to extend Contour Road to Russell Avenue. Revitalization of this area will be challenging, but it is an important long-term goal of this Plan.

### DESIGN AND CONNECTIVITY

- Focus redevelopment along Lost Knife Road to enhance the Village’s entrances and frontage.
- Emphasize a mix of uses to revitalize the area and activate the streets and open spaces.
- Improve internal connectivity between properties.
- Provide a variety of open spaces for public use.
- Include sustainability features, landscape, and public art.
- Implement complete street principles along Lost Knife Road.

### ZONING RECOMMENDATIONS

In order to encourage reinvestment along Lost Knife Road, the Plan recommends Commercial-Residential (CR) zones. (See Figure 14.) The CR zones permit a mix of residential and non-residential uses at varying

heights and densities. This zone provides flexibility to respond to market conditions, provides certainty regarding density and heights, and may encourage reinvestment in the area. Should the Gateway site redevelop, the existing day care use should be integrated into the new development or relocated elsewhere within the Lost Knife area so that this important resource is maintained.

**Gateway site:** CRT-1.25, C-0.25, R-1.0, H-65 (See CRT #3 on Figure 14)

**Cider Mill site:** CRT-1.5, C-0.25, R-1.25, H-65 (See CRT #2 on Figure 14)

**Montgomery Village Plaza:** CRT-1.5, C-0.75, R-1.0, H-65 (See CRT #1 on Figure 14)

**Montgomery Village Crossing:** CRT-1.5, C-0.75, R-1.0, H-65 (See CRT #1 on Figure 14)

### B. Montvale Center and Montgomery Village Office Park

The Montvale Center office building and the Montgomery Village Office Park are located on the west side of Montgomery Village Avenue. Built in 1987, the Montvale Center office building is the southernmost building within the Village, south of and adjacent to the newly renovated Gaithersburg Library. It is a 7-story building with 124,000 square feet of leasable space surrounded by parking.

The Montgomery Village Office Park is a 25,640-square-foot, townhouse-style office park, located on the northwest corner of Montgomery Village Avenue and Walkers Choice Road. This office complex provides professional office space for businesses, such as insurance brokers, real estate agents, and

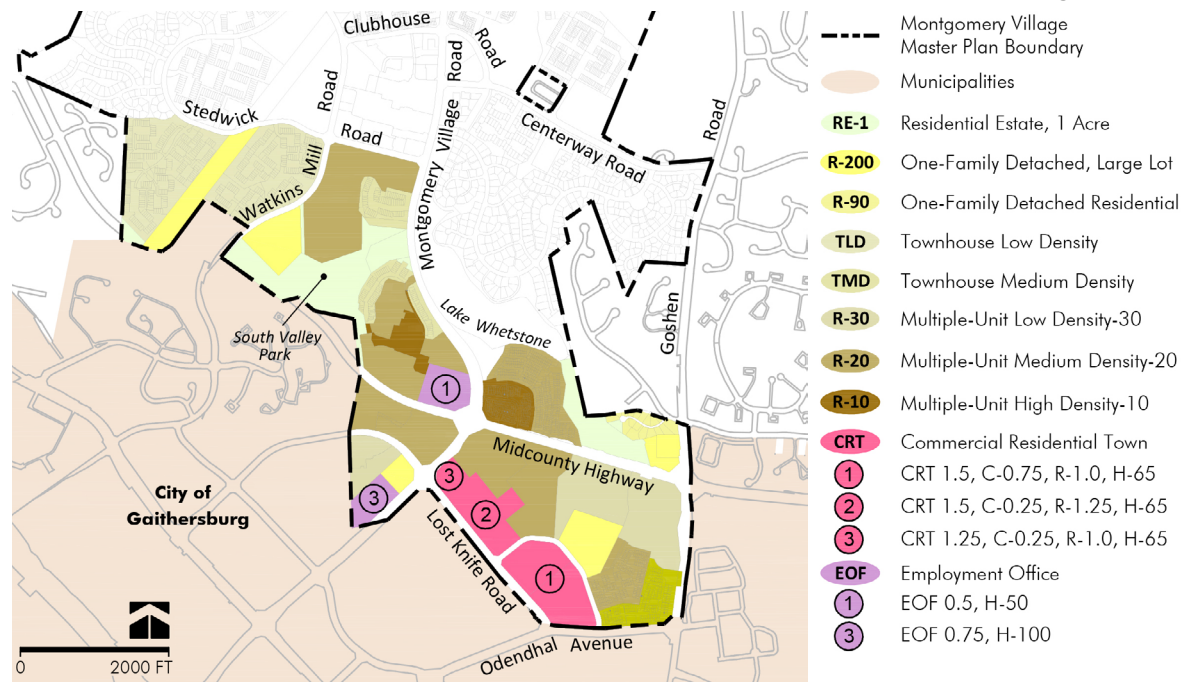


Figure 14: Proposed Lower Village Zoning

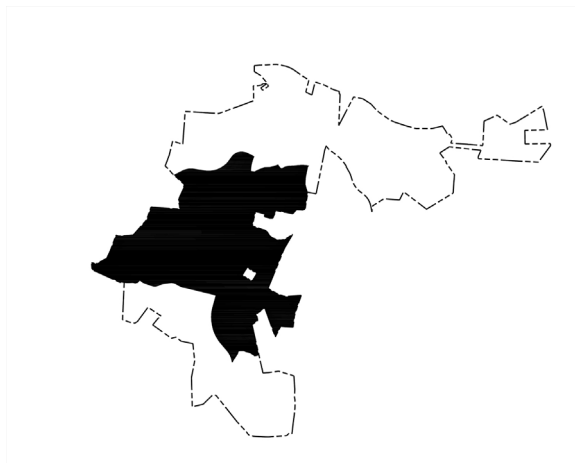
accountants.

This Plan recommends the Employment Office (EOF) Zone for these two sites. The EOF Zone is intended for office and employment activity, possibly combined with limited residential and neighborhood commercial uses, and allows flexibility in building, circulation and parking lot layout. For these two sites, the recommended density and height in the EOF Zone are comparable to the existing development (and any approved density that was not built).

### ZONING RECOMMENDATIONS

**Montvale Center:** EOF-0.75, H-100 (See EOF #3 on Figure 14.)

**Montgomery Village Office Park:** EOF-0.5, H-50 (See EOF #1 on Figure 14.)



*Middle Village Locator Map*

### 5.3.2 Middle Village

Middle Village is the heart of Montgomery Village and includes areas north of Lake Whetstone and south of Meadowcroft

Lane. There is a diverse mix of uses in this area, including residential, retail, and civic. Community facilities include Stedwick Elementary School, Watkins Mill Elementary School, Montgomery Village Middle School, Stedwick Community Center, and Watkins Mill Recreation Center. The Montgomery Village Foundation offices are located at 10120 Apple Ridge Road. Middle Village contains three of the four sites identified by Vision 2030 as significant and important redevelopment opportunities: the Village Center, the Professional Center, and the former golf course. Each site presents its own unique challenges, but all offer the possibility for reinvestment that could bring positive change in the community.

#### A. The Village Center

The Village Center is a 42-acre block bounded by Montgomery Village Avenue, Club House Road, Watkins Mill Road, and Stedwick Road. With its central location between the two major north-south roads, Village Center was purposefully planned as the community's town center. It was originally an interior mall, with an ice cream shop, a movie theater, and other convenience services where residents could shop and socialize. At one time the Center also included a sit-down restaurant, the Sir Walter Raleigh Inn, and a YMCA. The restaurant has been replaced by a CVS store and the YMCA site has been redeveloped as the Montgomery Village Market Place. Phase 1 of the Market Place consists of 16,058 square feet of retail and is currently being leased. Phase 2, the remaining 8,800 square

feet, has not been built. Montgomery Village Health Care Center, a rehabilitation facility, is located in the northwest corner of the megablock and provides short-term rehabilitation, dementia care, and hospice services. A United States Postal Service facility is located on the southwest corner of Village Center.

The Vision 2030 plan recommended that the Village Center be redeveloped into a mixed-use town center with housing, retail, offices, and open space, based on the desire among many residents that this centrally located site be revitalized and upgraded. This Plan supports these ideals for the Village Center and encourages redevelopment that provides a mix of uses, activates the center, and fosters community gathering. (See Village Center Illustrative.)

