



February 15, 2011

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief, Area 2 Division *GK*
Shahriar Etemadi, Supervisor, I-270 Corridor Section, Area 2 Division *[Signature]*

FROM: Michael Brown, Urban Designer, I-270 Corridor Section (301.495.4566) *[Signature]*
Area 2 Division

SUBJECT: City of Gaithersburg Draft 2009 Land Use Plan (An Element of the 2003 Master Plan)

STAFF RECOMMENDATION: Transmit the following comments to the City of Gaithersburg Mayor and City Council and Planning Commission for the March 7, 2011 public hearing record.

1. The City of Gaithersburg should follow the procedures of the Annotated Code of Maryland, Article 23A, Section 9 in reference to annexation and zoning. Land uses and density of newly annexed properties may not be substantially different than those under County zoning at the time of the annexation for five years following annexation without the express approval of the County Council.
2. The City should consider the removal of Map Designations #18, 36, 37 from the Maximum Expansion Limits. The boundary should be on logical natural or physical features that respect community identity and do not weaken the County's economic vitality. The City should not promote piecemeal annexation of properties, even at the owner's request. MD 28 and I-370 provide a physically identifiable edge that would not further split properties in the County's jurisdiction.
3. The proposed land use designation and zone for Map Designation #21 are appropriate, if annexed, provided the commercial/employment/industrial uses are limited to land confronting the major highways, Muddy Branch Road and Diamond Avenue. The Land Use Element Update should recognize and protect the natural features of the site.
4. The proposed land use designation and zones for Map Designations #16, 17, 20 are appropriate. The Land Use Element Update should recognize the needs of improved stormwater management, reduced impervious surfaces, and increased tree planting with the redevelopment of the Walnut Hill Shopping Center (Map Designation #17).

5. The Open Space land use designation should be expanded to preserve high quality forest on Map Designation #29.
6. The proposed land use designation and zone for Map Designation #39 aligns with the vision for the adjacent Life Science Center as expressed in the Great Seneca Science Corridor Plan. The City should continue to promote mixed-use development and the provision for the Corridor Cities Transitway (CCT) station.
7. The proposed Commercial-Office-Residential land use designation and Corridor Development zone for Map Designation #19 is substantially different than the current zoning under County jurisdiction. Unless waived by the County Council, development inconsistent with County zoning cannot occur within five years of annexation. The Planning Department supports this change to achieve the goals outlined in the Land Use Element Update.
8. The Planning Department staff would like continued coordination with the City regarding the increased development envisioned on Lakeforest Mall and adjacent properties to assess the impacts on surrounding properties and the circulation network.

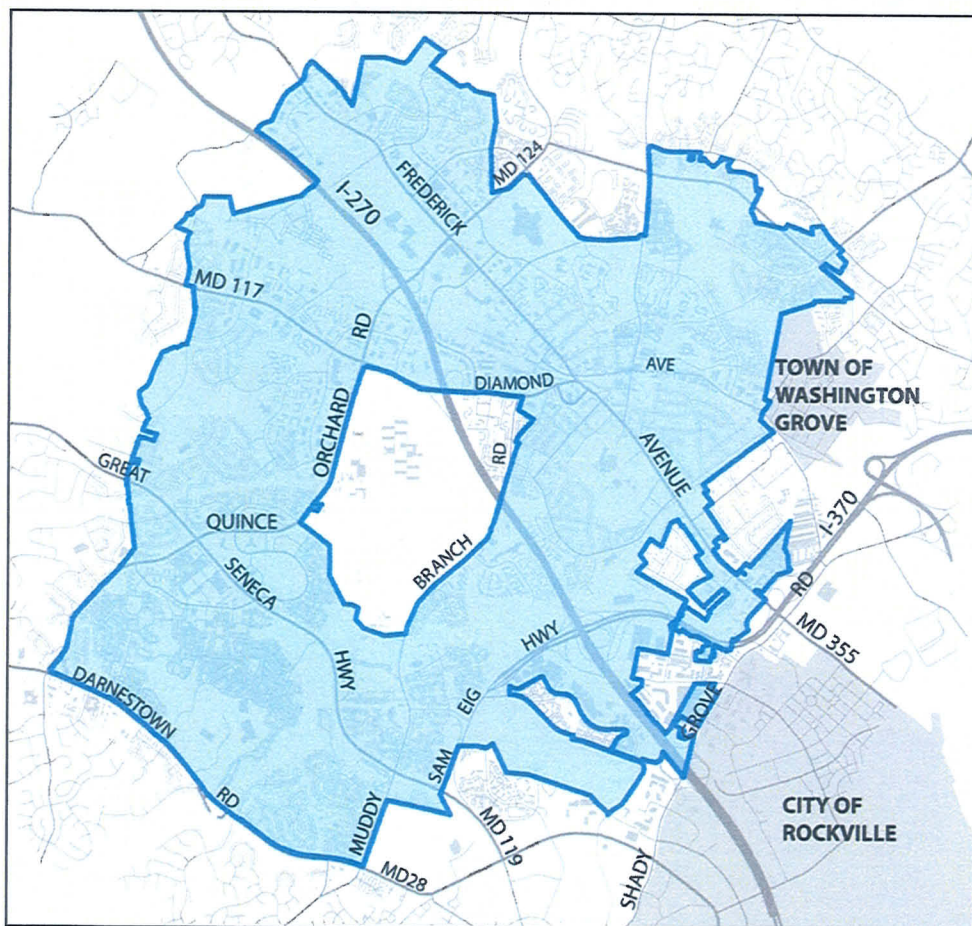


Figure 1: City of Gaithersburg Boundary

OVERVIEW OF LAND USE ELEMENT PLAN

The City of Gaithersburg Planning Department has produced a draft Land Use Plan (an update to the element of the *City of Gaithersburg 2009 Master Plan*). Article 66B establishes the requirements of a municipal comprehensive master plan and its required elements. Codified in Article 66B, Section 3.05(a)(4)(ii) requires the development of a Land Use element as part of the City's comprehensive master plan.

The Master Plan for the City of Gaithersburg is reviewed and, if necessary, updated every six years. The first "complete" master plan of all elements was in 1997, followed by the 2003 update. The City has begun to update the 2009 Master Plan. The Master Plan elements are reviewed and updated separately. The current draft Land Use Element will be the fourth amendment to the 2009 Master Plan. Process and Overview, Water Resources and Transportation Elements were all approved and adopted in 2010. Other elements include Community Facilities, Municipal Growth, Historic Preservation, Parks and Recreation and Sensitive Areas (Environmental).

The Land Use Element Update proposes the most appropriate and desirable land use and zoning patterns based upon the general location, character, extent, and interrelationship of the uses of public and private land. This core Land Use Element will serve as an informational and policy document for the Mayor and City Council, the Planning Commission, other boards and committees of the City and the residents of Gaithersburg. It is intended to be a "living document" where the plan is continually expanded and changed to respond to updated demographic projections, market conditions, housing assumptions and to changes in the goals and objectives of the City.

ANALYSIS

The 2009 draft Land Use Element Update uses Map Designations to identify areas for which recommendations are made. Unless a new recommendation is adopted for an area, the recommendations made under previous master plans carry forward. This update identifies 39 properties for land use and zoning modification located within the City's Maximum Expansion Limits, which was last revised as part of the amendment to the City's 2003 Master Plan.

According to Article 23A, Section 9 of the Annotated Code of Maryland, the City of Gaithersburg is not allowed to develop property within an annexed area for five years if the development would be substantially different than the use authorized under Montgomery County zoning at the time of the annexation. Also, for five years following an annexation, development density of newly annexed property may not be greater than 50 percent higher than would have been permitted under County zoning at the time of annexation. However, the County Council may waive these requirements if the members so desire.

The draft Land Use Element impacts the following plans:

- 2010 Great Seneca Science Corridor Master Plan
- 2006 Shady Grove Sector Plan
- 2002 Potomac Subregion Master Plan
- 1985 Gaithersburg Vicinity Master Plan

Staff reviewed properties identified in the draft Land Use Element Update in the relation with the above master plans. The following discussion is organized by the master plan recommendations that refer to the specific parcels in the Update:

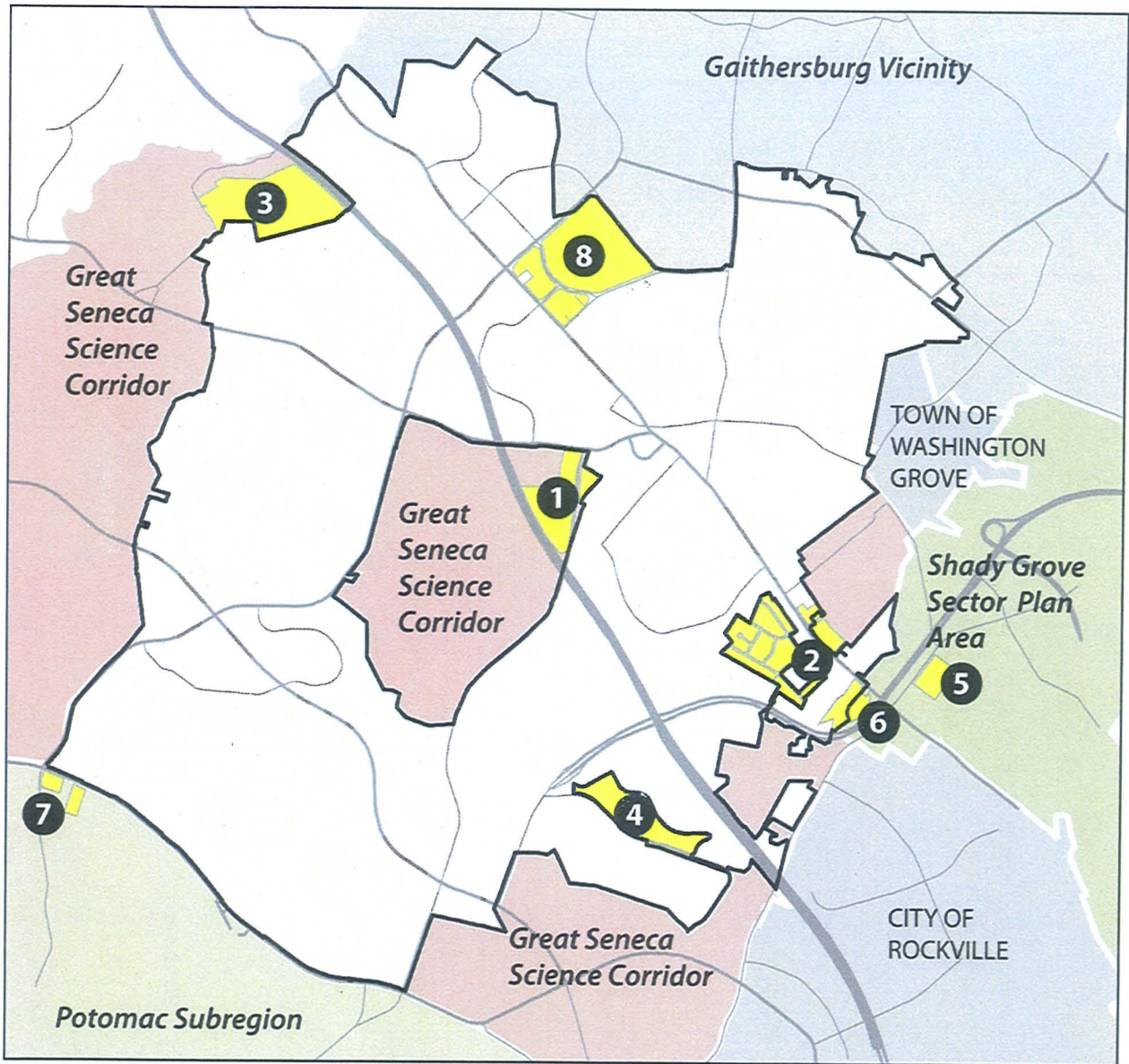


Figure 2: Proposed Map Designations by Master Plan Areas

2010 Great Seneca Science Corridor Master Plan

1. Londonderry (Gaithersburg Land Use Designation #21).
The properties consist of multifamily apartment complexes surrounded by a mix of single-family detached and attached homes. The GSSC Plan makes the following key recommendations: (a) the retention of residential zoning, (b) Target stream buffer areas for forest planting and removal of invasive plants, (c) Use low-impact development techniques to minimize runoff to stream systems.

These properties are located within Gaithersburg's Maximum Expansion Limits. The Land Use Element Update recommends a rezoning to Mixed Use Development (MXD), if annexed. The properties are currently zoned R-20 Multiple-Family, Medium Density with a maximum of 21.7 DU/AC. The density of the proposed MXD zone is established at the time of sketch plan. Yet, the density of commercial/employment/industrial development is capped at 0.75 floor area ratio (FAR). In the MXD zone, residential uses are the prominent element of the mixed-use development. The zone allows residential uses to mix with commercial, industrial and employment uses that will not adversely affect the overall development proposed. With residential use as the prominent element of the zone, staff believes that the new zone would not be substantially different. However, the density allowed at time of sketch plan could trigger the Five-Year Annexation Rule.

Staff supports the proposed zones, if annexed, provided that the commercial/employment/industrial uses are limited to land confronting the major highways, Muddy Branch Road and Diamond Avenue. Staff also recommends the Land Use Element Update recognize and protect the natural features of the site.

2. Rosemont and Walnut Hill (Gaithersburg Land Use Designations #16, 17, 20)
These primarily residential communities have little development potential. The GSSC Plan recommends preservation of the communities and environmental improvements with the redevelopment of the Walnut Hill Shopping Center.

This area is located within Gaithersburg's Maximum Expansion Limits. The Land Use Element Update recommends the retention of Low Density Residential land use designation for the existing residential communities, if annexed. The Corridor Development Zone is proposed for the commercial properties along MD 355, if annexed. This would allow for a mix of retail, service, employment and residential uses. The properties are currently zoned C-2 which allows for those uses.

Staff supports the proposed zones, if annexed, and recommends the Land Use Element Update recognize the needs of improved stormwater management, reduced impervious surfaces, and increased tree planting with the redevelopment of the Walnut Hill Shopping Center.

3. McGown Property (Gaithersburg Land Use Designation #29)
The largely undeveloped property of 94.3 acres contains mature forest and tributary streams. The GSSC Plan recommends the high quality forest be preserved through a forest conservation easement. The plan also supports annexation by Gaithersburg with moderate density, mixed-use development. These properties are located within Gaithersburg's Maximum Expansion Limits. If annexed, the Land Use Element Update recommends Open Space land use designation for stream valley buffers and Residential land use designation for the remainder. An appropriate zone will be determined and applied upon annexation into the City. The property is currently zoned I-3 and R-200.

Staff recommends the Open Space land use designation be expanded to preserve high quality forest.

4. Washingtonian Residential (Gaithersburg Land Use Designation #39)
This 178.5-acre tract, commonly known as Crown Farm, was annexed by the City of Gaithersburg in 2006. The GSSC Plan recognizes this area as an enclave and makes no specific recommendation.

The City's Land Use Element Update will retain the zone Mixed Use Development for the tract. It also acknowledges the Corridor Cities Transitway (CCT) station planned for the site.

Staff continues to support mixed-use development and the provision for the CCT station.

2006 Shady Grove Sector Plan

5. Great Indoors Site (Gaithersburg Land Use Designation #18)
The 13.7-acre property is identified as eventually having redevelopment potential. The Sector Plan recommends rezoning to Research and Development (R&D) for technology, research and development, and office uses at a 0.35 maximum FAR to maintain a balance of jobs to housing within the area. The Sector Plan states that residential use is inappropriate for this property because of its proximity to the Solid Waste Transfer Station.

The City's draft Land Use Element Plan recommends Corridor Development or Mixed Use Development. The site is currently zoned Research and Development in the County.

Staff recommends the City remove this property from the Maximum Expansion Limits and maintain Shady Grove Road as a logical physical boundary between jurisdictions. This property is currently within the City of Rockville Maximum Expansion Limits.

6. Casey Property (Gaithersburg Land Use Designation #19)
This five-acre property is located in northwest quadrant of MD 355 and I-370 within an area designated Shady Grove Road Technology Corridor. The Sector Plan envisions a Technology Corridor from MD 355 to the CSX rail line. It recommends technology, research and development, or office uses and rezoning from R-20 to R&D. However, the property is zoned I-3.

The Land Use Element Update's designation combines this parcel with the adjacent Rosedale Apartments, which are within the City limits. Gaithersburg envisions an important gateway project with a balance of commercial/office and residential uses. The new zone would be substantially different triggering the Five-Year Annexation Rule.

Staff supports the proposed land use designation and zone to accomplish the City's vision, if annexed.

2002 Potomac Subregion Master Plan

7. North Potomac Properties (Gaithersburg Land Use Designations #36, 37)
The Master Plan recommends the study of the emerging North Potomac Planning Area with the participation of civic associations of Darnestown, North Potomac, and West Montgomery. The two areas are located south of MD 28 within the City's Maximum Expansion Limits. The site labeled #36 is currently a landscape retailer. The site labeled #37 is a commercial strip development and gas station. The master plan makes no specific recommendations for these parcels. However, in 2008, during the review of the draft Gaithersburg Municipal Growth Plan, the Planning Board recommended the City retain MD 28 as a boundary and not split properties.

If annexed, the Land Use Element Update recommends both properties be zoned MXD for commercial, office and/or residential development. The site labeled #36 is currently zoned R200-TDR. The site labeled #37 is currently zoned C-1.

Staff recommends the City remove these properties from the Maximum Expansion Limits and maintain MD 28 as a physical boundary between jurisdictions.

1985 Gaithersburg Vicinity Master Plan

8. Lakeforest Mall and adjacent properties (Gaithersburg Land Use Designations #7, 8, 9)
These parcels are within the city limits of Gaithersburg. The Land Use Element Update envisions Lakeforest Mall as a mixed-use, sustainable phased redevelopment. The redevelopment requires an increase in density and a mix of uses. The Update recommends rezoning the parcels from C-2 to MXD.

Staff would like continued coordination with the City regarding the impacts of increased development to surrounding properties and the circulation network.

PLAN PUBLIC HEARING

Upon its completion, the draft document was made available to the public for review and comment for 60 days. The Draft Growth Plan will be the subject of a joint public hearing before the Mayor, City Council and the Planning Commission on Monday, March 7, 2011 at 7:30 p.m.

CONCLUSION

The 2009 draft Land Use Element makes reasonable recommendations to support the vision of Gaithersburg's future. Planning staff looks forward to more in-depth discussion to assure that land uses and zoning recommendations are implemented at appropriate densities. Staff disagreements as outlined are not a result of land use and zoning changes but the City's annexation plans. The City of Gaithersburg's Maximum Expansion Limits should be on logical natural or physical boundaries that respect community identity and do not weaken the County's economic vitality. The City should not promote piecemeal annexation of properties, even at the property owner's request.

To view the City of Gaithersburg Draft Land Use Element of the 2009 Master Plan (January 5, 2011), please see:

<http://www.gaithersburgmd.gov/Documents/masterplan/Land Use Element draft 010511.pdf>

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Gaithersburg
A Character Counts! City

City of Gaithersburg

**LAND USE
PLAN**

A Master Plan Element

***draft* January 5, 2011**

Published ??

2009
MASTER PLAN

CITY OF GAITHERSBURG 2009 MASTER PLAN

LAND USE ELEMENT

Planning Commission Approval: ??, Resolution PCR-??
Mayor and City Council Adoption: ??, Resolution R-??

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CITY OF GAITHERSBURG 2009 MASTER PLAN

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1. Purpose and Need

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

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

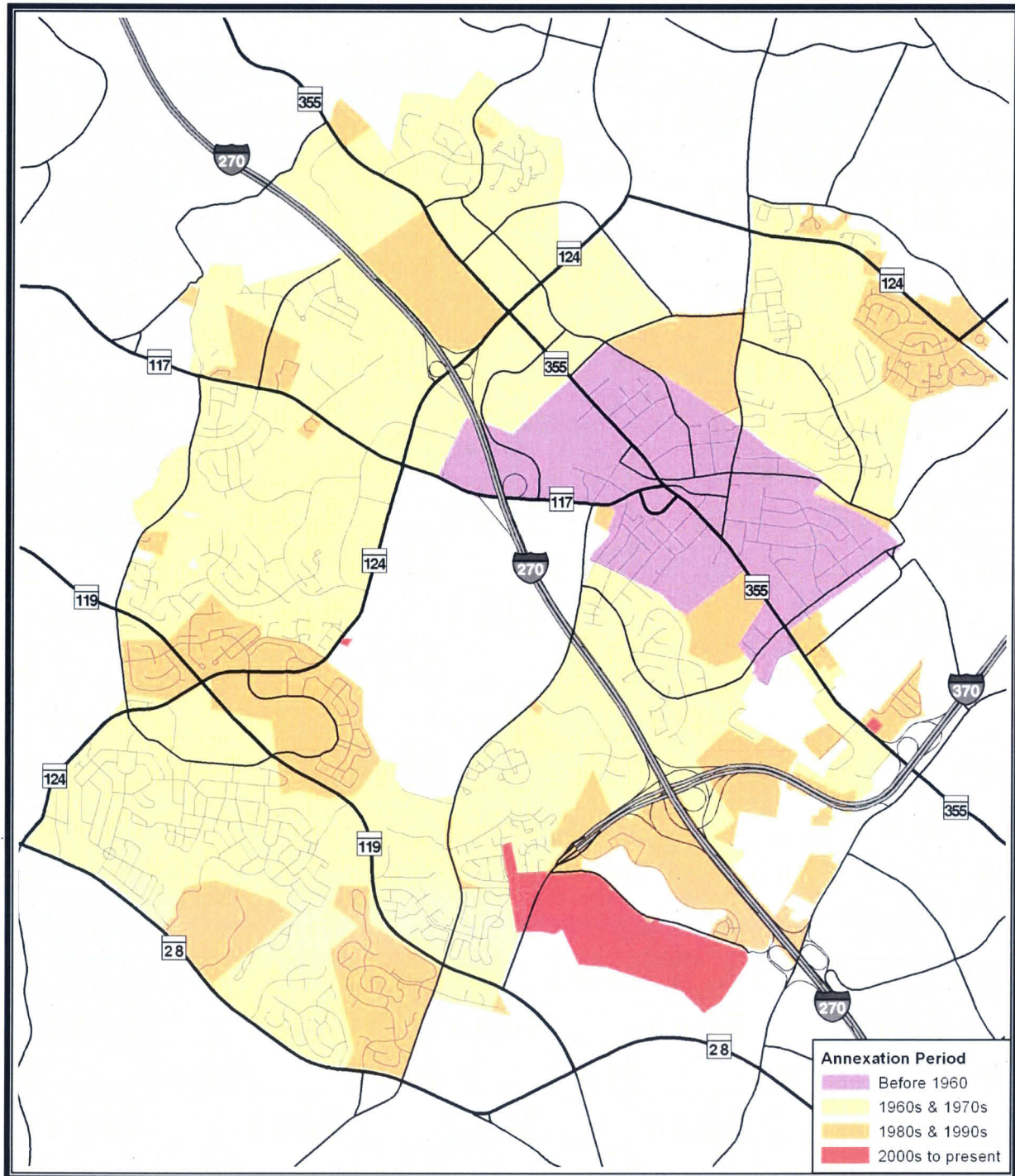
2. Introduction

The 2009 Land Use Plan is an update to the 2003 edition. This core element proposes the most appropriate and desirable land use and zoning patterns based upon the general location, character, extent, and interrelationship of the uses of public and private land. The Land Use element uses Map Designations to identify those areas for which recommendations are made. Unless identified under this current element for a new recommendation, the recommendations for an area made under previous adopted master plans carry forward.

As stated, this 2009 element is an update to previous Land Use plans. Many Map designations from the 2003 Land Use Plan and other sites defined in previous Land Use plans have been re-identified in this document, but with changes to their land use and/or zoning recommendations. These recommendation changes are a reflection of the current and predicted residential and commercial environments. Previous recommendations for 2009 Map Designations were based upon the conditions, projections and assumptions about what future populations and conditions would be and reflect the goals and objectives of the City at that time.

This Land Use Plan is no exception and the projections and assumptions herein will undergo ongoing review and revision of the goals and objectives of the plan and City. Therefore, this Land Use Plan is intended to be a continuous one and to be an ongoing or "living document" where the plan is continually expanded and changed to respond to updated demographic projections, market conditions, housing assumptions and to changes in the goals and objectives of the City.

Map 1: Gaithersburg Annexations by Decade



3. Land Use and Zoning Categories

3.1 Land Use Categories

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

Land Use Categories

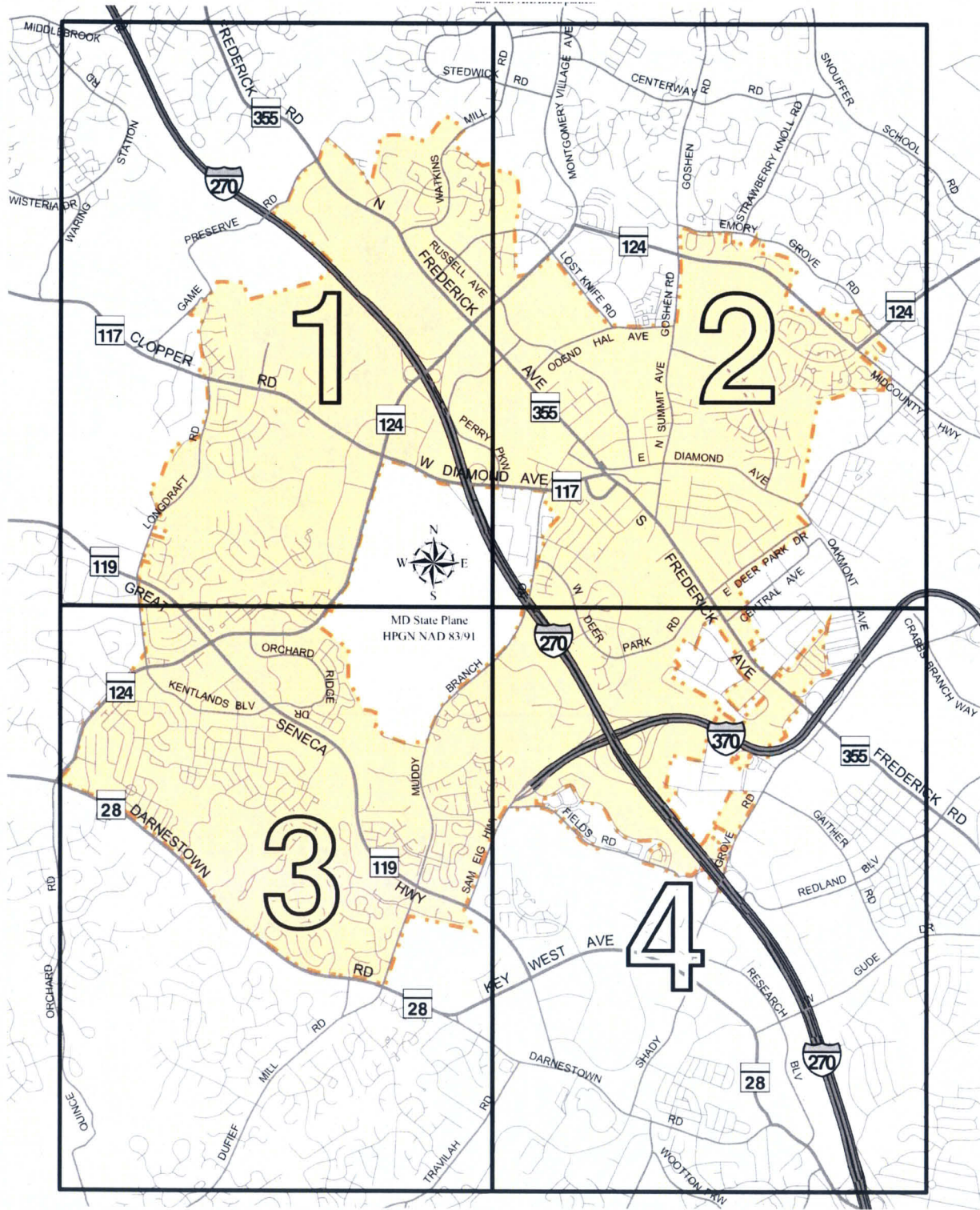
- Low Density Residential
- Medium-Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Residential
- Residential
- Residential Office
- Mixed Use
- Commercial-Office-Residential
- Commercial
- Commercial-Office
- Commercial/Industrial-Research-Office
- Industrial
-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

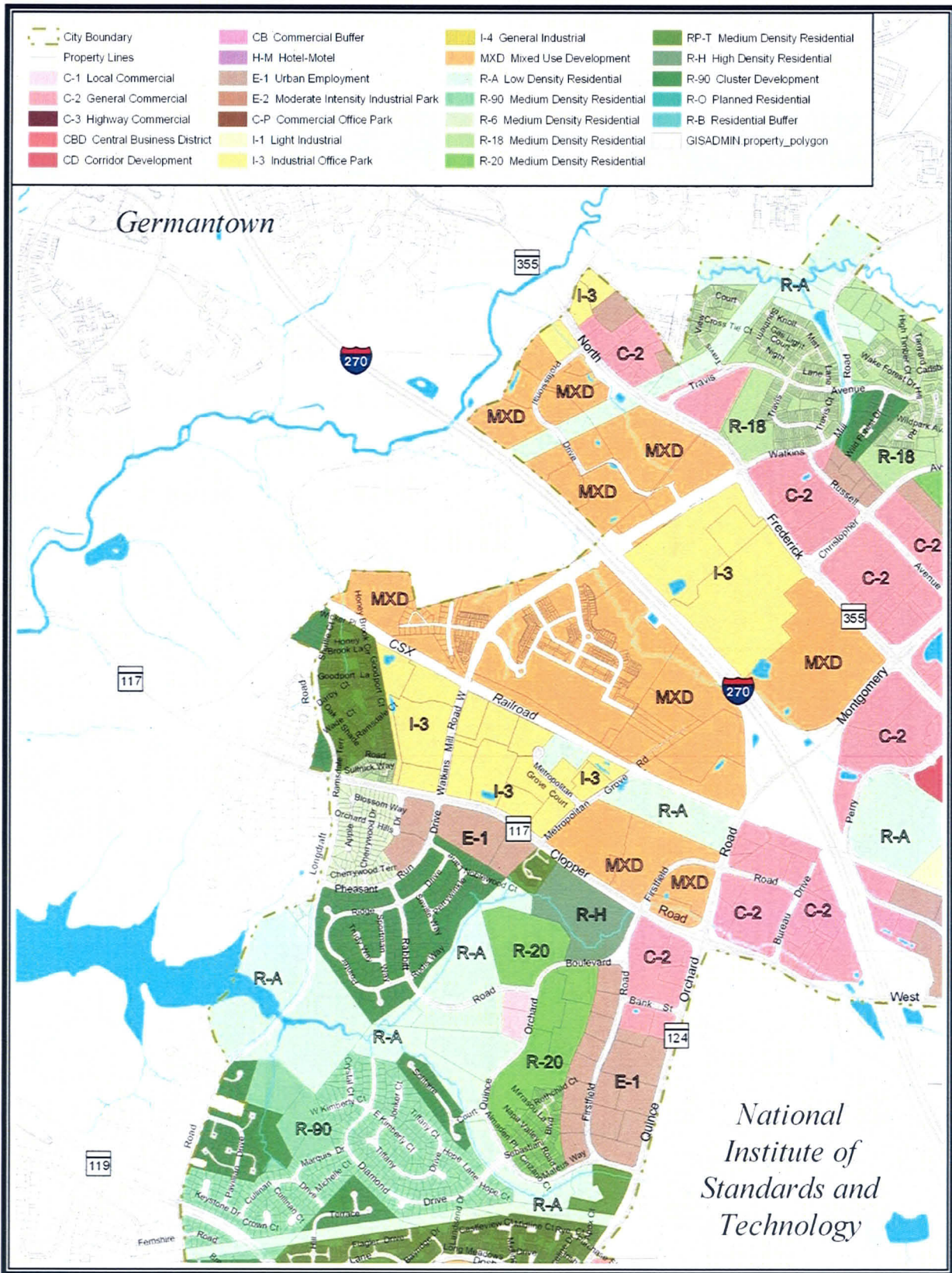
Please note that the following City-wide maps reflect the land use recommendations of the most recent master plan, site development plan, or annexation agreement. The maps may contain “undesigned” land use for properties that have been recently annexed into the City of Gaithersburg and do not have an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

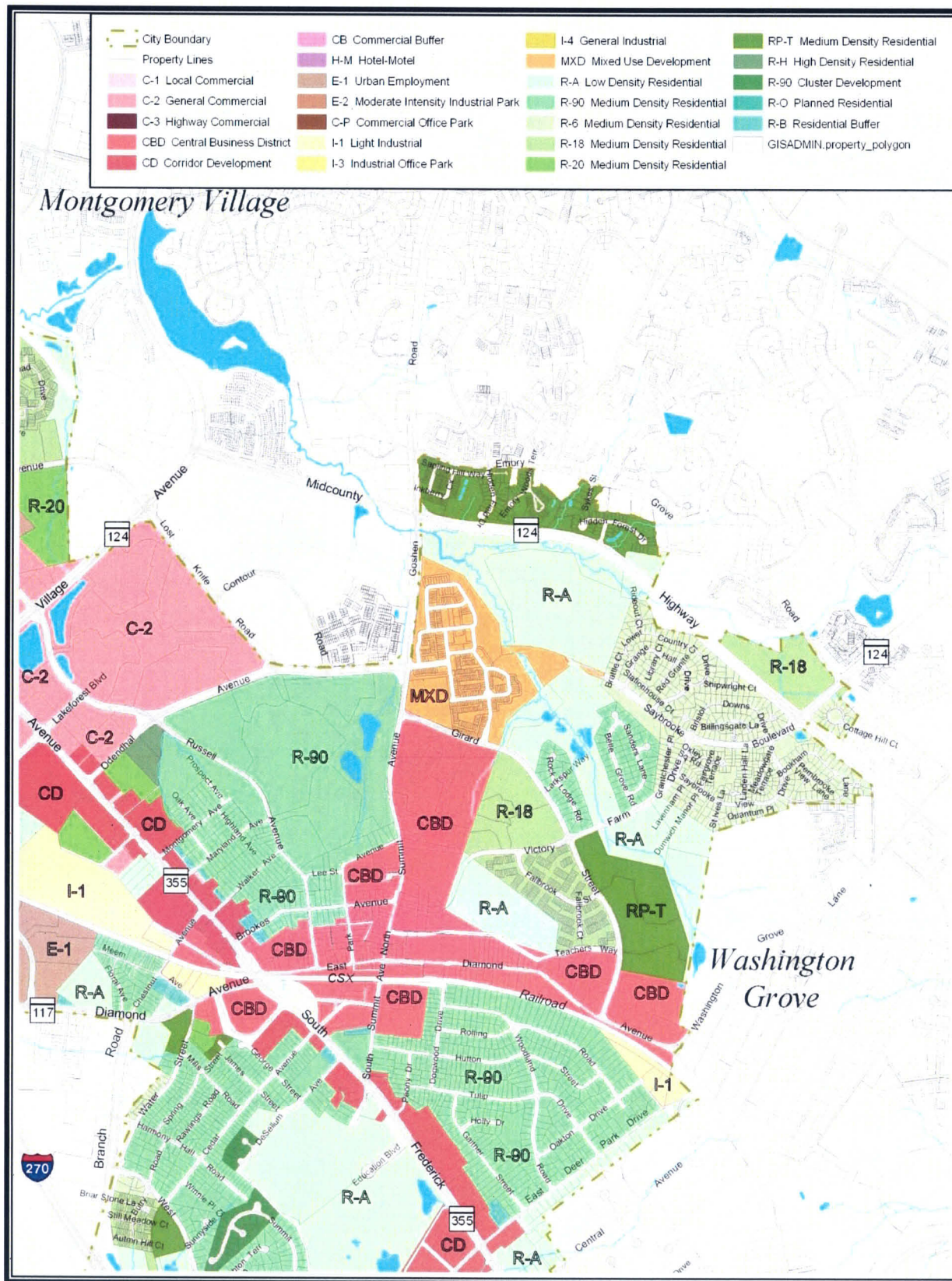
Map 2: Recommended Future Land Use Map**3.2 Zoning Categories**