The Village Center faces several challenges. As mentioned, there are substantial retail offerings in the surrounding area that provide stiff competition. The Center is somewhat sequestered within the Village and is unlikely to attract visitors from outside the area. Fragmented parcels and multiple land owners also make comprehensive redevelopment of this large block difficult. There are 16 lots under separate ownership within the Center. Uses that are likely to remain for the foreseeable future include the rehabilitation center, three gas stations, the CVS, and the post office facility. The auto-centric configuration of the Center could transition into a more walkable environment if there was strategic redevelopment of available surface parking areas. The largest property in Village Center, currently owned by Washington Real

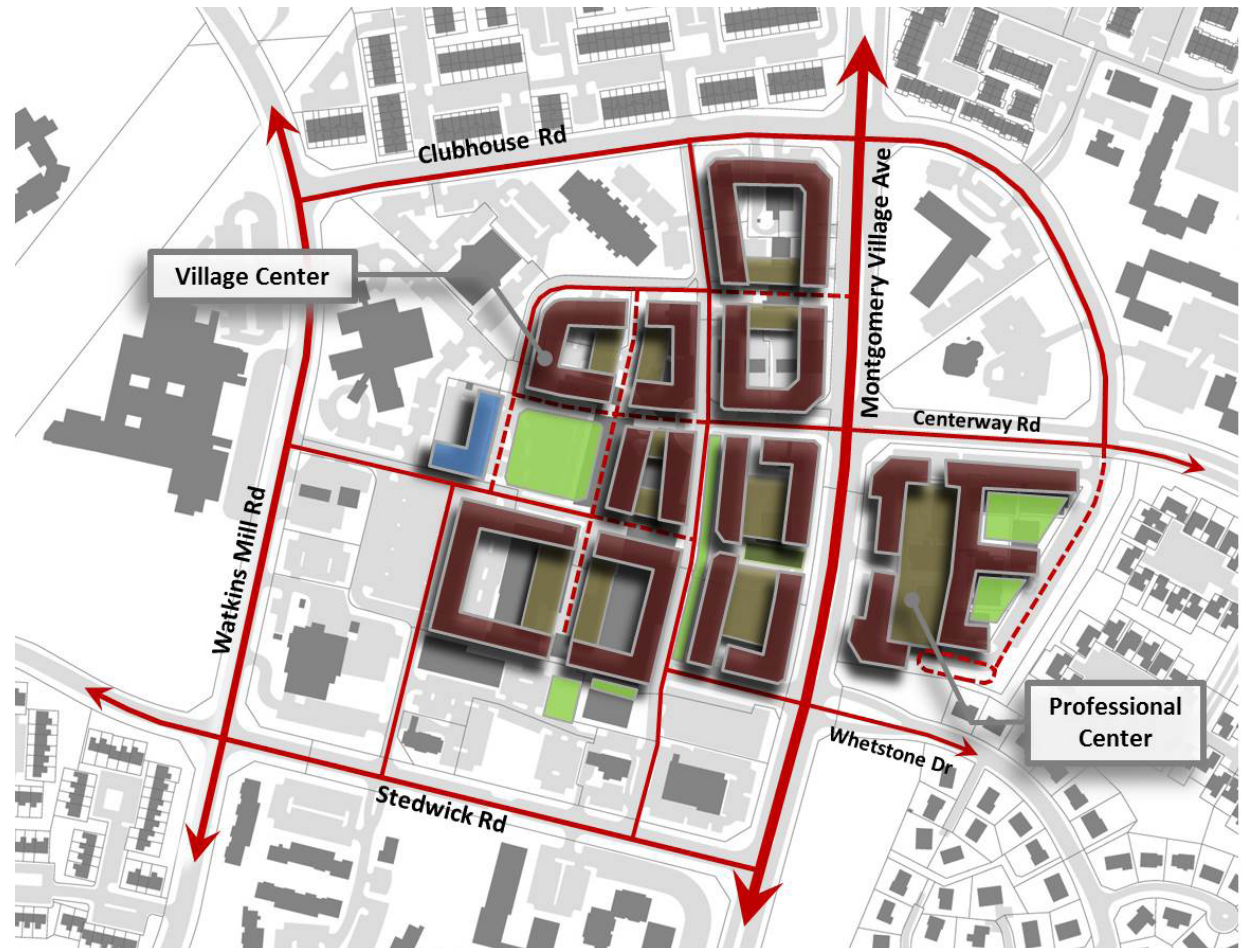
Estate Investment Trust, could redevelop independently of the other parcels.

## DESIGN AND CONNECTIVITY

- Transform the north-south drive into a pedestrian-friendly local street.
- Establish an east-west local street connecting existing vehicular entrances at Montgomery Village Avenue and Watkins Mill Road.
- Along both local streets, create a main street environment with street-oriented buildings, streetscapes, and comfortable pedestrian walking areas connecting to adjacent streets and existing transit options.
- Enhance existing open spaces and provide linkages to the proposed local streets.
- Consider strategies to integrate existing uses that are likely to remain with emerging pedestrian environments, such as streetscape enhancements or public use spaces to link new and existing development.

## ZONING RECOMMENDATIONS

This Plan recommends the CRT Zone for the Village Center. The CRT Zone permits a mix of uses at varying densities and heights. The intent of the CRT Zone is to target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses, while encouraging development that integrates a combination of



*Illustrative Concept for the Village Center / Professional Center*

housing types, mobility options, commercial services, public facilities, and amenities. The Plan encourages redevelopment and revitalization of this important site in the heart of Montgomery Village; CRT is the appropriate zone to promote reinvestment while preserving the small town scale of the Village Center.

**Village Center:** CRT-1.5, C-0.75, R-1.25, H-65 (See CRT#1 on Figure 15.)

### *B. The Professional Center*

Located directly across Montgomery Village Avenue from the Village Center is the Professional Center, a cluster of two-story office buildings. Vision 2030 identified this site as needing an infusion of new businesses, possibly healthcare services. This site struggles to maintain occupancy due to changing commercial business patterns and decreasing demand for office space. This

site's immediate proximity to residential neighborhoods requires careful consideration with regard to density, uses, and appropriate transitions.

### DESIGN AND CONNECTIVITY

- Concentrate maximum densities and height along Montgomery Village Avenue.
- Provide adequate transitions between new development and existing neighborhoods.
- Consider placing lower density residential uses, if any are proposed

in the future, adjacent to the existing residences.

- Provide open spaces for public use.

### ZONING RECOMMENDATIONS

The Plan recommends the CRT Zone for this property. Similar to the Village Center, the CRT Zone at this location will permit a mix of uses, while encouraging a development to integrate mobility options, commercial services, and amenities and interact with the Village Center.

**Professional Center:** CRT-1.25, C-0.25, R-1.0, H-65 (See CRT #3 on Figure 15.)

### OTHER MIDDLE VILLAGE ZONING RECOMMENDATIONS

**Jones Center:** EOF-0.5, H-45 (See EOF #2 on Figure 15.)

**MVF Offices:** R-90

#### C. Monument Realty Site

The former Montgomery Village Golf Club was a privately operated facility that opened in 1967. The 147-acre site straddles Montgomery Village Avenue, extending north toward Arrowhead Road and west to Watkins Mill Road. The former golf course contributed to the suburban, spacious, and open feeling of the Village due to its topography, central location, and configuration, which included fairways and a Pepco transmission line stretching across both sides of Montgomery Village Avenue. Over the past decade, the golf course struggled to maintain membership and viability, reflecting trends nationwide.

In 2011, the MVF's Vision 2030 report recognized the economic challenges the golf course was facing and recommended, if the facility closed, a mix of housing types (single-family, townhomes, cottages) with large open spaces and recreational opportunities. In 2013, Monument Realty acquired the golf course through foreclosure with the intention of redeveloping the site into a new residential community. The development company has engaged in lengthy and substantive dialogue with the community.

The MVF appointed a committee to review Monument's concept plans and advise

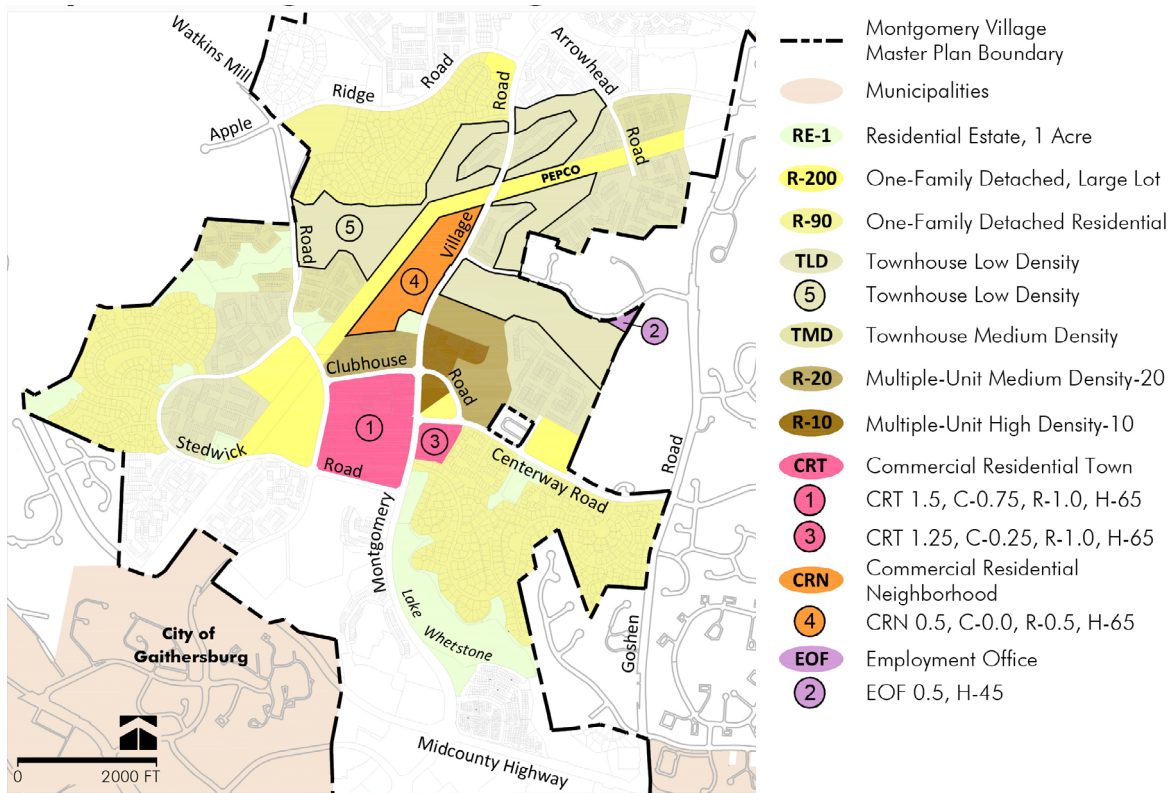


Figure 15: Proposed Middle Village Zoning

the Board of Directors. This committee included the presidents of the homeowners associations of communities that border the former golf course. Based on input received from Village residents, including many who live adjacent to the former golf course, Monument revised its proposed plans several times. In the spring of 2014, the MVF adopted a resolution approving Monument's proposed concept plan for residential redevelopment of the former golf course, with substantial open spaces available to all Village residents. This Plan recognizes that there is community support for, as well as opposition to, residential redevelopment of the former golf course. Some residents, particularly those with homes adjacent to the former golf course, would like for the site to remain open space.