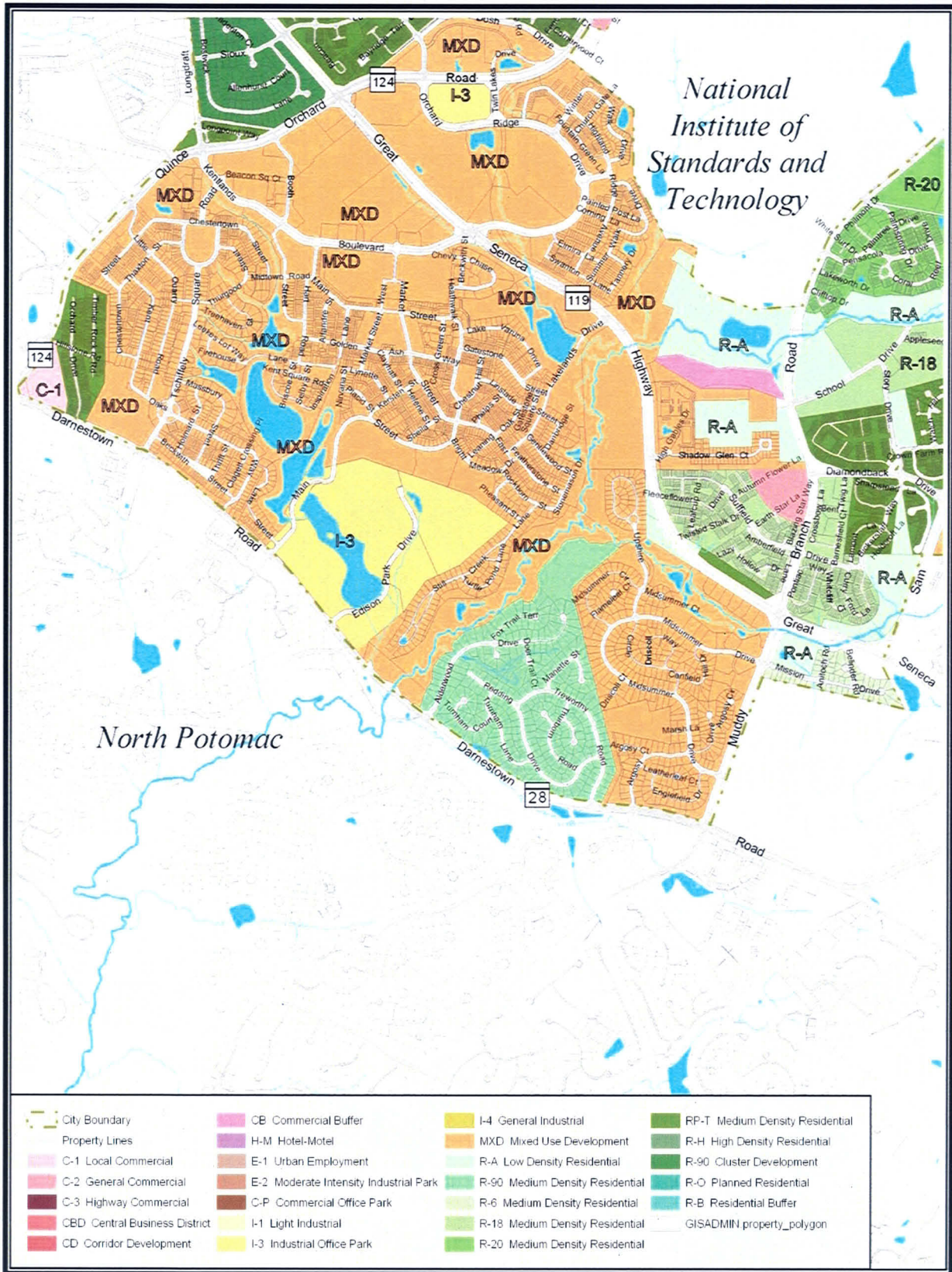
R-A	Low Density Residential (20,000 sq.ft. minimum land per unit)
R-B	Residential Buffer
R-90	Medium Density Residential (3 units /acre maximum)
R-90C	Cluster Development (3.5 units/acre maximum)
R-6	Medium Density Residential (6 units/acre maximum)
RP-T	Medium Density Residential (9 units/acre maximum)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

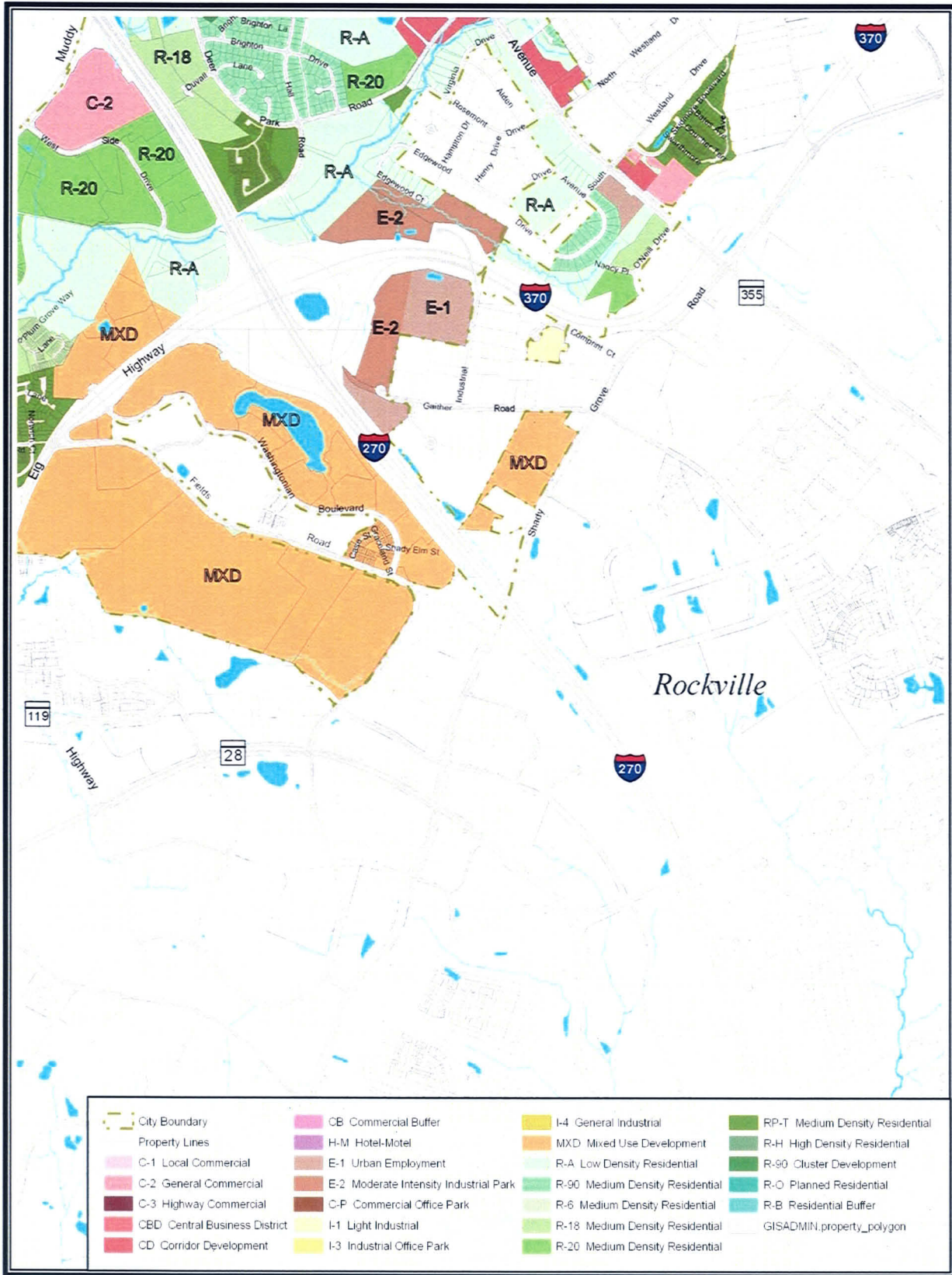
Map 3: Existing Zoning Map





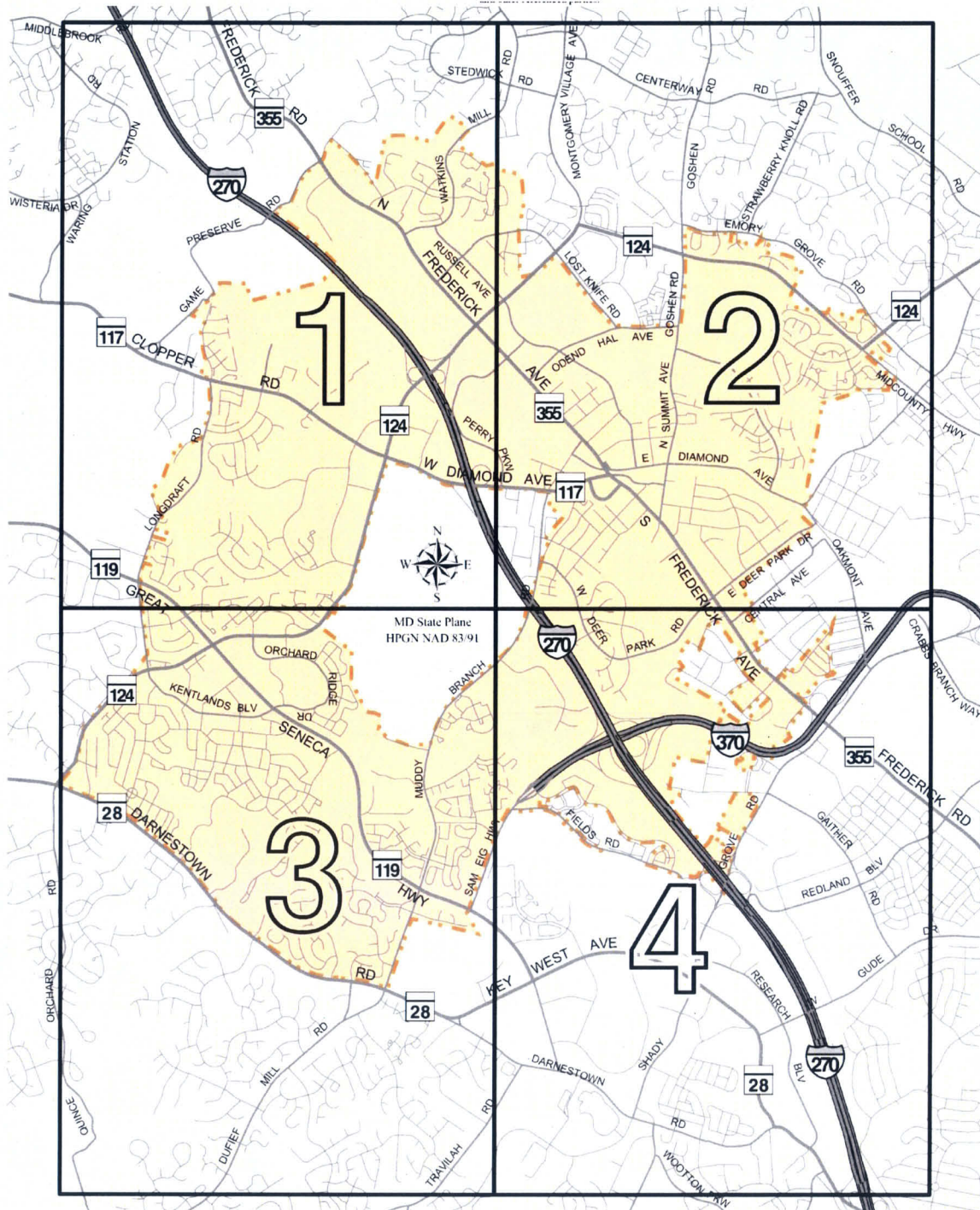


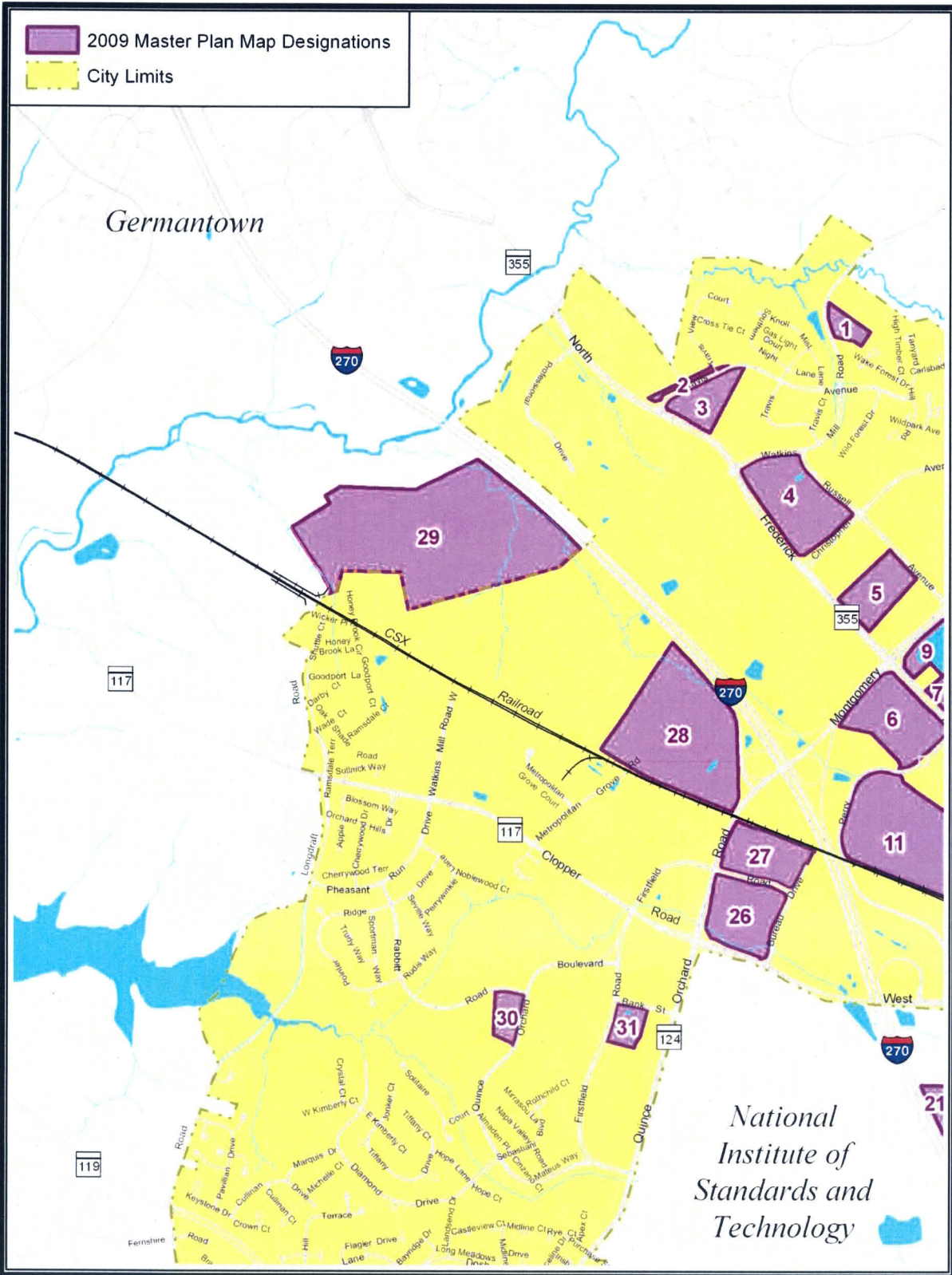


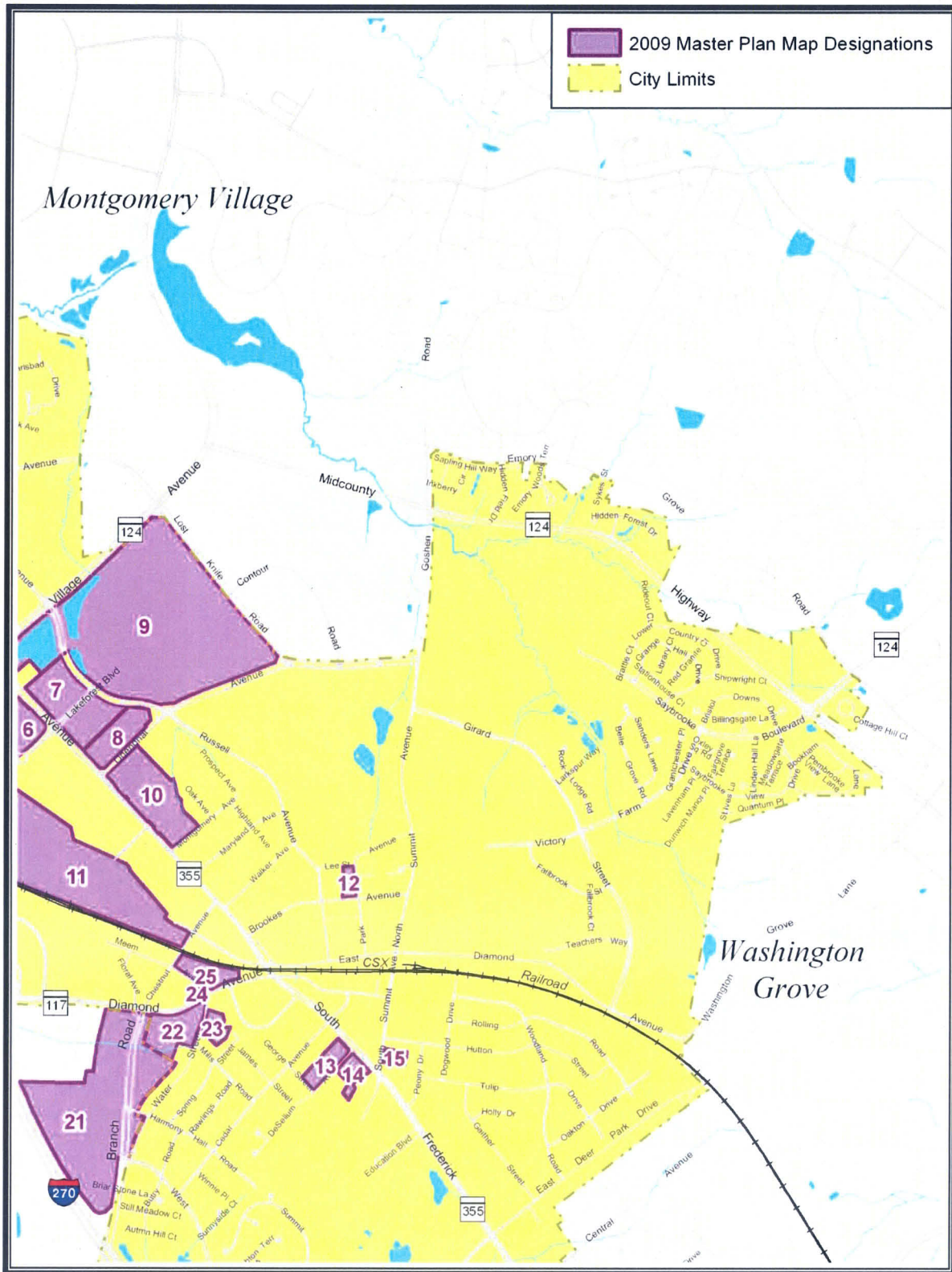


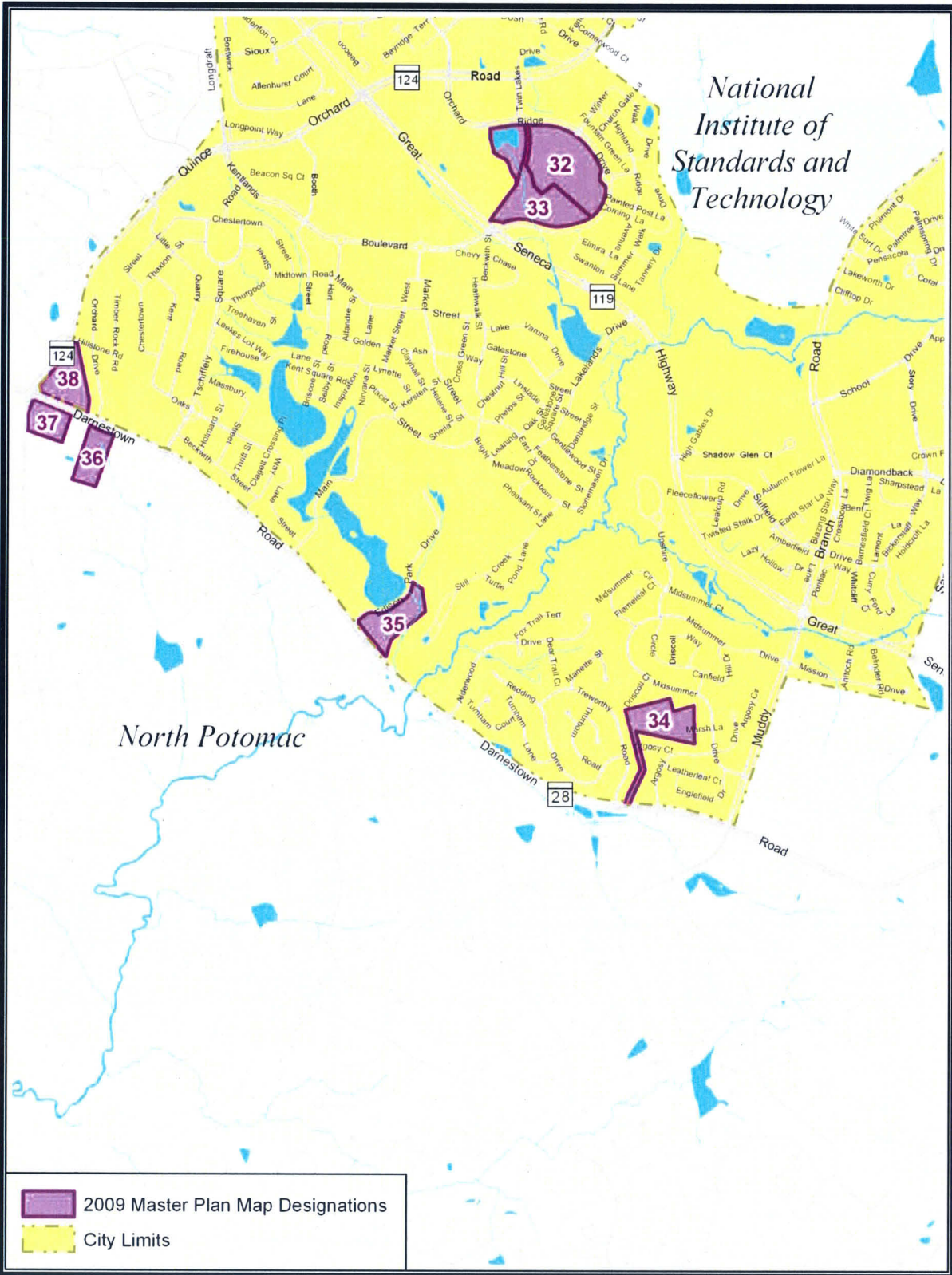
4. Map Designations

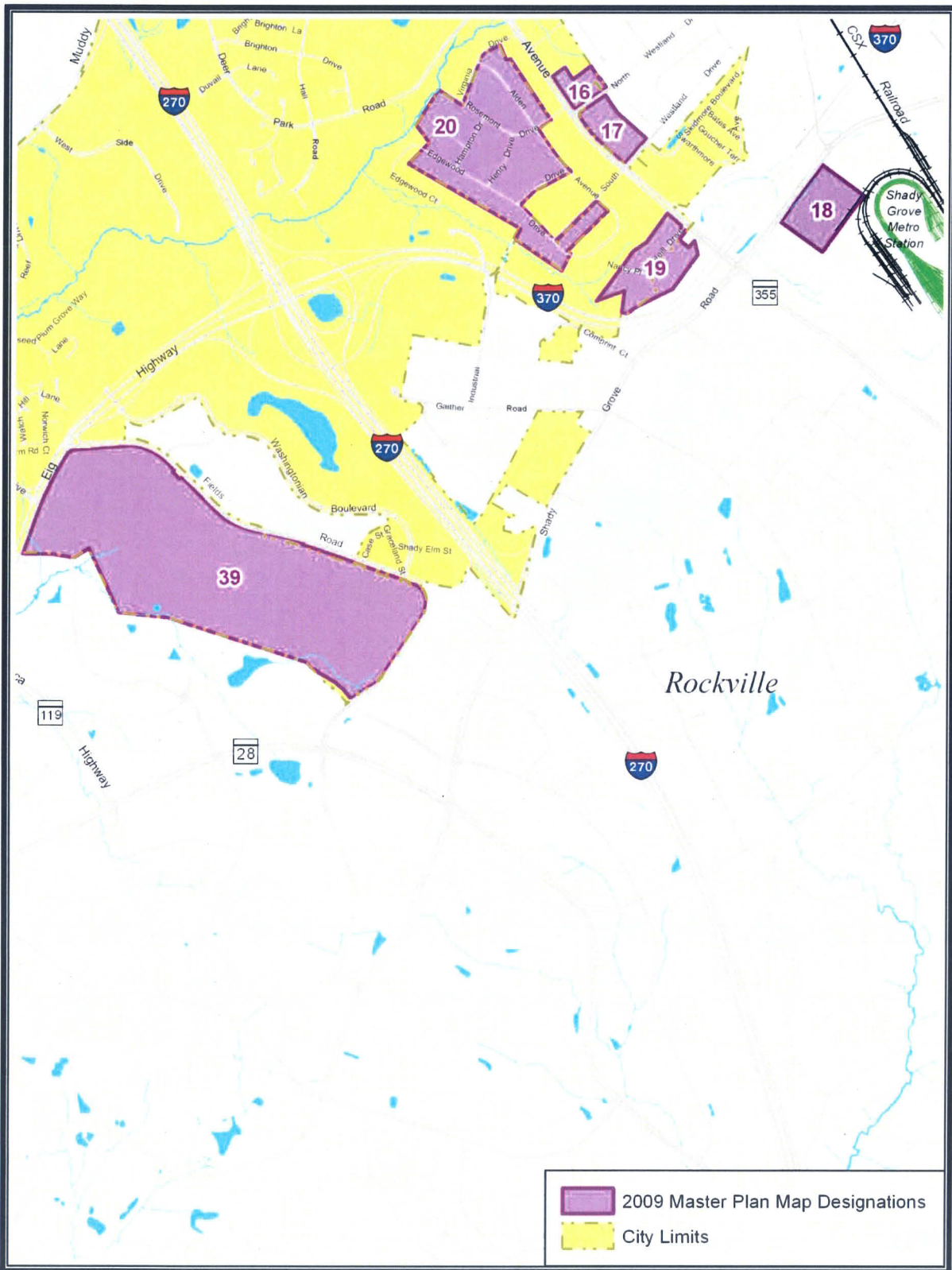
Map 4: Location of Map Designations



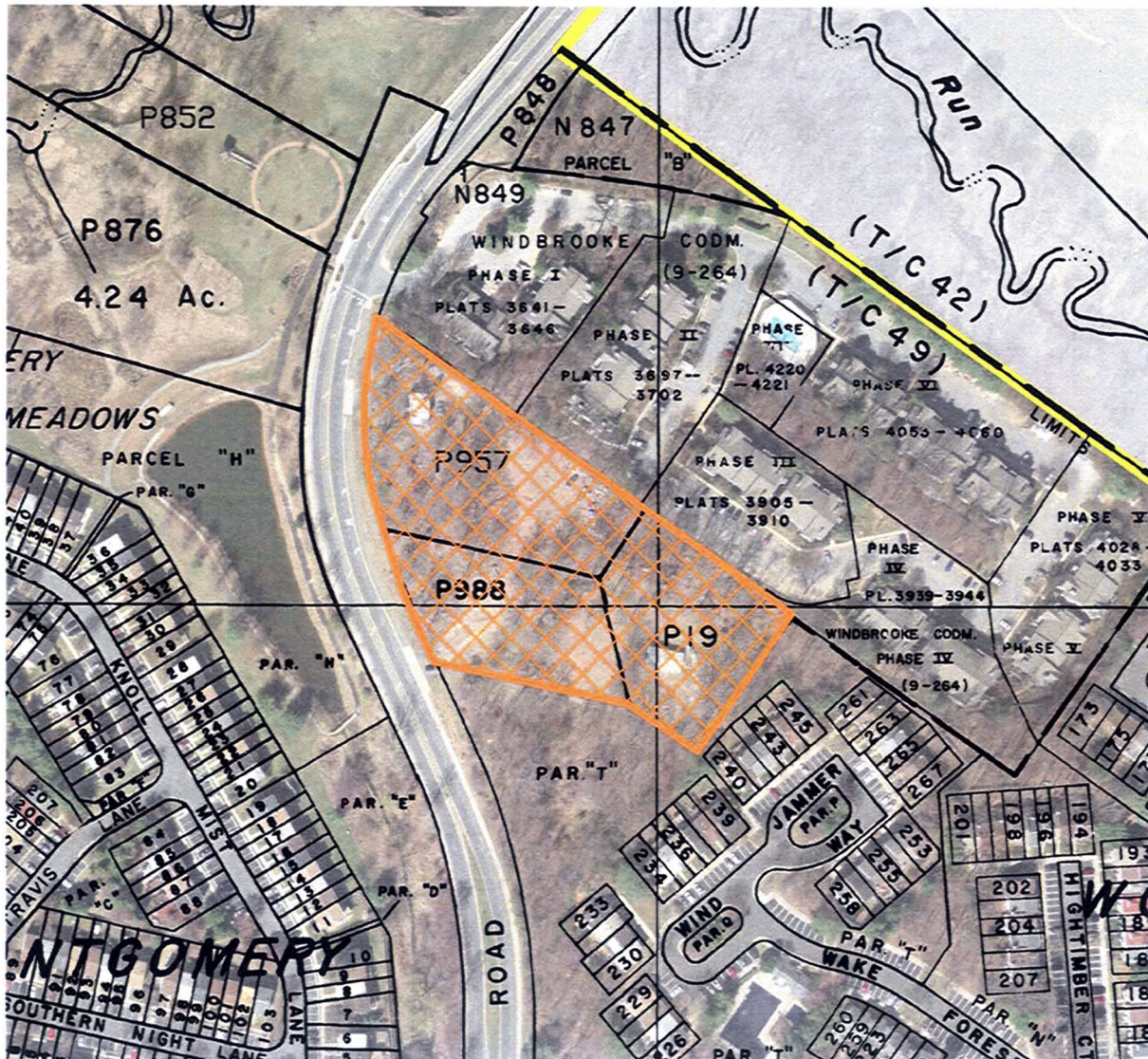








1. Tax Map FU31 Parcels P19, P957, and Parcel P988

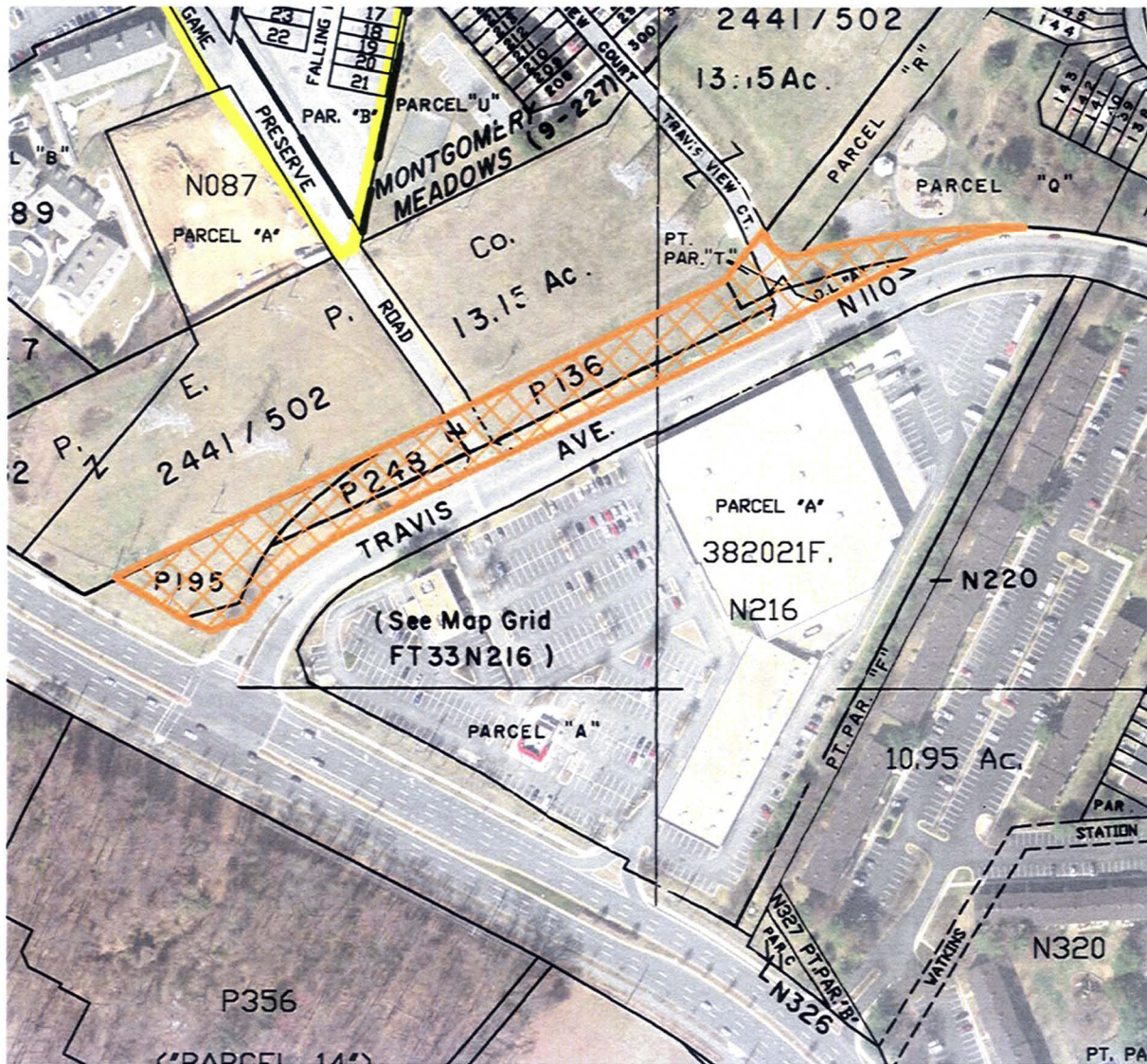


This 3.4-acre area contains three parcels currently zoned R-A with two of the lots containing single family detached houses. Two of the lots are one (1) acre in size, with the third lot encompassing 1.4 Acres. The density of the surrounding development is much higher than the subject property. These lots can likely support higher density than what is now present. A residential land use designation will permit these lots to redevelop and will permit additional single family attached or detached dwellings to be constructed. These properties have a number of mature trees, therefore any development should strive to protect tree stands.