This Plan supports residential redevelopment for portions of the site that are developable; the remaining areas are recommended for open space, conservation, or dedication. Approximately 70 acres, nearly half of the 147-acre site, should be included in an environmental buffer that surrounds Cabin Branch stream. When the golf course was built nearly 50 years ago, environmental regulations were not in place to protect sensitive areas and establish appropriate stream buffers. Today, when redevelopment occurs, land that was not previously protected by conservation measures must be delineated and protected through the County's Forest Conservation Law and its Environmental Guidelines.

As discussed in Chapter 4, the Montgomery

County Parks Department should seek dedication of nearly 40 acres of this site to parkland that will protect and enhance its natural features, and provide a trail connection between Great Seneca Stream Valley Park and Cabin Branch Park. Prior to any dedication and conveyance, the Parks Department will require a Park Facilities Agreement that will outline substantive measures that must be taken to rehabilitate and restore natural features. This Plan supports connecting the two linear stream valley parks through the former golf course,

which provides the missing link to achieving an east-west trail that connects these regional natural resources. If it comes to fruition, this proposed trail would be a lasting legacy of the former golf course and would provide a new, publicly accessible recreational resource for the area.

Repurposing this site for residential uses is compatible with the surrounding neighborhoods and is consistent with the overall character of the Village. Such residential reuse addresses the demand for new housing, while providing the opportunity



*Illustrative Concept for the Monument Realty site*

to restore environmentally sensitive areas, enhance trail connections, and provide publicly accessible open space. The Plan recommends limited residential densities and appropriate transitions adjacent to the existing residential neighborhoods. The Plan encourages careful siting of new homes in order to preserve vistas. New residential development should be compatible with adjacent, existing residential neighborhoods. To the extent possible, new dwellings should be situated adjacent to the same existing housing type; for example, new townhouses should be placed adjacent to existing townhouses.

### DESIGN AND CONNECTIVITY

- Consider clustered, compact development patterns compatible with adjacent surrounding neighborhoods.
- Consider view sheds from surrounding communities when locating new development clusters.
- Where feasible, enhance connectivity between new development and existing communities.
- Provide adequate transitions between new and existing communities.
- Provide open space accessible to both new and existing communities, where feasible.
- Provide a trail connection between Great Seneca Stream Valley Park and Cabin Branch Park.

### ZONING RECOMMENDATIONS

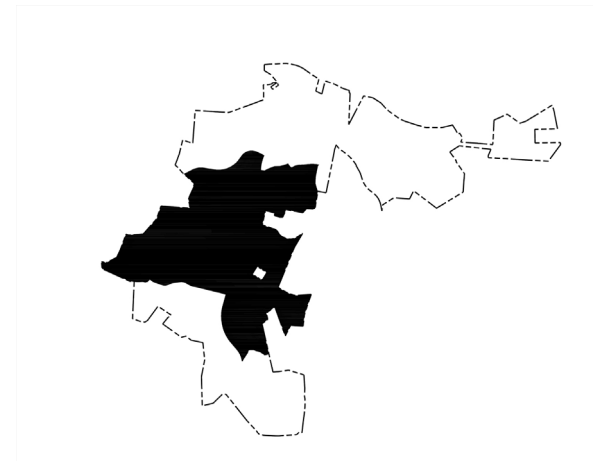
This Plan recommends the Townhouse Low Density (TLD) Zone and the Commercial/ Residential Neighborhood (CRN) Zone (CRN-0.5, C-0.0, R-0.5, H-65) because it is the intent of the Plan to provide an appropriate level of reuse for this site, while maintaining preservation of the Village character and recreational opportunities. (See Illustrative Concept for the Monument Realty site.) The development standards of these zones allows flexibility in building placement, lot size, and building types in order to maintain compatibility between existing residential development patterns and design.

The Plan does not recommend a commercial density within the CRN Zone because residential uses are the most compatible with the surrounding community. Commercial development is more appropriate in the Village Center, where the Plan encourages reinvestment. The Village Center is within walking distance from the southernmost portions of the former golf course.

#### Monument Realty Site:

Townhouse Low-Density (TLD) Zone (See TLD # 5 on Figure 15.)

CRN-0.5, C-0.0, R-0.5, H-65 (See CRN #4 on Figure 15.)



*Middle Village Locator Map*

### 5.3.3 Upper Village

Upper Village consists of the northernmost portions of the Village, located north of the former golf course, and East Village, located east of Goshen Road. Upper Village is predominately residential, with mostly single-family homes and townhouses. This was the last portion of the Village that the Kettlers built, so it contains the newest developments. Upper Village also includes numerous amenities: Apple Ridge Recreation Center, North Creek Lake, North Creek Community Center, Lake Marion, Lake Marion Community Center, William N. Hurley Park, Edward A. DeSimon Recreation Center, Milton M. Kaufmann Park, and Martin P. Roy Park. The administrative offices of a social service organization, the Community Services for Autistic Adults and Children (CSAAC), are located on East Village Avenue. A residential project, the 205-unit Rothbury Apartments,



was completed in 2011 on a site adjacent to the Goshen Crossing shopping center.

The Upper Village has three retail centers, two of which are anchored by grocery stores, all of which provide retail services for the local community, including banks, gas stations, and restaurants. Goshen Crossing is anchored by a Giant; Goshen Oaks is anchored by a Safeway; and Goshen Plaza has a CVS and a small grocery store. These are all typical suburban retail centers with parking in the front and the buildings along the rear of the sites. The Goshen Road retail centers have relatively low vacancy rates. This Plan does not anticipate redevelopment of these centers, given their location, size, and purpose. The Plan recommends the Neighborhood Retail Zone for these properties with density that essentially reflects the existing developments.

A public self-storage facility is located on

Goshen Road just south of the Pepco right-of-way. The Plan recommends the Light Industrial (IL) Zone for this site, which is anticipated to remain. Self-storage uses are only permitted in the industrial zones. Since this business is not anticipated to change in the foreseeable future and in order for it to remain a permitted use, the Plan recommends the IL Zone.

Montgomery Village has four professional office clusters scattered throughout the area and two are in the Upper Village – the Wightman Road offices and the Jones Center, where the Kettler Brothers, Inc. offices are located. Each of these properties was built in the 1980s and is experiencing moderate vacancies. This Plan does not anticipate a change in the future use of these small office properties. Given site constraints and the limited redevelopment potential of these two properties, the Plan recommends the EOF

Zone.

### ZONING RECOMMENDATIONS

As stated, the Plan does not recommend, anticipate, or encourage significant change in the Upper Village. The Plan recommends zones that generally reflect the uses and densities of the existing commercial developments in the area.

**Goshen Plaza:** NR-0.25, H-45

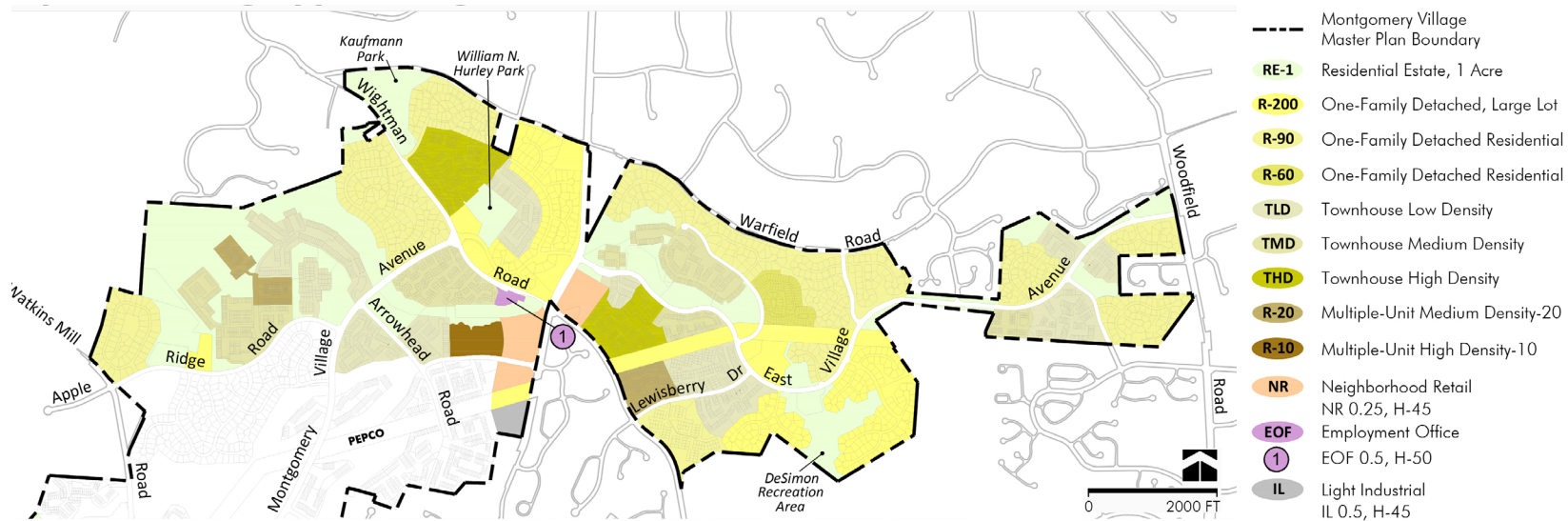
**Goshen Crossing:** NR-0.25, H-45

**Goshen Oaks:** NR-0.25, H-45

**Wightman Road Offices:** EOF-0.5, H-50

**Self-Storage:** IL- 0.5, H-45

**CSSAC offices:** R-200



**Figure 16: Proposed Upper Village Zoning**



P  
Elder Mill

Chapter 6:  
Enhance the Village's  
Connectivity

# 6.1 Introduction

Montgomery Village is well-served by several north-south and east-west major highways, and arterials, in addition to nearby I-270 and MD 355 (North Frederick Avenue), which are located south and west of the Master Plan boundary. The Village is also served by multiple local bus routes connecting the Village Center to other regional transit centers and rail stations. The transportation goals for this Plan are to improve mobility, reduce automobile dependency, and implement a complete street approach to ensure the transportation network is safe and efficient for all users regardless of mode of travel. To accomplish these goals, it will be necessary to expand and enhance opportunities to make walking, biking, and transit connections within the Village; between the retail centers and the surrounding residential neighborhoods; to the transit hubs; and to the neighboring activity centers of Germantown and the City of Gaithersburg.