Land Use and Zoning Actions:

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

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

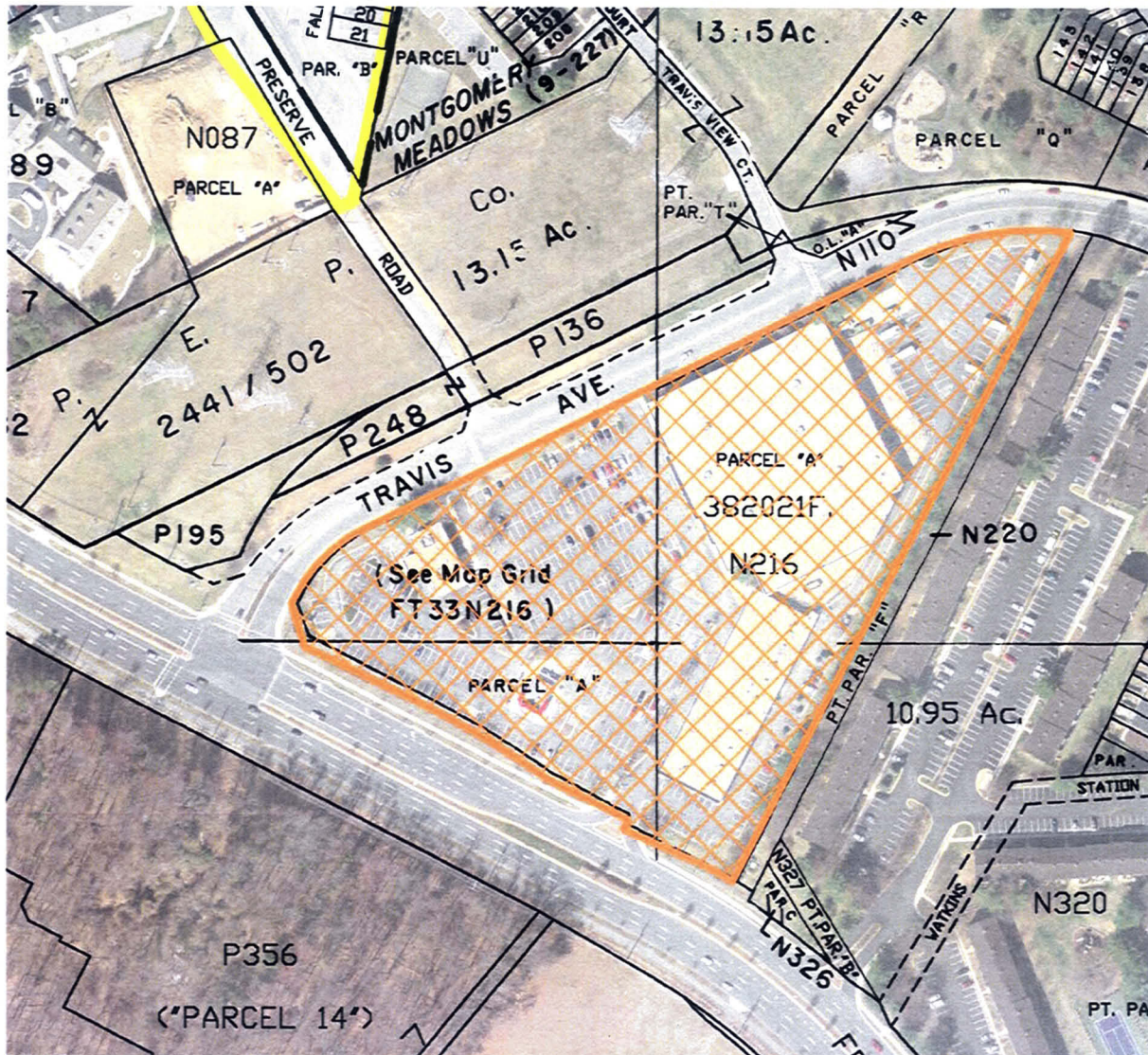


This 2.1-acre area owned by the City of Gaithersburg and Fitzgerald Automotive consists of remnant parcels from the original Travis Avenue right of way. The configuration, easements, and topography of these properties make them difficult to develop, however through creative site design, redevelopment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

Land Use and Zoning Actions:

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

3. Parcel A Hechinger Property



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

Land Use and Zoning Actions:

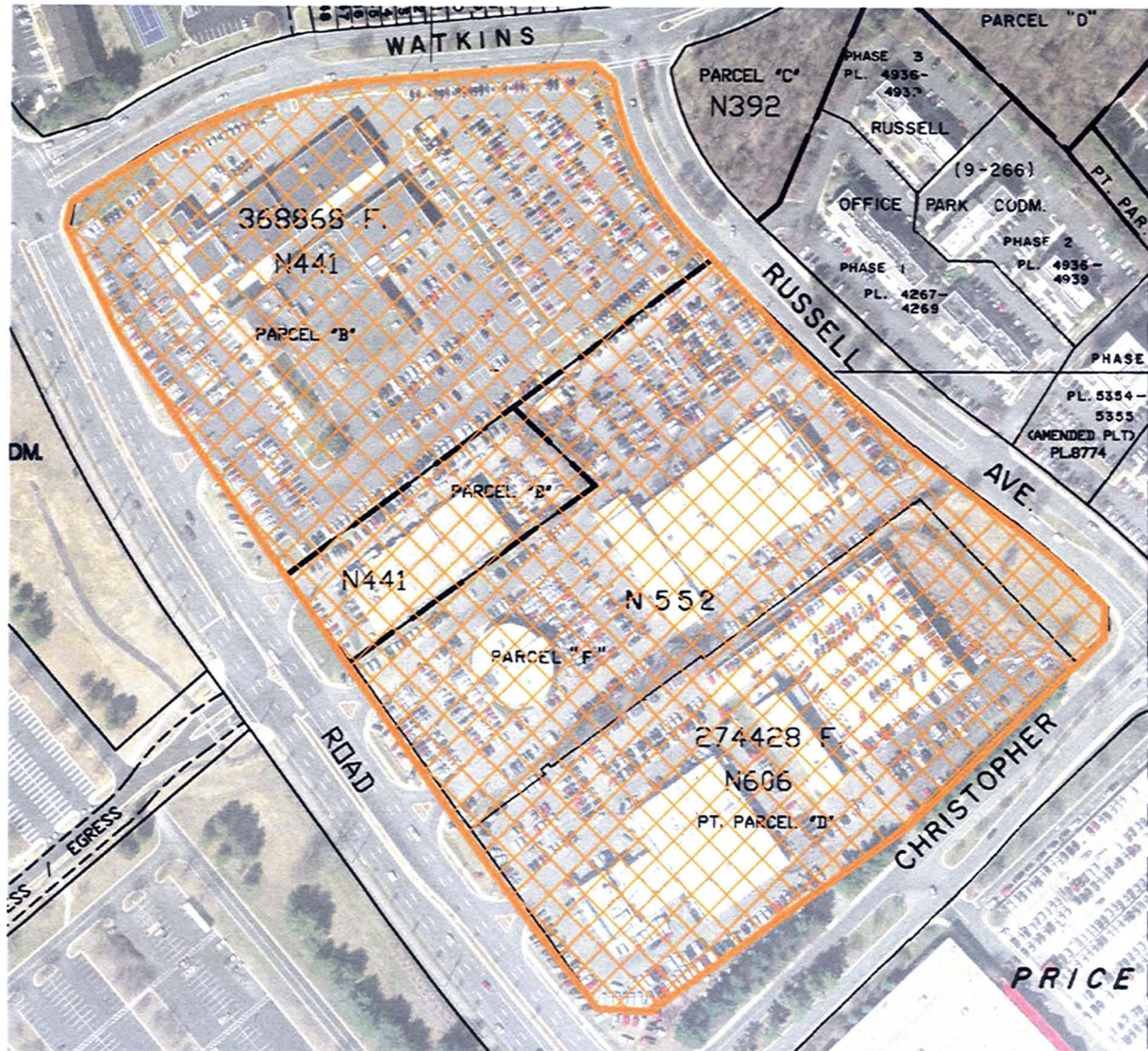
Scenario A

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

Scenario B

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

4. Parcel B Britt's Addition, Parcel B Hargett's Addition, Parcel F and part of Parcel D Hyde Park



This 23-acre area contains two major auto dealers and an auto repair shop with additional uses. These properties are characterized by one to two story buildings with large surface parking lots. This area's location along the Frederick Avenue corridor makes it a prime candidate for redevelopment in the future. As part of the Northern Employment District of the Frederick Avenue Corridor, several land use options may be appropriate. A mixed use project with an emphasis on Commercial and Office uses with a smaller residential component would retain the employment base and provide a small number of new housing opportunities. The existing commercial use could be expanded development or uses with additional office, increasing the employment base for the City.

Land Use and Zoning Actions:

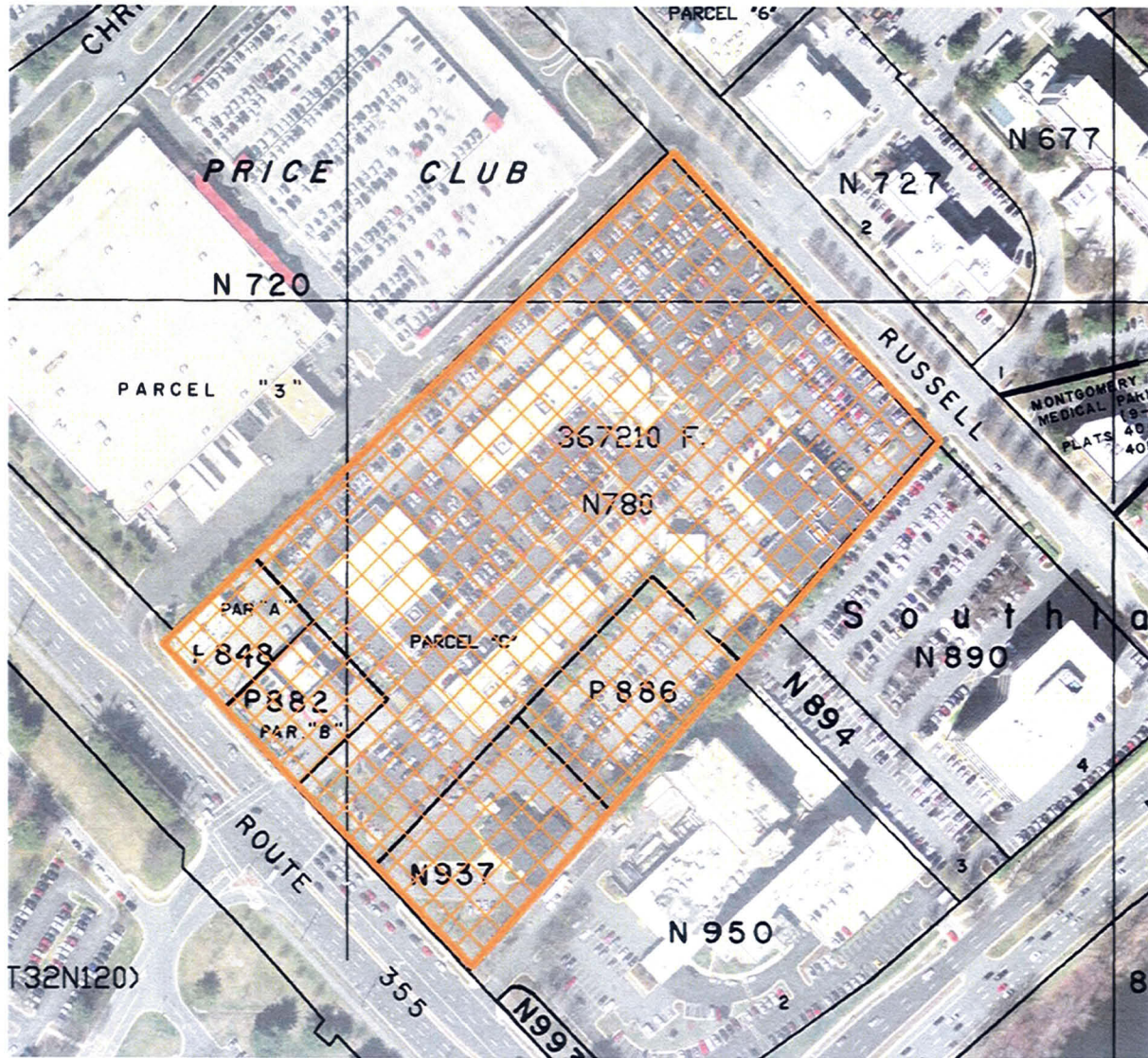
Scenario A

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

Scenario B

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

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

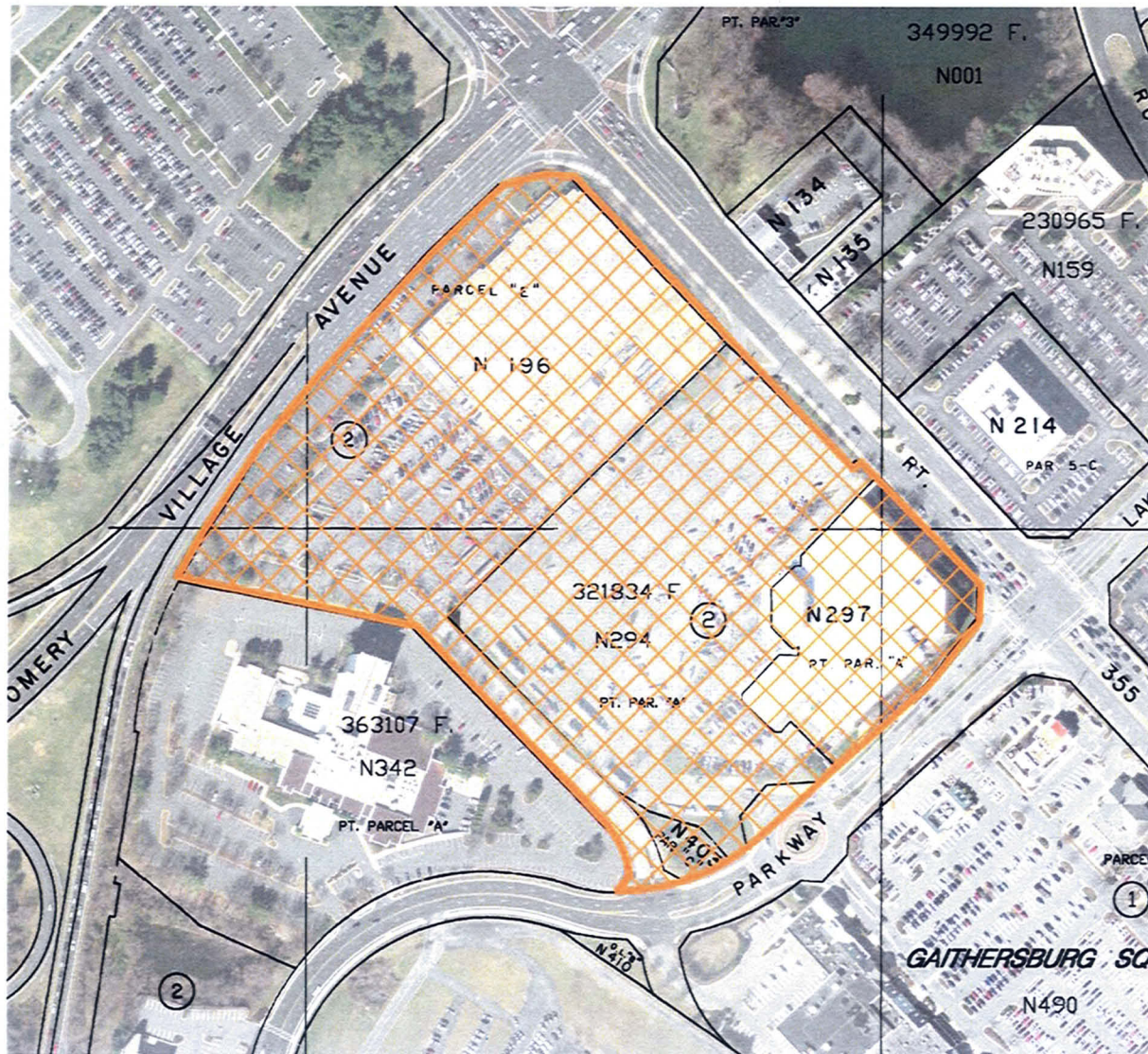


This 11.4-acre area contains major auto dealerships, a small bank, and a retail store. These properties are characterized by one to two story buildings with large surface parking lots. This area's location along the Frederick Avenue corridor makes it a prime candidate for redevelopment in the future.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

Land Use and Zoning Actions:

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

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



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

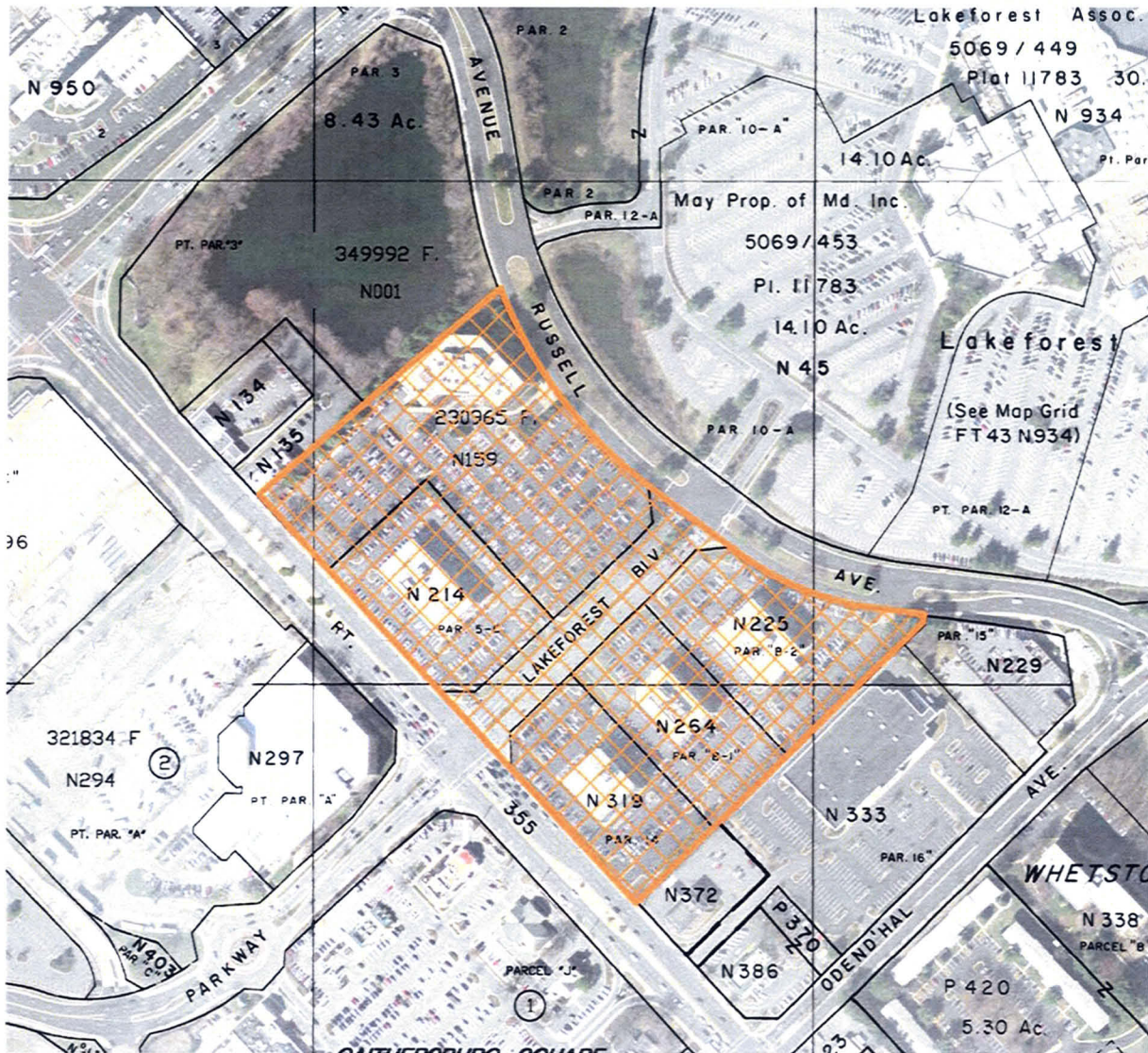
Land Use and Zoning Actions:**Scenario A**

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

Scenario B

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

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



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

Land Use and Zoning Actions:

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

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

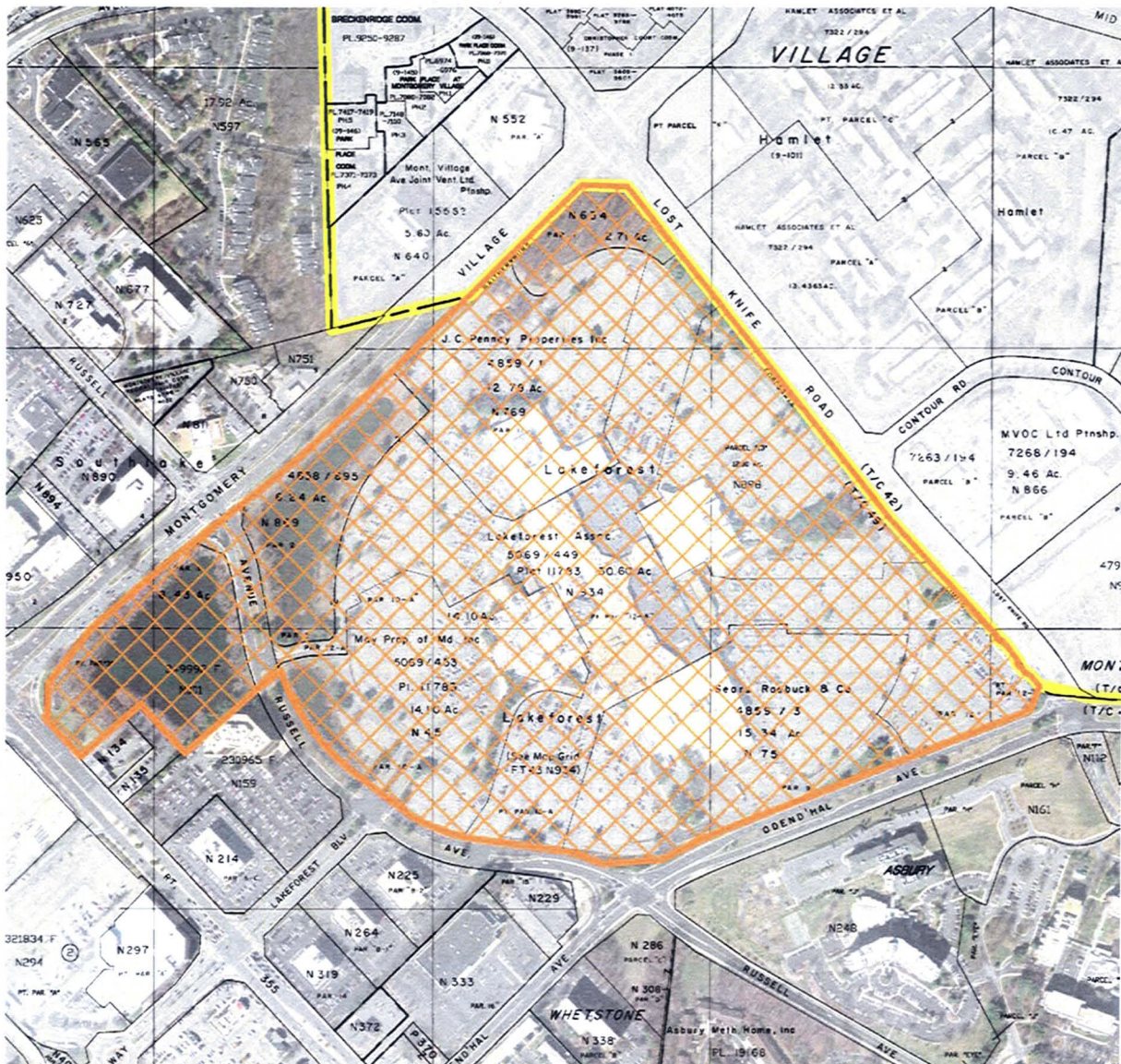


This 7.5-acre area contains several one to two story retail buildings and a bank, all with large surface parking lots. This area's location along the Frederick Avenue corridor makes it a prime candidate for redevelopment in the future. As part of the Fairgrounds Commercial District of the Frederick Avenue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

Land Use and Zoning Actions:

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

9. Parcels 1, 2, 9, 10-A, 11, 12-A, and 13 Lakeforest Montgomery Village and part of Parcel 3 Montgomery Village



This map designation contains 103.3 acres of land currently zoned C-2 (general commercial) and is the site of the Lakeforest Mall currently owned by Lakeforest Associates; JC Penny Properties, Inc.; May Properties (Macy’s); SRC O P Corp (Sears); and LT Prop Co., LLC. (Lord and Taylor). This regional mall site is served and surrounded by Lost Knife Road, Odend’hal Avenue, and Russell and Montgomery Village Avenues. It is proximate and served by the Montgomery Village Avenue (MD 124)/ Frederick Avenue (MD 355) intersection. The existing land use designation of commercial for these holdings reflects the current use of the site and does not address its highest and best use for the future. Additionally, the existing (Euclidean) zoning affixed to the site does not provide an economic incentive to promote opportunities for creative,

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

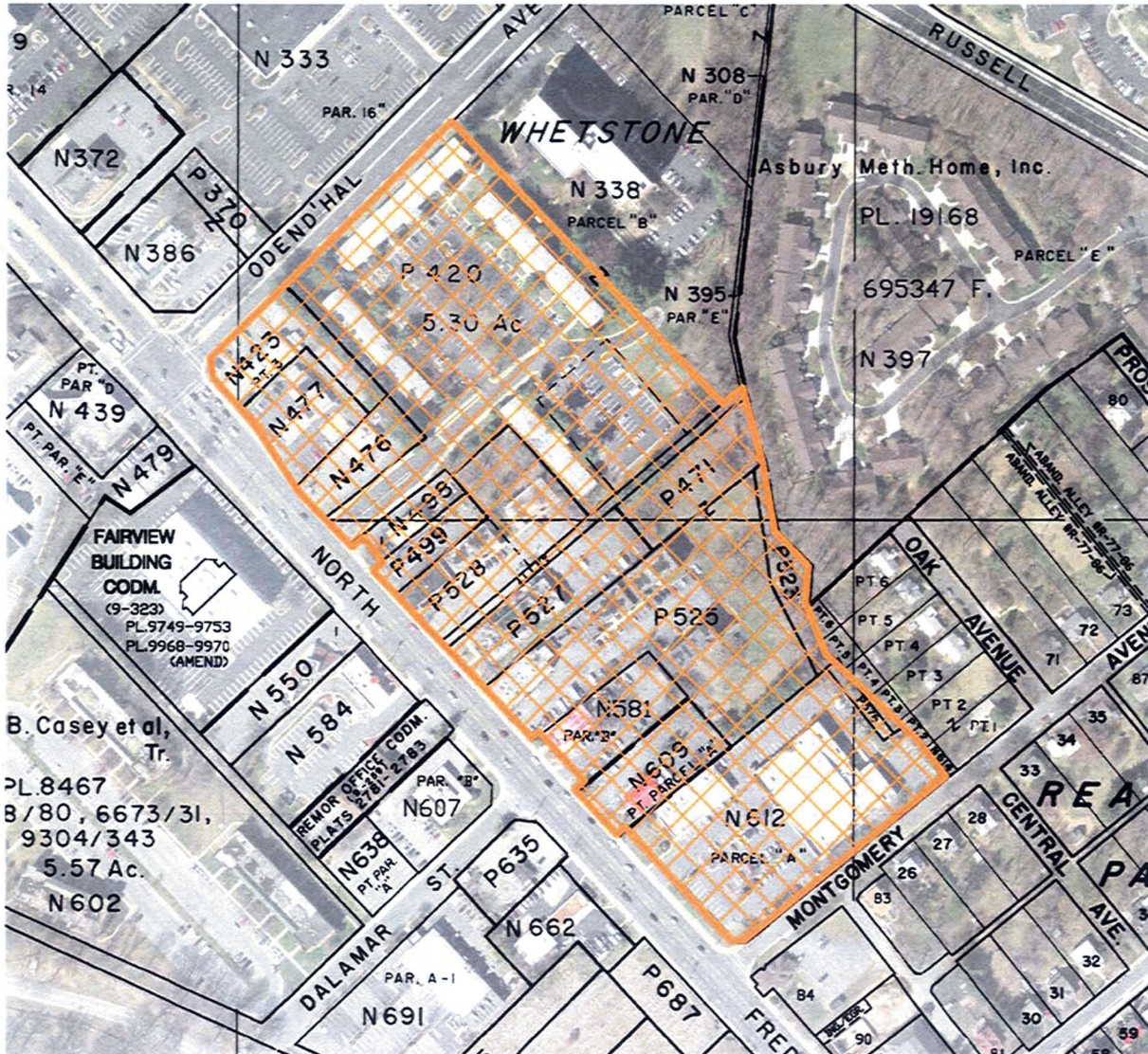
A land use designation of Mixed Use Commercial-Office-Residential for the 94 acre site will allow for the future redevelopment in a phased fashion. Any redevelopment should address and include the critically placed and enhanced transit center which already occupies a key location on site. Introduction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

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

Land Use and Zoning Actions:

- Designate Tax Map FT 342 Parcels N075, N045 and Tax Map FS 343 Parcels N634, 898, 934, N869, and N769 as Mixed Use Commercial –Office -Residential.
- Recommend Zoning change from C-2 to MXD

10. Lot 1 443 N Frederick Ave, Part of Lots 1-3 Coopersmiths Addition, Parcel A Kogod, Part of Parcel A Pizza Hut, Parcel B Red Barn, and Tax Map FT42 Parcels P420, P471, P499, P523, P525, P527, P528, and P576

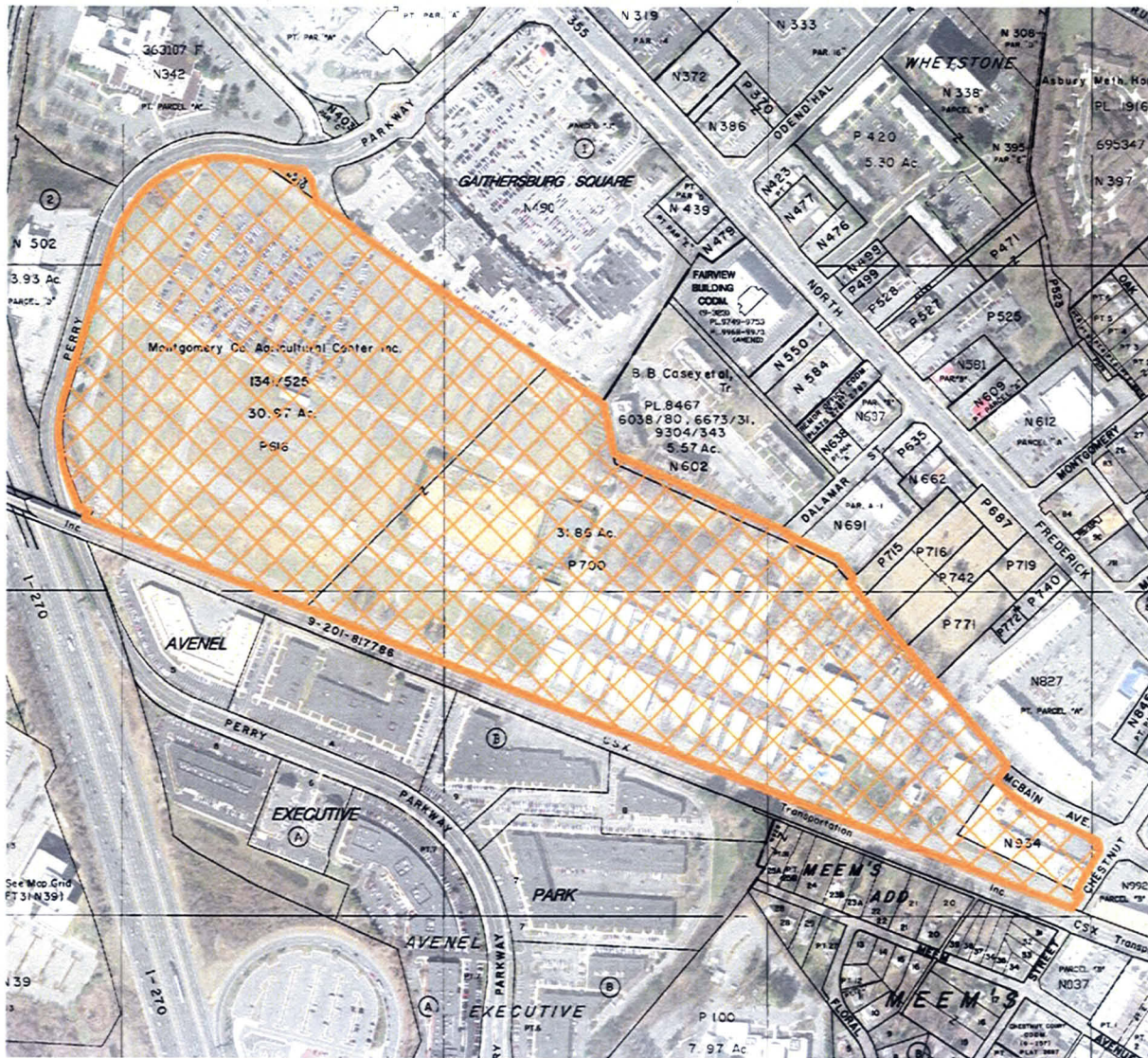


This 15.9-acre area contains several one to two story retail buildings and several three-story apartment buildings, all with large surface parking lots. This area's location along the Frederick Avenue corridor makes it a prime candidate for redevelopment in the future. As part of the Fairgrounds Commercial District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential uses would be appropriate. Consolidation of the smaller lots with the larger lots is encouraged. Any redevelopment proposal should consider and relate to the potential redevelopment of the Fairgrounds and the residential character of the surrounding area. Further, any redevelopment should incorporate environmental best management practices to protect and enhance the stream and associated buffer sited behind parcels P525 and P471.

Land Use and Zoning Actions:

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

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



This designation consists of approximately 65 acres including the two largest parcels owned by the Montgomery County Agricultural Center, Inc. (MCAC). These parcels are not publically owned because MCAC, Inc. is a private entity. Parcel N934 is also a private parcel owned by Lamar Properties, LLC.

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

Land Use and Zoning Actions:

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

12. Lots 1, 2, 11, 12, and Part Of Lot 3 Block 7 Russell and Brooke's Addition

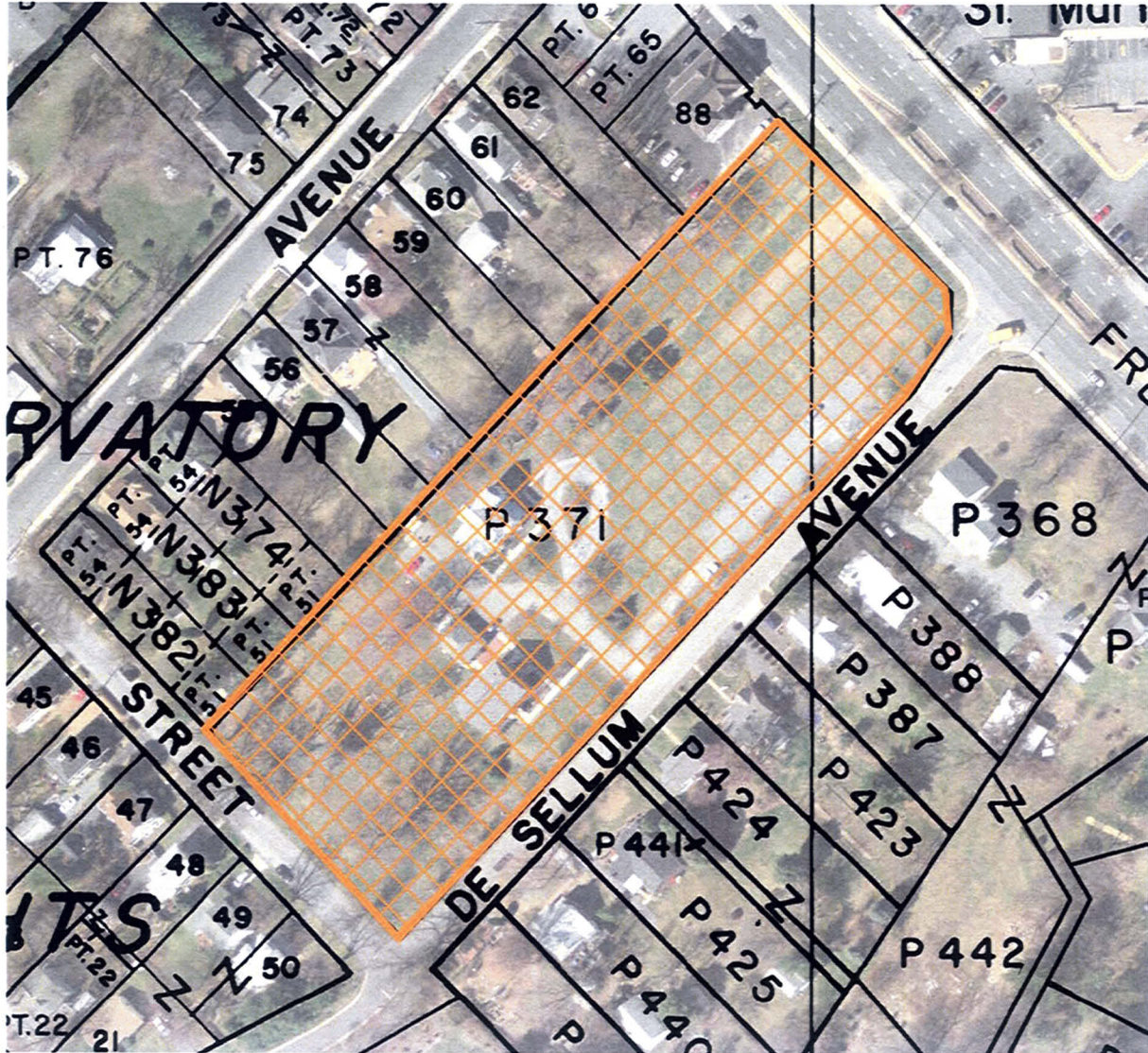


This 1.5-acre area consists of several lots that form the City's Constitution Gardens Park and include the Park Station Apartments Clubhouse. The Park Station Apartments were developed in 1999 as part of the Olde Towne revitalization strategy. The Clubhouse and pool for the apartments are located on this City-owned property. The current R-90 zoning is not consistent with the clubhouse and pool uses. A land use designation of mixed use will make the recreational use conforming and help tie the land use to the existing apartment units.