The MVMP does not address Midcounty Highway (M-83), since decisions about this road will not be resolved within the time frame of this Master Plan. The Montgomery

County Department of Transportation (MCDOT) is currently studying transit and roadway alternatives to Midcounty Highway and implications to Montgomery Village and other areas of the County.

## 6.1.1 Roadway Network

Montgomery Village Avenue serves as the spine of the MVMP area for vehicular traffic. With its wide, tree-lined median and its divided configuration that offers scenic views of Lake Whetstone, this street has become a point of pride for the community. It serves a critical purpose in linking much of the Village with the City of Gaithersburg, Lakeforest Mall, and I-270 to the south, while providing connections to other roadways linking to Germantown to the west.

The majority of the planned roadway network within the MVMP area has been constructed, including Lost Knife Road, Watkins Mill Road, East Village Avenue, Apple Ridge Road, Arrowhead Road, and Montgomery Village Avenue (north of Club House Road and south of Midcounty Highway). However, there are a few roads that have not been built or widened to their maximum number of lanes as envisioned in the Master Plan of Highways and Transitways (MPOHT) such as Snouffer School Road (from two to four lanes), Goshen Road (from two to six lanes), Woodfield Road (from two/four to six lanes), Montgomery Village Avenue (between Club House Road and Midcounty Highway; from four to six lanes), and Midcounty Highway

Lost Knife Road



*The road code standards should not determine the design of the community...*

Clarence Kettler

(M-83) (not constructed west of Montgomery Village Avenue; not widened from four to six lanes east of Montgomery Village Avenue).

The widening of Snouffer School Road from two to four lanes is funded for construction (CIP projects #501109 and #501119) with construction anticipated to begin in 2015 and to be completed in 2019. Goshen Road is also funded to be widened from two to four lanes (CIP project #501107) with construction anticipated to begin in 2019 and to be completed in 2022. Just outside of the Master Plan area, there is an interchange at I-270 and Watkins Mill Road funded for construction by the State of Maryland (project #MO3512115). Construction is anticipated to begin in 2016 and ultimately open to traffic in 2018.

This Plan recommends amending the MPOHT to implement the goals of this Plan with the following network changes in Montgomery Village:

- Downgrade the functional classification of Montgomery Village Avenue from major highway (six lanes) to arterial (four lanes) for the segment between Club House Road and Midcounty Highway. This segment is currently constructed as a four-lane median divided road. If the classification of this segment is changed to arterial it would effectively prevent Montgomery Village Avenue from being widened any further. The portion along the frontage of the Village Center (between Stedwick Road and Club House Road) is envisioned to be more pedestrian-oriented than it is

currently in order to encourage activity between the redeveloped Village Center and the redeveloped Professional Center.

- Extend Stewartown Road as a two-lane minor arterial (MA-298) across the former golf course from Montgomery Village Avenue at its current terminus to Watkins Mill Road at the intersection with Crested Iris Drive. Extending Stewartown Road will improve local connectivity between the east and west sides of the Village, as well as provide access for the future, potential development of the former golf course. The road should be designed as a two-lane undivided section with on-street parking, a shared use path along the southern side, and a targeted design speed of 25 MPH to discourage speeding traffic. Methods for slowing traffic that should be taken into consideration include the horizontal road alignment and narrow travel lanes. Based on the general location of the proposed road, as shown on the roadway classification map, construction of the Stewartown Road extension will not impact the stream valley buffer. See the illustrative cross-section of the future segment of Stewartown Road. The existing segment of Stewartown Road between Montgomery Village Avenue and Goshen Road should be assigned the same minor arterial (MA-298) MPOHT classification as the unbuilt extension.

- Reclassify Stedwick Road east of Watkins Mill Road (A-276), Club House Road west of Montgomery Village Avenue (P-21), and the eastern 700-foot segment of Rothbury Drive (A-285) as business streets (B-1, B-2, and B-3, respectively) in the MPOHT. Additionally, Contour Road (currently not in the MPOHT) should be classified as a business street (B-4). This classification will allow these streets to better support the existing shopping centers or the vision for redeveloped adjacent properties.

The Master Plan process provides an opportunity to review the roadway network and evaluate the appropriateness of classifications in the MPOHT. The following recommendations are relatively minor amendments to the MPOHT:

- Remove Burr Oak Drive (A-285 in the 1985 Gaithersburg Vicinity Master Plan and A-277 in the 1971 Gaithersburg Vicinity Master Plan) between Rothbury Drive and Wightman Road from the MPOHT. This north-south road was intended to connect the eastern terminus of Rothbury Drive (which at that time did not connect with Goshen Road) to Wightman Road but was abandoned in 1972 (Council Resolution 7-843, Item III, F, 8/29/72, referred to as road A-277). In 1978, Rothbury Drive was platted to show an extension eastward from its then terminus to Goshen Road. The property where Burr Oak Drive was supposed to be

constructed has been developed as the residential community Gables Rothbury Square in the 2000s.

- Remove Odendhal Avenue (M-21) between Lost Knife Road and Goshen Road from the MPOHT. It was annexed by the City of Gaithersburg in April 1991 (Annexation X-157), subsequent to the adoption of the 1985 Gaithersburg Vicinity Plan, and is no longer under the jurisdiction of the County. Odendhal Avenue was originally planned to connect to Woodfield Road (also numbered M-21); however, development has occurred that precludes that connection from being made.
- Reclassify Warfield Road between

Wightman Road and Woodfield Road from a two-lane primary residential (P-1) to a two-lane country arterial (CA-1). Warfield Road currently functions as an east-west arterial rather than a collector of local residential traffic. The country arterial classification better recognizes the function of Warfield Road while also allowing its rural character to be preserved and acknowledging its proximity to the Agricultural Reserve.

- Lewisberry Drive between Snouffer School Road and East Village Avenue should be assigned the residential primary (P-32) MPOHT classification. This road currently serves as an important collector for the residential

communities between East Village Avenue and Snouffer School Road. The new classification better reflects the function of Lewisberry Drive.

- Renumber Doubleland Road between East Village Avenue and Warfield Road as P-31 in the MPOHT. It was shown in the 1985 Gaithersburg Vicinity Master Plan as sharing the P-30 classification number with Fieldcrest Road Extended (now referred to as East Village Avenue).

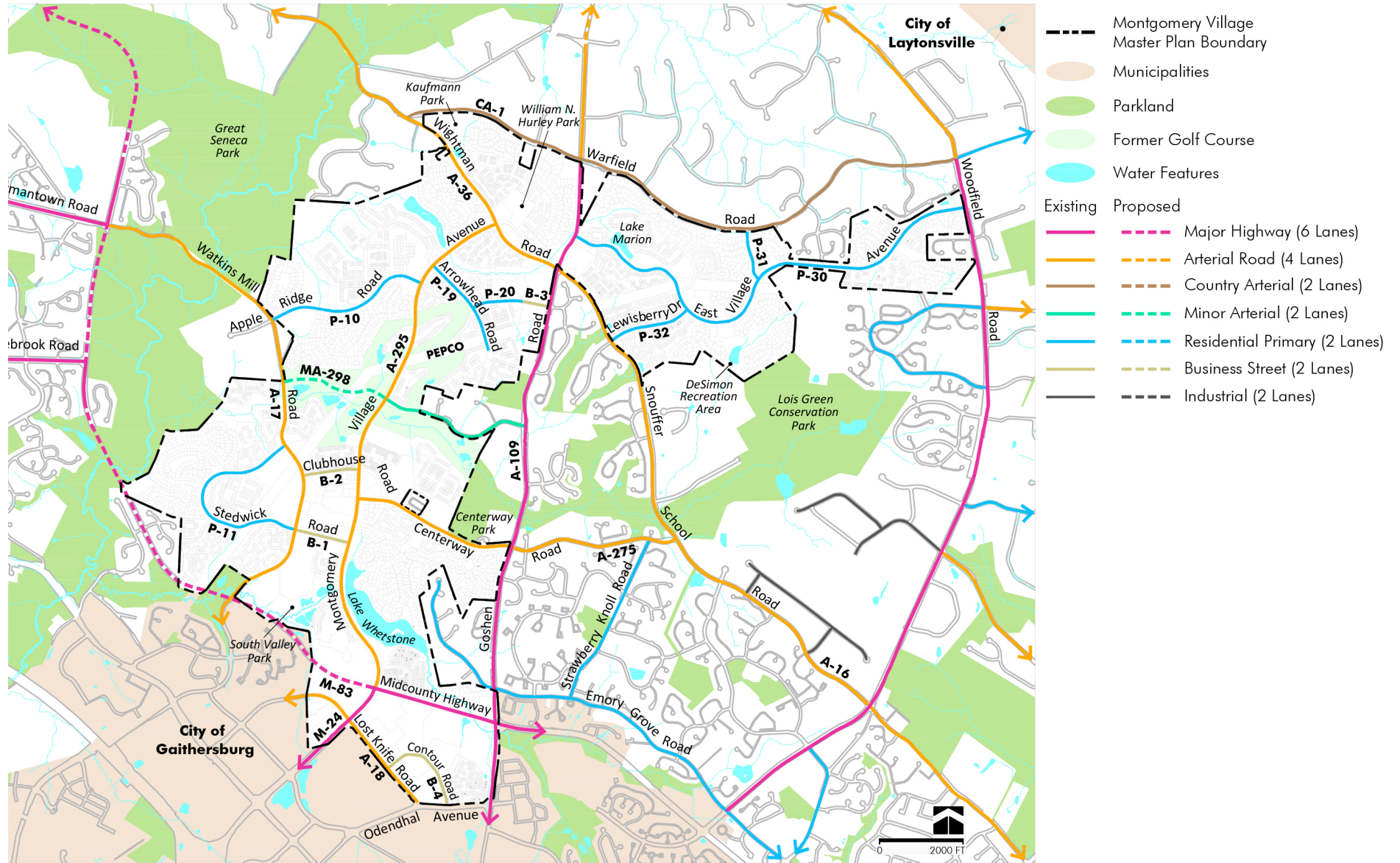
Table 1 and Figure 17 show the proposed classifications for the MPOHT network within the MVMP area.