Land Use and Zoning Actions:

- Adopt Mixed Use land use designation
- Recommend zoning change from R-90 to CBD

13. Tax Map FT51 Parcel P371



This 3.7-acre lot, which is owned by St. Martin’s Church, was given two different land uses and zoning categories by a previous land use plan, with the northeast portion of the lot zoned R-B and the remainder zoned R-90. It is important to note that this area is at the entrance to a residential community and the residential character of the area should be retained for any future land use land fronting on Frederick Avenue. St. Martin’s Church owns the property and the potential for additional religious uses remains.

Land Use and Zoning Actions:

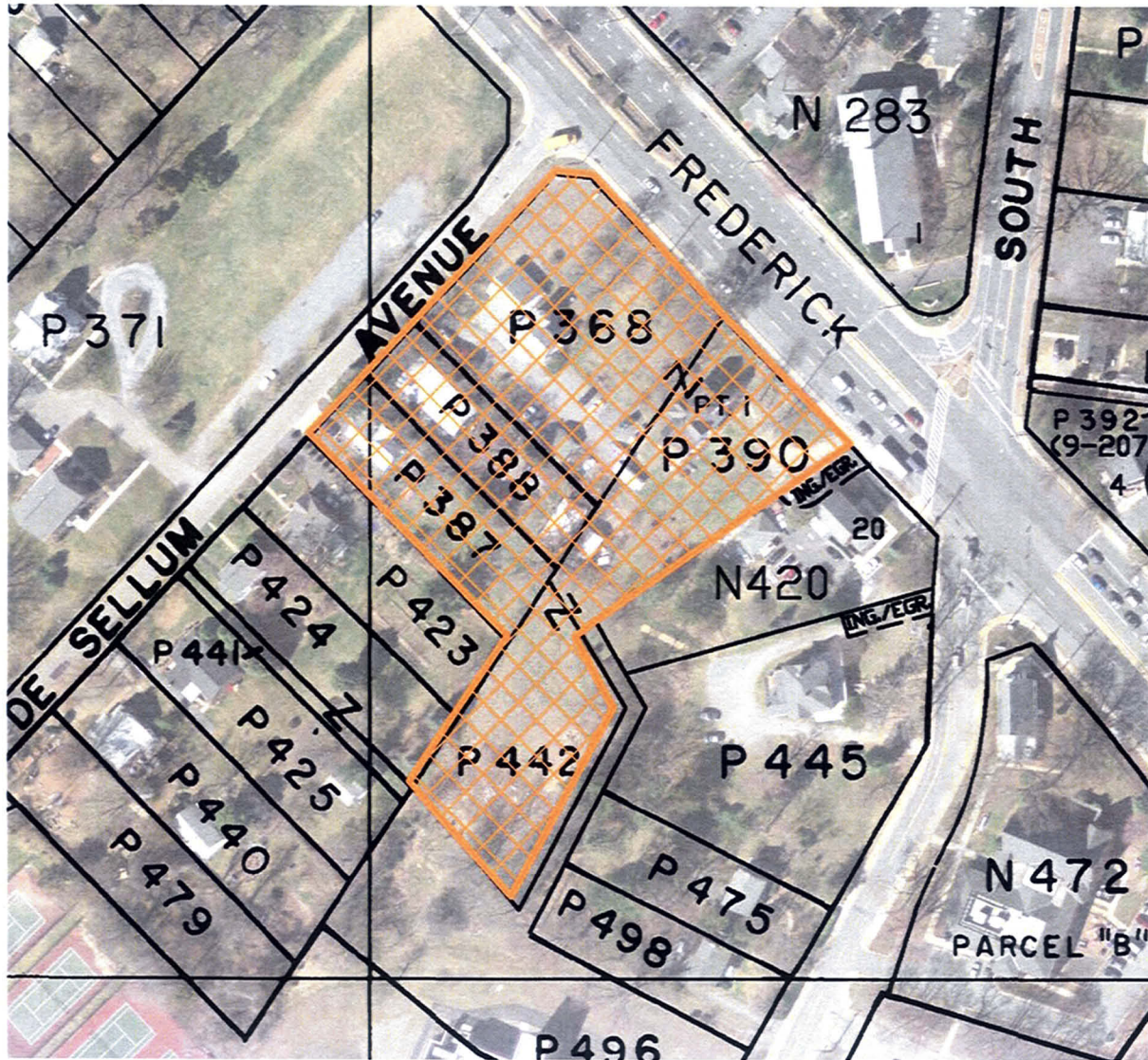
Scenario A:

- Adopt Institutional land use designation
- Recommend zoning change of northeast portion from R-B to CD
- Recommend zoning change of remainder from R-90 to CD

Scenario B:

- Adopt Residential land use designation
- Recommend zoning change of northeast portion from R-B to CD
- Recommend zoning change of remainder from R-90 to CD

14. Tax Map FT51 Parcels P368, P387, P388, P390, and P442



This 2.6-acre area, known as the Wilson Property, is comprised of five parcels currently zoned CD located near the corner of DeSellum Avenue and South Frederick Avenue. It is recommended that these parcels be consolidated into one parcel for the purposes of redevelopment. The historic structure on P 390 should be adaptively reused for commercial purposes. The structures found on P 388 and P 387 should be demolished and the original structure on P 368 should be relocated to P 387 or off-site. These parcels should be redeveloped for commercial-office uses with a focal structure fronting MD 355, South Frederick Avenue. P 442 should act as a buffer and be used for forest conservation purposes.

Land Use and Zoning Actions:

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

15. Tax Map FT51 Parcels P339 and P340



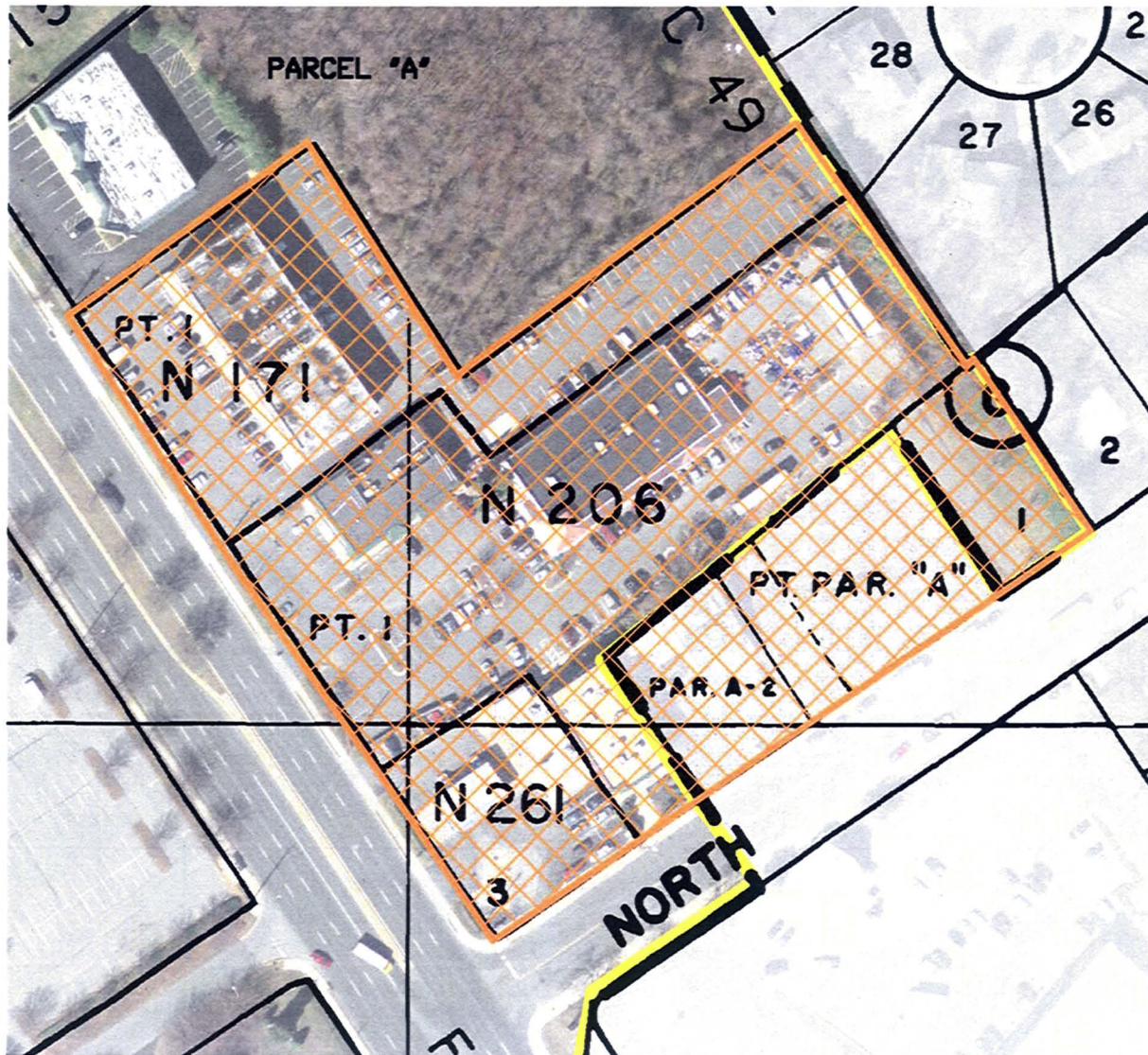
This 1.2-acre area contains two parcels currently zoned R-90 with single family detached houses on each lot. Current property owners have expressed an interest in adding commercial and office uses to this area, which would be consistent with the existing adjacent uses along Summit and Frederick Avenues.

The proximity of Parcels P339 and P340 to the Frederick Avenue Corridor provides an opportunity to create a transitional gateway into Olde Towne while enhancing the visual connection to the Corridor.

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from R-90 to CD for Parcels P309, P339, and P340

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



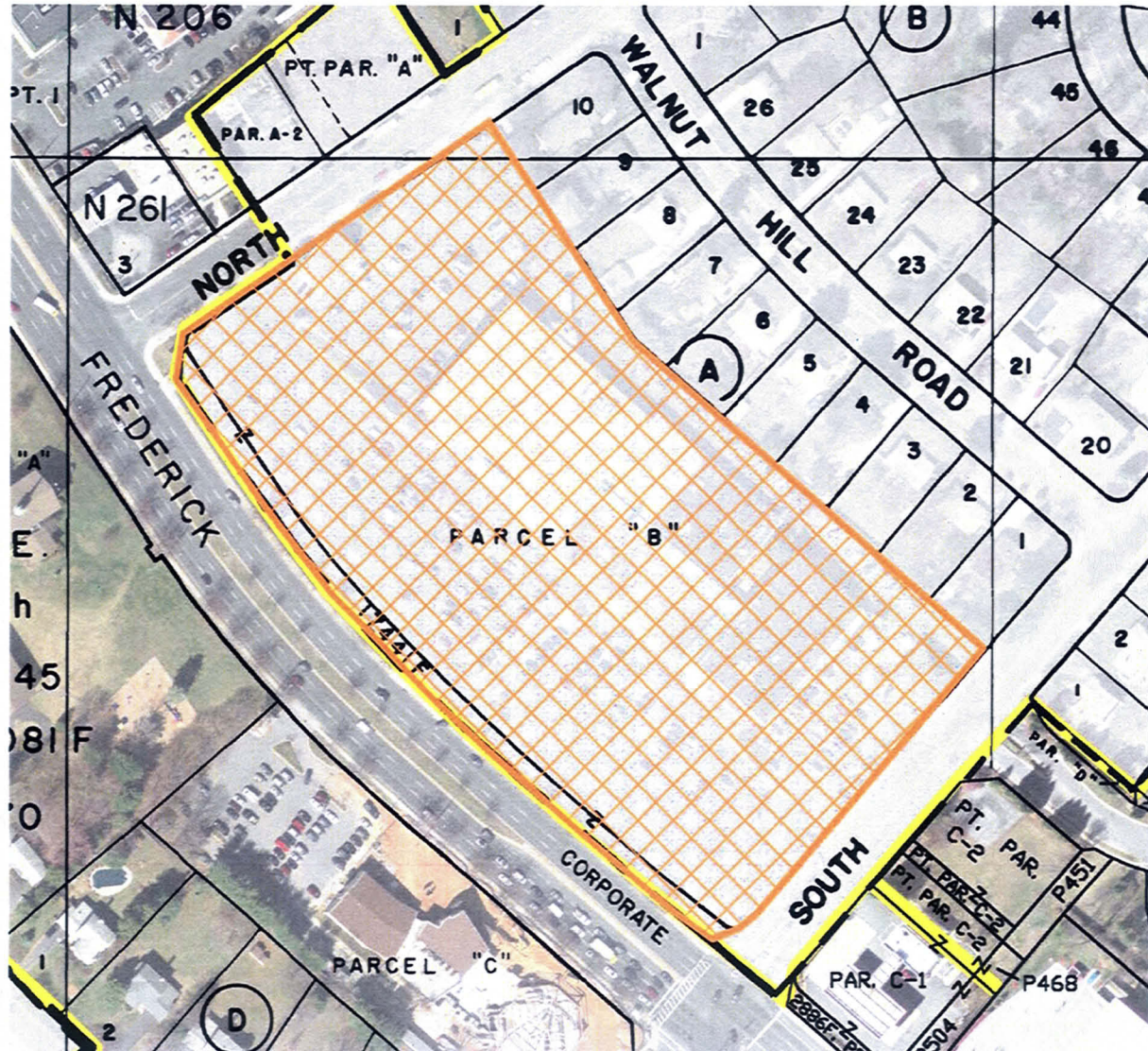
This 4.7-acre area contains several one to two story retail buildings with large surface parking lots. Parcel A-2 and part of Parcel A Walnut Hill are within the City's Maximum Expansion Limits, are contiguous with the City's current boundary, and could be annexed without creating an enclave. These properties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

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

Land Use and Zoning Actions:

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

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



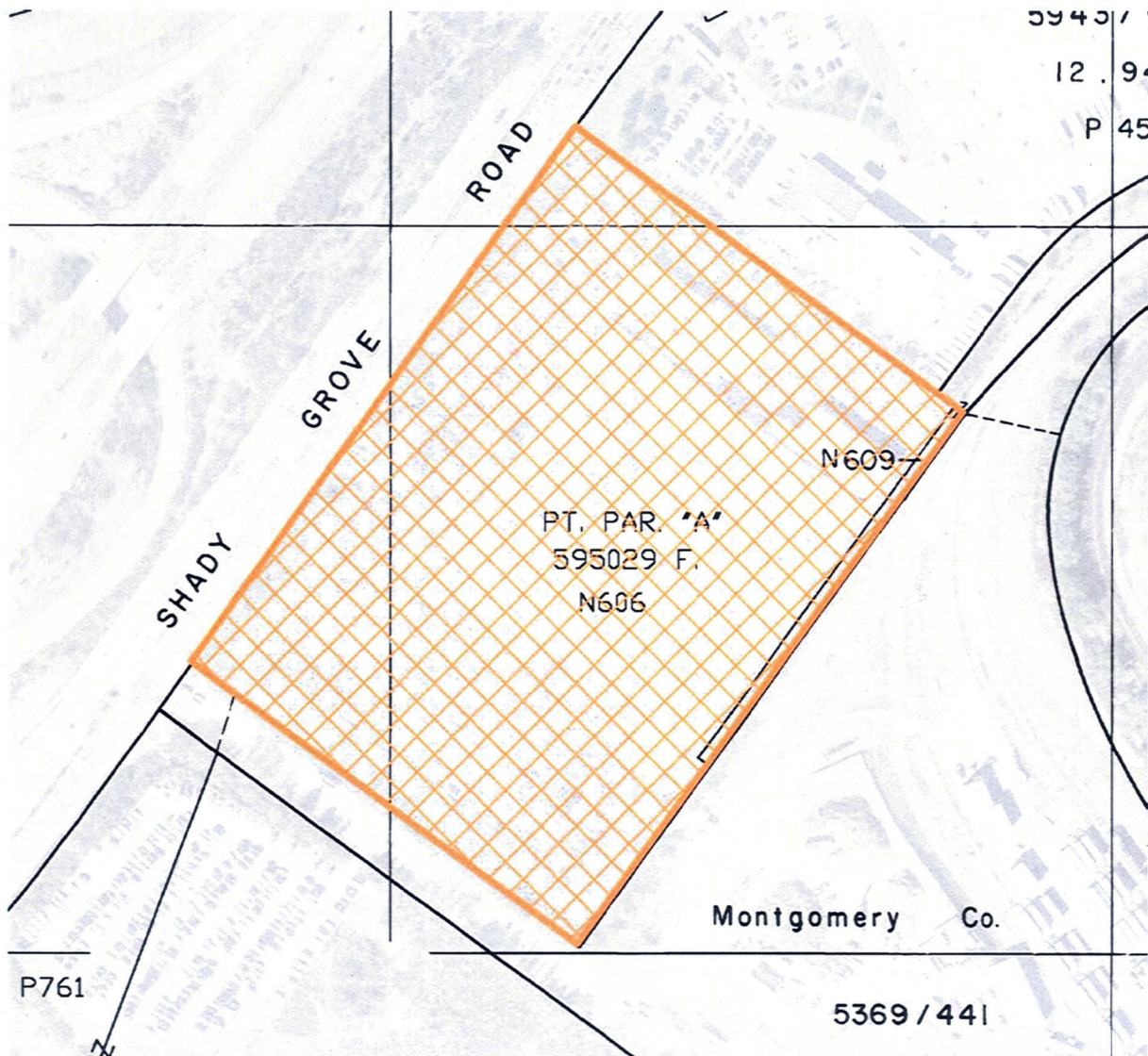
This 8.3-acre area contains a large one to two story retail building with a large surface parking lot. The residual Frederick Avenue right-of-way is located within the City limits, while Parcel B is located within the City's Maximum Expansion Limits, is contiguous with the City's current boundary, and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