Table 1: Roadway Classifications						
MPOHT#	Master Planned Street	From	To	Minimum ROW (Feet)	Through Travel Lanes	Former MPOHT# (if changed)
<b>Controlled Major Highways</b>						
M-83*	Midcounty Highway (MD 124)	Goshen Road	City of Gaithersburg Line (aprox. 1,700 feet west of Montgomery Village Avenue)	150	6-Divided	-
M-83*	Midcounty Highway	City of Gaithersburg Line (aprox. 1,200 feet west of Watkins Mill Road)	Watkins Mill Road	150	6-Divided	-
M-83*	Midcounty Highway	City of Gaithersburg Line (aprox. 650 feet west of Watkins Mill Road)	Germantown Road/Watkins Mill Road	150	6-Divided	-
<b>Major Highways</b>						
M-21	Woodfield Road (MD 124)	Warfield Road	Emory Grove Road	120	6-Divided	-
M-24	Montgomery Village Avenue (MD124)	City of Gaithersburg Line (aprox. 830 feet south of Lost Knife Road)	Midcounty Highway (MD124)	120	6-Divided	-
M-25	Goshen Road	Warfield Road	Odendhal Avenue	120**	6-Divided**	-
Table continues on following page...						

**Table 1: Roadway Classifications - Continued**

MPOHT#	Master Planned Street	From	To	Minimum ROW (Feet)	Through Travel Lanes	Former MPOHT# (if changed)
<b>Arterials</b>						
A-16	Snouffer School Road	Goshen Road	Ridge Heights Drive	80	4	-
A-17	Watkins Mill Road	City of Gaithersburg Line (approx. 2/10 mile north of Windbrooke Drive)	Germantown Road/Midcounty Highway	80	4	-
A-18	Lost Knife Road	Montgomery Village Avenue (MD 124)	Goshen Road	100	4-Divided w/ separated bike lanes	-
A-18	Christopher Avenue	City of Gaithersburg Line (approx. 1/4 mile west of Montgomery Village Avenue (MD 124))	Montgomery Village Avenue (MD 124)	95	4-Divided w/ separated bike lanes	-
A-36	Wightman Road	Warfield Road	Goshen Road	100	4	-
A-275	Centerway Road	Montgomery Village Avenue	Goshen Road	80	4-Divided	-
A-295	Montgomery Village Avenue	Midcounty Highway (MD 124)	Wightman Road	100	4-Divided	M-24 (between Club House Rd and Midcounty Highway)
<b>Minor Arterials</b>						
MA-298	Stewartown Road	Watkins Mill Road	Montgomery Village Avenue	70	2	New Road
MA-298	Stewartown Road	Montgomery Village Avenue	Goshen Road	70	2	New Road
<b>Country Arterials</b>						
CA-1	Warfield Road	Wightman Road	Woodfield Road	70	2	P-1
<b>Residential Primary Streets</b>						
P-10	Apple Ridge Road	Watkins Mill Road	Montgomery Village Avenue	70	2	-
P-11	Stedwick Road (loop)	Watkins Mill Road	Watkins Mill Road	70	2	-
P-19	Arrowhead Road	Montgmoery Village Avenue	Fern Hollow Way	70	2	-
P-20	Rothbury Drive	Arrowhead Road	700 feet west of Goshen Road	70	2	-
P-30	East Village Avenue	Goshen Road	Woodfield Road	70	4-Divided	-
P-31	Doubleland Road	East Village Avenue	Warfield Road	70	2	P-30
P-32	Lewisberry Drive	Snouffer School Road	East Village Avenue	70	2	None
<b>Business Streets</b>						
B-1	Stedwick Road	Watkins Mill Road	Montgomery Village Aveune	80	2	A-276
B-2	Club House Road	Watkins Mill Road	Montgomery Village Avenue	80	2	P-21
B-3	Rothbury Drive	700 feet west of Goshen Road	Goshen Road	80	2	A-285
B-4	Contour Road	Lost Knife Road	Odendhal Avenue	70	2	None
Notes:						
* The City of Gaithersburg Line cuts across M-83 in several locations, therefore only portions under the County's Jurisdiction are shown in this table.						
**Goshen Road is planned to be widened to an interim section of 4-lanes within a 107-foot ROW; design presented to the Planning Board 1/14/10.						

Figure 17: Street Network





### 6.1.2 Transit Network

The Village Center currently operates as the primary transit hub within the MVMP area. Many of the County Ride On bus routes serving Montgomery Village drop-off and pick-up at Village Center bus stops along Montgomery Village Avenue, Stedwick Road, or Club House Road. These Ride On routes connect to the Lakeforest Transit Center, located just outside of Montgomery Village in the City of Gaithersburg. From the Lakeforest Transit Center, bus routes connect to the Metropolitan Grove and Rockville MARC Stations, as well as the Shady Grove and Rockville Metrorail Stations. (See Figure 18.)

The Countywide Transit Corridors Functional Master Plan recommends two Bus Rapid Transit (BRT) projects in the mid-County area: the Corridor Cities Transitway (CCT) and MD 355 North (BRT Corridor 3). The MD 355 BRT project is not currently funded for construction and was not assumed as part of the future transportation network for purposes of the local area traffic analysis for this Master Plan.

This Master Plan makes no recommendations to construct additional BRT lines within Montgomery Village. Instead, this Plan envisions increased bus service with the possibility of new bus stop locations within the Village as the need arises due to growing demand from build-out of the proposed redevelopment sites. The Lakeforest Transit Center will continue to play a larger role as the centerpiece of the Montgomery Village transit network. A study released by MCDOT

in April 2015, Lakeforest Transit Center Feasibility Study, demonstrated that there is currently the demand to expand bus capacity from the two existing bus bays to eight bays and will likely be the demand for nine bays by 2020 and ten bays by 2040, based on current employment and population projections. Depending on the possible densities and uses that may replace the Lakeforest Mall, there could potentially be a greater demand for bus capacity at the Transit Center. The County will work in close coordination with the City of Gaithersburg regarding the future of the Lakeforest Mall and its potential impacts on the Montgomery Village Master Plan area if and when plans to redevelop the site are made public.

This Plan also envisions enhancing the transit ridership shed by making improved bicycle and pedestrian connections from the Village south to the Metropolitan Grove and Gaithersburg MARC Stations, the Lakeforest Transit Center, and future CCT stations located just outside of the Plan area in the City of Gaithersburg.

### 6.1.3 Bicycle Network

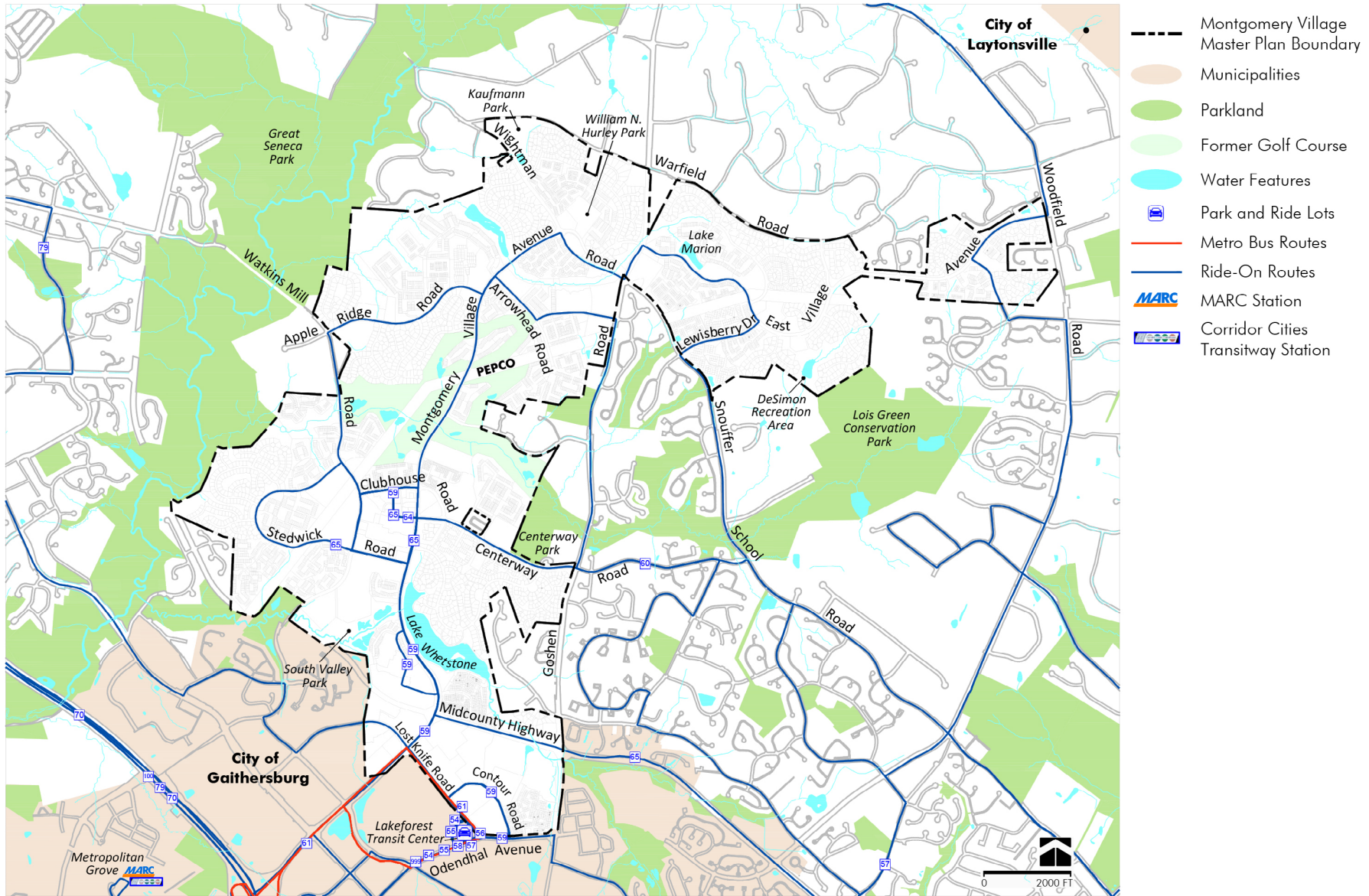
A high-quality bicycle network is important for the health, accessibility, quality of life, and vibrancy of a community. Creating an interconnected bicycle network also has the potential to increase access to transit and reduce the extent to which residents drive their automobile for short trips to the grocery store, café, library, or office, for example. Montgomery Village is an area that does not possess a significant formal bicycle network,

as there are currently no striped or separated bike lanes within the Plan area. Recently, the first on-street bicycle markings (“sharrows”) in the area were added to Watkins Mill Road just south of the Village in the City of Gaithersburg. Also in the City of Gaithersburg, the Maryland State Highway Administration (SHA) has a project underway to improve safety (i.e., upgrade sidewalks, construct additional turn lanes, etc.) at a number of signalized intersections along Montgomery Village Avenue between MD 355 and Lost Knife Road. As part of this project, bicycle lanes will be striped along that segment of Montgomery Village Avenue. Montgomery Village offers a unique opportunity to improve the County’s bicycle infrastructure network due to the unusually wide medians in the center of several roads and adequate space within the right-of-way of roads currently lacking facilities to accommodate new shared-use paths.



*Bike Lane Markings*

Figure 18: Transit Network





Unsurprisingly, due to high vehicular speeds, high traffic volumes, and lack of bicycle infrastructure, much of the Village currently scores poorly on the Bicycle Level of Traffic Stress (LTS) analysis. The LTS analysis measures the amount of stress that bicyclists feel when riding on a roadway alongside vehicular traffic. The areas in Montgomery Village that currently score well and allow bicyclists to feel relatively safe without dedicated bicycle infrastructure tend to be located in residential neighborhoods with low speeds and lower levels of traffic volumes. However, such areas can be considered “islands of connectivity” where bicyclists experience “low stress” on quieter residential streets, but they are hemmed in and constrained from reaching other areas due to surrounding roads and highways that are less comfortable and have a higher level of stress. This Plan envisions improving bicycle infrastructure on roads that are currently challenging for most riders while also creating safe connections to and from the islands of connectivity in residential neighborhoods. See the Appendix for additional information on the LTS analysis conducted for Montgomery Village.

This Plan recommends amending the 2005 Countywide Bikeways Functional Master Plan to provide for the following bicycle infrastructure within the MVMP area (See Figure 19.):

- Montgomery Village Avenue (LB-1) – Provide a shared use path on the eastern side from Lost Knife Road to

Wightman Road. This should connect to the existing shared-use path along the shore of Lake Whetstone between Stedwick Road and Lakeshore Drive. South of Lost Knife Road and in the City of Gaithersburg, SHA is planning to construct on-street striped bike lanes.

- Lost Knife Road / Christopher Avenue (LB-2) – Provide a separated bike lane on each side of the street from MD 355 (just inside the City of Gaithersburg) east to Odendhal Avenue. These lanes will serve as an important connection from the proposed separated bike lanes on Montgomery Village Avenue to the Lakeforest Transit Center. Given the wide median on both Lost Knife Road and Christopher Avenue, there is adequate space within the existing right-of-way to accommodate separated bike lanes and the current number of travel lanes.
- Stewartown Road (LB-3) – Provide a shared-use path along the southern side from Watkins Mill Road across the former golf course to Montgomery Village Avenue. The existing sidewalk along the southern side between Montgomery Village Avenue and Goshen Road should be upgraded to a shared-use path.
- Apple Ridge Road (LB-4) – Provide on-street bicycle lanes from Watkins Mill Road to Montgomery Village Avenue. There are currently striped

bicycle lanes between the Apple Ridge Recreation Area driveway and Montgomery Village Avenue; however, bicycle markings are not currently displayed in the lanes. Bicycle lane markings should be included for this segment and striped lanes with markings extended westward to Watkins Mill Road.

- Warfield Road (LB-5) – Provide a shared-use path along the southern side from Wightman Road to Woodfield Road. There is currently a segment of shared-use path constructed on the southern side of Warfield Road from just west of Doubleland Road to Miracle Drive with other segments of existing shared-use path connecting to the residential neighborhoods to the south.
- East Village Avenue (LB-6) – Provide a shared use path from Goshen Road east to Woodfield Road. There are currently sidewalks along both sides of the street with available space for either sidewalk to be replaced with a shared-use path. Preference should be given, if feasibly possible, to installing the path on the northern side to link pedestrians and cyclists with the Marion Community Center, Village Montessori School, and other civic amenities.
- Centerway Road (LB-7) – Provide a shared-use path, preferably along the northern side from Goshen Road to Montgomery Village Avenue.

This shared-use path will provide an important connection from the redeveloped Village Center/Professional Center to the planned shared-use path along Goshen Road and residential communities on the eastern side of Montgomery Village, as well as to the Whetstone Elementary School and Centerway Park.

- Wightman Road (SP-28) – Extend the shared use path along the northern side of the street from Goshen Road west to Brink Road. There are currently several segments of a shared-use path constructed on the north side of Wightman Road. Completion or reconstruction of this path would allow for linkage with the shared-use path currently planned on the north side of Snouffer School Road (east of Goshen Road).
- Watkins Mill Road (DB-27) – Construct the missing pieces of shared-use path from Stedwick Road North to Club Lake Road and from Millstream Drive to Apple Ridge Road on the west side of Watkins Mill Road. For both of these missing segments there exists a double-wide sidewalk that should be reconstructed as a 10-foot asphalt path and ultimately connect with the existing asphalt path north of Club Lake Road. South of Stedwick Road South, an asphalt shared-use path is already constructed on the east side of Watkins Mill Road south to near the City of Gaithersburg Line. In the City

of Gaithersburg there are “sharrow” markings provided on Watkins Mill Road, indicating to motorists that cyclists may be traveling on the road.

- Goshen Road (DB-29) – Upgrade the signed shared roadway designation to on-street striped bike lanes, consistent with the bicycle infrastructure proposed in the Goshen Road South County CIP road widening project (#501107), which will construct a shared-use path on the west side and on-street striped bike lanes.

This Plan does not make recommendations for additional bicycle facilities along Woodfield Road or Snouffer School Road, since they are mostly located outside of the Plan area. The 2005 Countywide Bikeways Functional Master Plan currently recommends a shared-use path on both Woodfield Road and Snouffer School Road with additional shared roadway signage on Woodfield Road. With the recommendations of this Master Plan and the currently planned bicycle infrastructure network constructed, residents in neighborhoods throughout Montgomery Village will be able to safely and efficiently ride a bicycle from their homes to the Village Center, Lost Knife Road corridor, Lakeforest Mall, and Lakeforest Transit Center.

#### **6.1.4 Pedestrian Network**

The Montgomery Village Foundation recently commissioned a Village-wide trail network survey to assess the existing conditions and locations of the sidewalks, hard and natural surface trails. This project highlighted

missing links in the existing system, as well as opportunities to connect neighborhoods to each other. One of those links lies within the former Montgomery Village golf course. Through the redevelopment of sites within the Village, this Plan recommends expansion of the sidewalks and the trail system where possible, including the pursuit of opportunities to achieve these goals within the Pepco right-of-way.

To improve pedestrian safety in the Lost Knife Road area, this Plan recommends removing the right-turn ramps at intersections along Montgomery Village Avenue, specifically at Midcounty Highway and Lost Knife Road. Removal of the right-turn ramps will decrease pedestrian crossing distance; slow vehicles, which will need to stop at red traffic signals; and reduce the complexity and conflicts that bicyclists experience with right-turning vehicles. This Plan also encourages the City of Gaithersburg and the State Highway Administration to consider removing the other right-turn ramps at intersections along Montgomery Village Avenue just south of the Plan area in the City of Gaithersburg at the Lakeforest Mall entrance, Russell Avenue and MD355.

**Table 2: Bikeway Facilities**

Route Number*	Street	From	To	Facility Type*	Notes / Status
<b>Separated Bike Lanes</b>					
LB-2	Lost Knife Road	Montgomery Village Avenue (MD 124)	Odendhal Avenue	Separated Bike Lanes	One-way separated bike lanes preferred.
LB-2	Christopher Avenue	N. Frederick Avenue (MD 355)	Montgomery Village Avenue (MD 124)	Separated Bike Lanes	One-way separated bike lanes preferred.
<b>Bicycle Lanes</b>					
LB-4	Apple Ridge Road	Watkins Mill Road	Montgomery Village Avenue	On-Street Striped Bike Lanes	Unmarked bike lanes currently in place between Apple Ridge Recreation Area driveway and Montgomery Village Avenue. Marked bicycle symbols are needed east of Apple Ridge Recreation Area driveway and striped lanes west to Watkins Mill Road
<b>Dual Bikeways</b>					
DB-27	Watkins Mill Road	Future Midcounty Highway	Apple Ridge Road	Shared-Use Path and Signed Shared Roadway	Shared-use path constructed on east side south of Stedwick Road South and on the west side north of Club Lake Road. Missing and substandard segments on Watkins Mill Road north of Stedwick Road south should be constructed on the west side. In lieu of a shared-use path, separated bike lanes should be evaluated at the time of implementation.
DB-29	Goshen Road	Warfield Road	Odendhal Avenue	Shared-Use Path and On-Street Striped Bike Lanes	Shared-use path and bike lanes not currently constructed. Shared-use paths should be on the west side as proposed in County CIP Project - Goshen South #501107
<b>Shared Use Paths</b>					
LB-1	Montgomery Village Avenue	Lost Knife Road	Wightman Road	Shared-Use Path	Shared-use path to be on the eastern side and tie into existing shared-use path built on eastern side along Lake Whetstone between Stedwick Road and Lake Shore Drive. Bike Lanes planned by SHA south of Lost Knife Road.
LB-3	Stewartown Road	Watkins Mill Road	Goshen Road	Shared-Use Path	Shared-use path should be constructed on the southern side between Watkins Mill Road and Montgomery Village Avenue. Existing sidewalk on southern side between Montgomery Village Avenue and Goshen Road should be upgraded to a shared-use path.
LB-5	Warfield Road	Woodfield Road (MD 124)	Wightman Road	Shared-Use Path	Connect with existing portions of shared-use path along southern side from just west of Doubleland Road to Miracle Drive.

Table continues on following page...

**Table 2: Bikeway Facilities- Continued**

Route Number*	Street	From	To	Facility Type	Notes / Status
LB-6	East Village Avenue	Goshen Road	Woodfield Road (MD 124)	Shared-Use Path	Shared-use path preferred on north side to link with the Marion Community Center, Village Montessori School, and other civic amenities.
LB-7	Centerway Road	Goshen Road	Montgomery Village Avenue	Shared-Use Path	Shared-use path preferred on north side to link with Whetstone Elementary School and Centerway Park.
SP-28	Wightman Road	Goshen Road	Brink Road	Shared-Use Path	Several existing segments of shared-use path exist on north side. Extend planned shared-use path on north side of Snouffer School Road along north side of Wightman Road.
SP-70	Midcounty Highway (MD 124)	Goshen Road	Montgomery Village Avenue (MD 124)	Shared-Use Path	Shared-use path should be constructed on the south side consistent with plans shown in the MCDOT midcounty Corridor Study.

Note: \*An update to the *Countywide Bikeways Functional Master Plan* is currently underway and route numbers, facility types, and terminology may be changed during that process.



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Montgomery  
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Chapter 7:  
Implementation

# 7.1 Introduction

The recommendations of this Master Plan will largely be achieved through the rezoning of Montgomery Village from the Town Sector Zone to new zoning classifications. The rezoning process, known as the Sectional Map Amendment (SMA), will follow the approval and adoption of the Master Plan. Prior to the SMA, this Master Plan recommends approval of a Zoning Text Amendment to add the proposed Montgomery Village Overlay Zone to the County's Zoning Ordinance. The SMA zoning process and the Overlay Zone are described below.

This Chapter also includes a description of public benefits in the CR Zone, which are intended to provide guidance to help developers, the community, and staff during the review of any future regulatory projects in Montgomery Village.

## 7.1.1 Sectional Map Amendment

Following the Plan's approval by County Council and adoption by the Maryland-National Capital Park and Planning Commission, a Sectional Map Amendment (SMA) will apply the Plan's recommended zoning to the official zoning map of the County. The Town Sector Zone is not being retained and this Plan recommends it be replaced by 15 zoning categories.

In order to preserve the character of the Village, maintain the open spaces, and encourage reinvestment, the Village should be rezoned as follows:

- Rezone residential communities

to zones that reflect the existing development patterns and densities.

- Rezone all Montgomery Village Foundation properties to the RE-1 Zone and further restrict the uses permitted in these areas through an Overlay Zone.
- Rezone commercial areas that are not anticipated to redevelop to the Neighborhood Retail Zone, the Employment Office Zone, and the Industrial Light Zone.
- Rezone the areas where the Plan encourages reinvestment to the CRT Zone.
- Rezone the former golf course to the TLD Zone and the CRN Zone.
- Propose a Zoning Text Amendment for the Montgomery Village Overlay Zone.

## 7.1.2 Montgomery Village Overlay Zone

This Master Plan recommends 15 zoning classifications to replace the Town Sector Zone.

In order to preserve the Village's residential character and open space system, this Plan also recommends a new Montgomery Village Overlay Zone that would be coterminous with the areas formerly covered by the Town Sector Zone. If approved, the Montgomery Village Overlay Zone would be shown on the official zoning map and added to the 2014 Zoning Ordinance (Division 4.9).



A large-scale rezoning of this kind is unique and concerns have been raised about its implementation and potential consequences. To address those concerns, this Plan recommends an overlay zone specifically designed to preserve and maintain the elements of the Village that are most important to its residents – the open spaces. The T-S Zone was different from conventional zoning in that it provided more flexibility and did not have the standard regulations regarding height, bulk, density, and use. Therefore, some of the Village’s housing types do not conform to the development standards in the zones that are being recommended. The Overlay Zone would address these anomalies and ensure that all residential building types are conforming with regard to zoning standards.

In general, an overlay zone is a mapped district placed over the standard, underlying zone that modifies the uses or development requirements of the zone. An overlay zone imposes requirements or restrictions in addition to, or in place of, those of the underlying zoning classification. In theory, an overlay zone can be either more restrictive or less restrictive than the standards and requirements of the underlying zoning classification. Overlay zones are appropriate where there is a special public policy interest that cannot be met by either the standards of the underlying zone or by rezoning to a different zone. The intent of an overlay zone is to provide requirements and standards that are necessary to achieve the planning goals and objectives for development or

redevelopment of an area. Overlay zones are created in areas of critical public interest and provide uniform, comprehensive development regulations for an area. An overlay zone can only be applied when it has been recommended by a Master Plan and must be implemented by a Sectional Map Amendment.

The 2014 Zoning Ordinance contains 15 overlay zones with varying purposes. The Garrett Park Overlay Zone, for example, modifies development standards for parcels in the underlying single-family zone (R-90 Zone) to create a uniform set of standards and preserve the park-like setting of this 19th century garden suburb. The Twinbrook Overlay Zone allows residential uses, which are not permitted in the underlying industrial zone, near the Twinbrook Metrorail Station. The Clarksburg East Environmental Overlay Zone protects water quality and quantity in Ten Mile Creek by restricting impervious levels in new developments.

The Montgomery Village Overlay Zone is intended to preserve the unique character of the Village; protect existing open space and conservation areas; and ensure a compatible relationship between new and existing development. In order to accomplish these purposes, the Overlay Zone will address development standards for existing residential dwelling units, existing uses that may not be permitted based on new zoning classifications, and development procedures, including site plan approval and grandfathering of existing development standards.

For areas that are owned by the Montgomery Village Foundation, the Plan recommends the Residential Estate- 1 Zone (RE-1), which is a low density residential zone. The proposed Overlay Zone limits uses permitted in the recommended, underlying RE-1 to those with low-impact, including the MVF-owned open spaces, lawns, gardens, ornamental planting areas, patios, walkways, pathways, plazas, and non-motorized multipurpose trails. Recreation and entertainment facilities with a capacity of up to 1,000 people would be allowed to accommodate the existing amphitheater.

The Montgomery Village Overlay Zone will:

- Address anomalies on some properties that will occur as a result of rezoning from the T-S Zone to the new zoning categories. Some properties that were built to development standards devised during site plan (under the T-S Zone) do not exactly match development standards in the proposed new zoning categories. Such properties will be grandfathered since the existing, as-built development standards do not conform to the development standards in the proposed new zones.
- Allow existing uses that were permitted by right when constructed under the T-S Zone to be grandfathered under the newly proposed zones. If expansion of the use or redevelopment occurs and the particular use is considered a limited or conditional use under the new zone, then the property owner must follow the review requirements for limited or

conditional uses as allowed.

- Preserve the existing quasi-public open space and recreation areas owned and maintained by the MVF and other Montgomery Village homeowner associations.
- Address compatibility between existing and anticipated redevelopment of vacant parcels.

### **7.1.3 Public Benefits in the CR Zone**

The CR and CRT zones have two development methods: standard and optional. The standard method allows a total density of up to 0.5 floor area ratio (FAR) in the CR zone and a total density up to 1.0 FAR in the CRT zone, and requires compliance with a specific set of development standards. The optional method allows for greater density above the standard method density. The additional optional method density may be achieved through a series of incentive increases that can be combined to achieve the maximum allowable density, subject to Planning Board approval.

Public benefits provided under the optional method must be drawn from among seven categories outlined in the Zoning Ordinance. Depending on the zone and the proposed FAR, applicants must provide public benefits in a minimum number of the seven categories. While applicants for the optional method may propose any of the 36 public benefits listed in section 4.7.2 of the Zoning Ordinance, there are certain benefits that should be prioritized for this Plan area.

These include the following:

- Provision of major public facilities, including but not limited to, separated bike lanes along Montgomery Village Avenue, and road enhancements along Lost Knife Road to improve pedestrian and bike access to the Transit Center.
- Connectivity and mobility, including but not limited to, through-block connections and streetscape improvements.
- Diversity of uses and activities, including but not limited to, care centers, enhanced accessibility for seniors and the disabled, and affordable housing.
- Quality building and site design, including but not limited to, exceptional design, public open space, and structured parking.

This list of priorities does not preclude consideration of other public benefits, as listed in the Zoning Ordinance, to achieve the maximum permitted FAR. All public benefits requested by the developer will be analyzed to make sure they are the most suitable for the Plan area, consistent with the Plan's vision, and satisfy the changing needs of the area over time.

### **7.1.4 Coordination with the City of Gaithersburg**

The southern portion of Montgomery Village is adjacent to the City of Gaithersburg. This Plan recommends

revitalization of the lower Village area along the north side of Lost Knife Road. Lakeforest Mall, in the City of Gaithersburg on the south side of Lost Knife Road, will eventually redevelop from a regional shopping mall to a different use. While it is unclear what changes will occur at this large site, its ultimate redevelopment will impact uses on the north side of Lost Knife Road. This Plan encourages ongoing coordination and communication between the County and the City of Gaithersburg regarding areas of mutual interest and concern. Coordination among stakeholders with an interest in this area will contribute to a better overall redevelopment scheme. Enhanced connectivity should be explored, including possible new north-south access from Lost Knife Road to Midcounty Highway. Redevelopment of the Lakeforest Mall site could provide opportunities to extend Contour Road to Russell Avenue.

### **7.1.5 County Capital Improvements Program**

The Capital Improvements Program (CIP), which is funded by the County Council and implemented by County agencies, establishes how and when construction projects are completed. The CIP cycle starts every two years when regional advisory committees and the M-NCPPC hold forums to discuss proposed items for the six-year CIP. Table 3 shows potential capital improvement projects to support this Plan's implementation.

**Table 3: Capital Improvements Program**

Project Name*	Description	Category	Lead Agency	Coordinating Agencies
Stewartown Road from Montgomery Village Avenue to Watkins Mill Road	Extend the road	Transportation	MCDOT	M-NCPPC
Wightman Road from Goshen Road to Brink Road	Widen to four lanes	Transportation	MCDOT	M-NCPPC
Midcounty Highway (MD 124) from Montgomery Villave Avenue to Goshen Road	Widen to six lanes	Transportation	SHA	M-NCPPC, MCDOT
Midcounty Highway (MD 124) from Montgomery Villave Avenue to Plan Boundary	Extend the road	Transportation	MCDOT	M-NCPPC, SHA, City of Gaithersburg
Montgomery Village Avenue and MD 355	Reconfigure Intersection	Transportation	SHA	M-NCPPC, MCDOT, City of Gaithersburg
Watkins Mill Roand and MD 355	Reconfigure Intersection	Transportation	SHA	M-NCPPC, SHA, City of Gaithersburg
Midcounty Highway and Watkins Mill Road	Reconfigure Intersection	Transportation	MCDOT	M-NCPPC, SHA, City of Gaithersburg
Midcounty Highway and Montgomery Village Avenue	Reconfigure Intersection; remove free right turn	Transportation	SHA	M-NCPPC, MCDOT
Midcounty Highway (MD 124) and Goshen Road	Reconfigure Intersection	Transportation	SHA	M-NCPPC, MCDOT
Lost Knife Road and Montgomery Village Avenue (MD 124)	Reconfigure Intersection; remove free right turn	Transportation	SHA	M-NCPPC, MCDOT
Montgomery Village Avenue and Stewartown Road	Reconfigure Intersection	Transportation	MCDOT	M-NCPPC
Watkins Mill Road and Crested Iris Drive / Stewartown Road	Reconfigure Intersection	Transportation	MCDOT	M-NCPPC
Christopher Avenue from City of Gaithersburg to Montgomery Village Avenue (MD 124)	Construct Separated bicycle lanes	Transportation	MCDOT	M-NCPPC, SHA, City of Gaithersburg
Lost Knife Road from Montgomery Village Avenue (MD 124) to Odendhal Avenue	Construct Separated bicycle lanes	Transportation	MCDOT	M-NCPPC, SHA, City of Gaithersburg
Stewartown Road Extension from Montgomery Village Avenue to Watkins Mill Road	Construct shared-use oath on south side	Transportation	MCDOT	M-NCPPC
Stewartown Road from Montgomery Village Avenue to Goshen Road	Construct shared-use path on south side	Transportation	MCDOT	M-NCPPC
Montgomery Village Avenue from Midcounty Highway (MD 124) to Wightman Road	Construct a shared-use path	Transportation	SHA	M-NCPPC, SHA
Apple Ridge Road from Apple Ridge Recreation Area driveway to Montgomery Village Avenue.	Provide bicycle lane markings	Transportation	MCDOT	M-NCPPC
Apple Ridge Road from Apple Ridge Recreation Area driveway to Watkins Mill Road.	Construct bicycle lanes	Transportation	MCDOT	M-NCPPC
Midcounty Highway (MD 124) from Montgomery Village Avenue to Goshen Road	Construct a shared-use path on south side	Transportation	SHA	M-NCPPC, MCDOT
Midcounty Highway from Montgomery Village Avenue to plan boundary	Construct a shared-use path on the south side	Transportation	MCDOT	M-NCPPC, SHA

Note: \*Does not include currently funded CIP and SHA project (Goshen Road widening to four lanes, Snouffer School Road Widening to four lanes, I-270 and Watkins Mill Road interchange). Some of these projects may be provided by developers through the regulatory process.

Table continues on following page.

**Table 3: Capital Improvements Program - Continued**

<b>Project Name*</b>	<b>Description</b>	<b>Category</b>	<b>Lead Agency</b>	<b>Coordinating Agencies</b>
Watkins Mill Road from Stedwick Road to Apple Ridge Road	Construct a shared-use path and upgrade existing sub-standard paths on west side	Transportation	MCDOT	M-NCPPC
Warfield Road from Woodfield Road to Wightman Road	Construct missing shared-use path segments on south side	Transportation	MCDOT	M-NCPPC
East Village Avenue from Goshen Road to Woodfiels Road	Construct a shared-use path on north side	Transportation	MCDOT	M-NCPPC
Centerway Road from Goshen Road to Montgomery Village Avenue	Construct a shared-use path on north side	Transportation	MCDOT	M-NCPPC
Wightman Road from Goshen Road to Brink Road	Construct a Shared-use path on north side	Transportation	MCDOT	M-NCPPC
New Public Elementary School	If needed, location TBD	Schools	MCPS	M-NCPPC
New Fire Station	Location TBD	Public Safety	MCFRS	M-NCPPC, MCDGS
New Sixth District Police Station	Near Watkins Mill Road / MD 355 Interchange	Public Safety	MCDP	M-NCPPC, MCDGS

Note: \*Does not include currently funded CIP and SHA project (Goshen Road widening to four lanes, Snouffer School Road Widening to four lanes, I-270 and Watkins Mill Road interchange). Some of these projects may be provided by developers through the regulatory process.

Agency Acronyms:

- N-NCPPC- Maryland-National Capital Park and Planning Commission
- MCDOT- Montgomery County Department of Transportation
- SHA- State Highway Administration
- MCPS- Montgomery County Public Schools
- MCFRS- Montgomery County Fire and Rescue Service
- MCDP- Montgomery County Department of Police
- MCDGS- Montgomery County Department of General Services

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## The Plan Process

A plan provides comprehensive recommendations for the use of publicly and privately owned land. Each plan reflects a vision of the future that responds to the unique character of the local community within the context of a countywide perspective. Together with relevant policies, plans should be referred to by public officials and private individuals when making land use decisions.

The WORKING DRAFT PLAN is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. The Planning Board reviews the Working Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. After the Planning Board's changes are made, the document becomes the Public Hearing Draft Plan.

The PUBLIC HEARING DRAFT PLAN is the formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public testimony. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Planning Board's recommended Plan and reflects their revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master plan or sector plan to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the relevant Council committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds worksessions, then adopts a resolution approving the Planning Board Draft, as revised.

After Council approval, the plan is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.



## Elected and Appointed Officials

### County Council

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Nancy Floreen, Vice President  
Roger Berliner  
Marc Elrich  
Tom Hucker  
Sidney Katz  
Nancy Navarro  
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# Montgomery Village *Master Plan*

Working Draft • July 2015

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