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

Land Use and Zoning Actions:

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

18. Tax Map GS13 Parcels N606 and N609

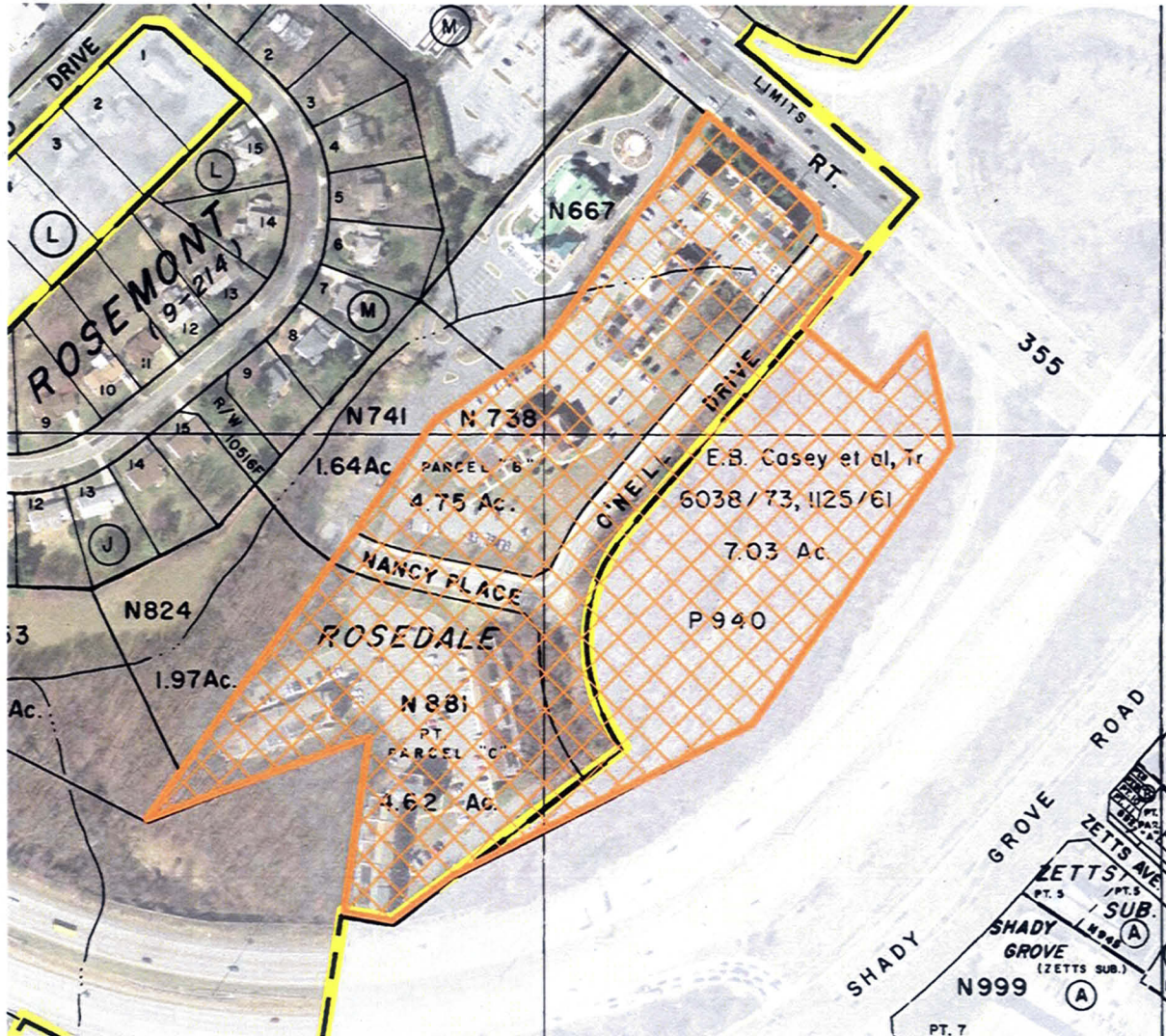


This 13.7-acre area contains a large one-story retail building (The Great Indoors) with a large surface parking lot. This property is within the City’s Maximum Expansion Limits, is contiguous with the City’s current boundary, and could be annexed without creating an enclave. This property is currently surrounded by a mix of warehouse and industrial uses.

Land Use and Zoning Actions:

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

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



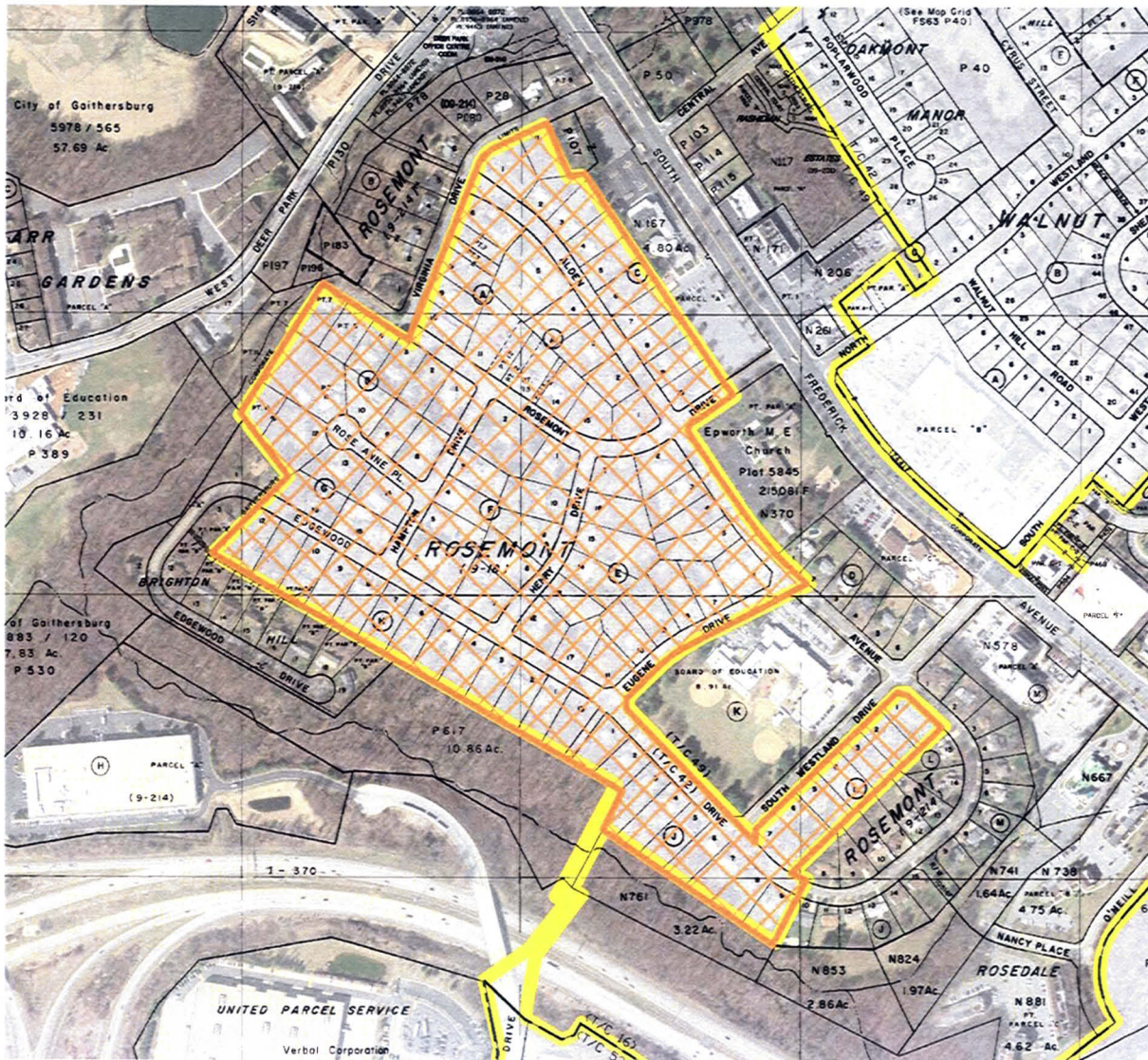
This 17-acre area includes the Rosedale Apartments within the City limits and a vacant parcel (P940) owned by the Casey Trust. Parcel P940 is within the City's Maximum Expansion Limits, is contiguous with the City's current boundary, and could be annexed without creating an enclave. These properties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

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

Land Use and Zoning Actions:

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

20. Lots 1-7 Block L, Lots 1-9 Block J, Lots 1-17 Block E, Lots 1-10 F, Lots 1-13 Block H, Lots 1-16 Block G, Lots 1-15 Block A, and Lots 1-11 Block C Rosemont



This 67.6-acre area, part of the Rosemont community, is bounded on the west by Interstate 270, on the north by West Deer Park Drive, on the east by South Frederick Avenue, and on the south by Interstate 370. The existing land use pattern in Rosemont is predominantly single-family detached homes with the Rosedale apartments located at the southern end. Three churches and the Casey Community Center, are located along South Frederick Avenue. The Rosemont Elementary School is located in this community.

A large portion of the Rosemont subdivision is in Montgomery County, but within the City's Maximum Expansion Limits, and is contiguous with the City's current boundary and could be annexed without creating an enclave. The school, apartments, churches, the Casey Barns mentioned above, and approximately half of the homes, are within the City limits, while

approximately 90 houses are not. The impractical arrangement of this split community has often surfaced through public discussions.

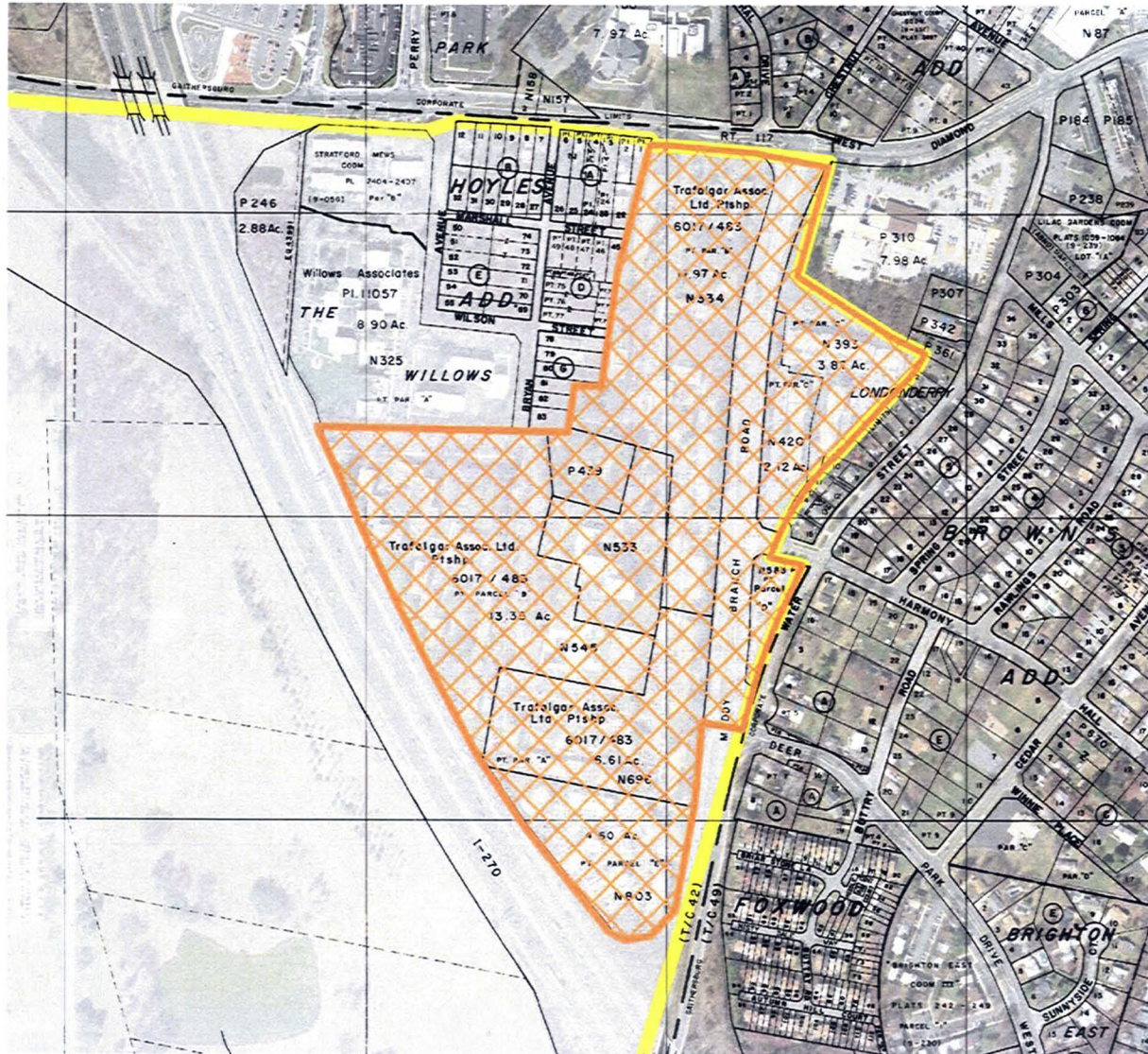
Lots 1-7 of Block L are almost completely surrounded by the City and were recommended for annexation in the 1997 Master Plan. The proposed land use and zoning are comparable to that of Montgomery County. Also, the proposed land use and zoning for the remainder of the lots are comparable to that of Montgomery County.

Land use designations for any or all of these properties on the City's Master Plan map would only occur as a result of future annexation. Historically, the City responds to requests for annexation, rather than proposing annexation of existing residential communities.

Land Use and Zoning Actions:

- Adopt Low Density Residential land use designation, if annexed
- Recommend R-A Zoning, if annexed

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



This 54.4-acre area contains parcels that are located within the City's Maximum Expansion Limits, are contiguous with the City's current boundary, and could be annexed without creating an enclave. The properties are currently surrounded by a mix of single-family detached and attached houses zoned R-6, R-90, and R-18.

Land Use and Zoning Actions:

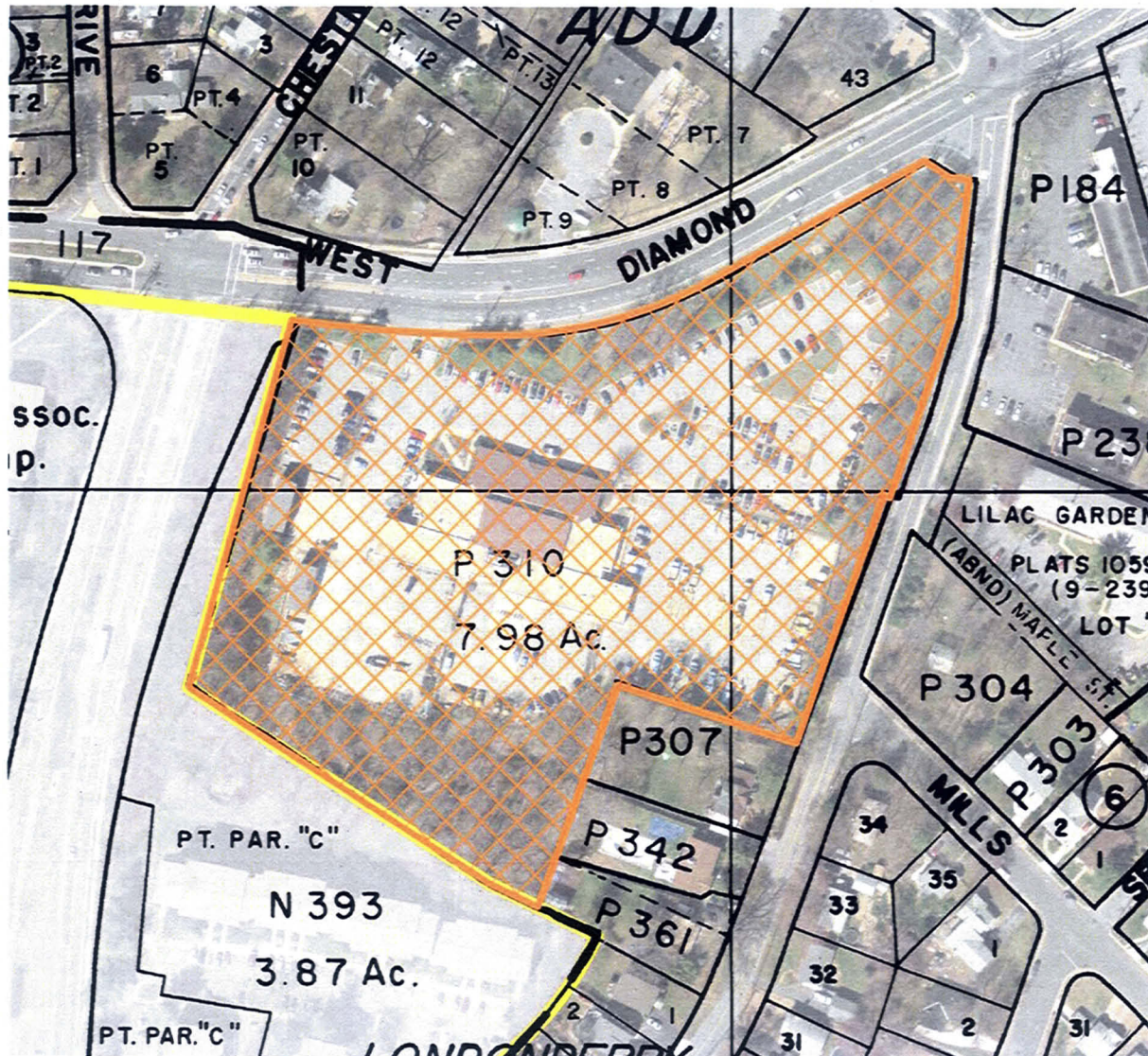
Scenario A:

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

Scenario B:

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

22. Tax Map FT41 Parcel P310

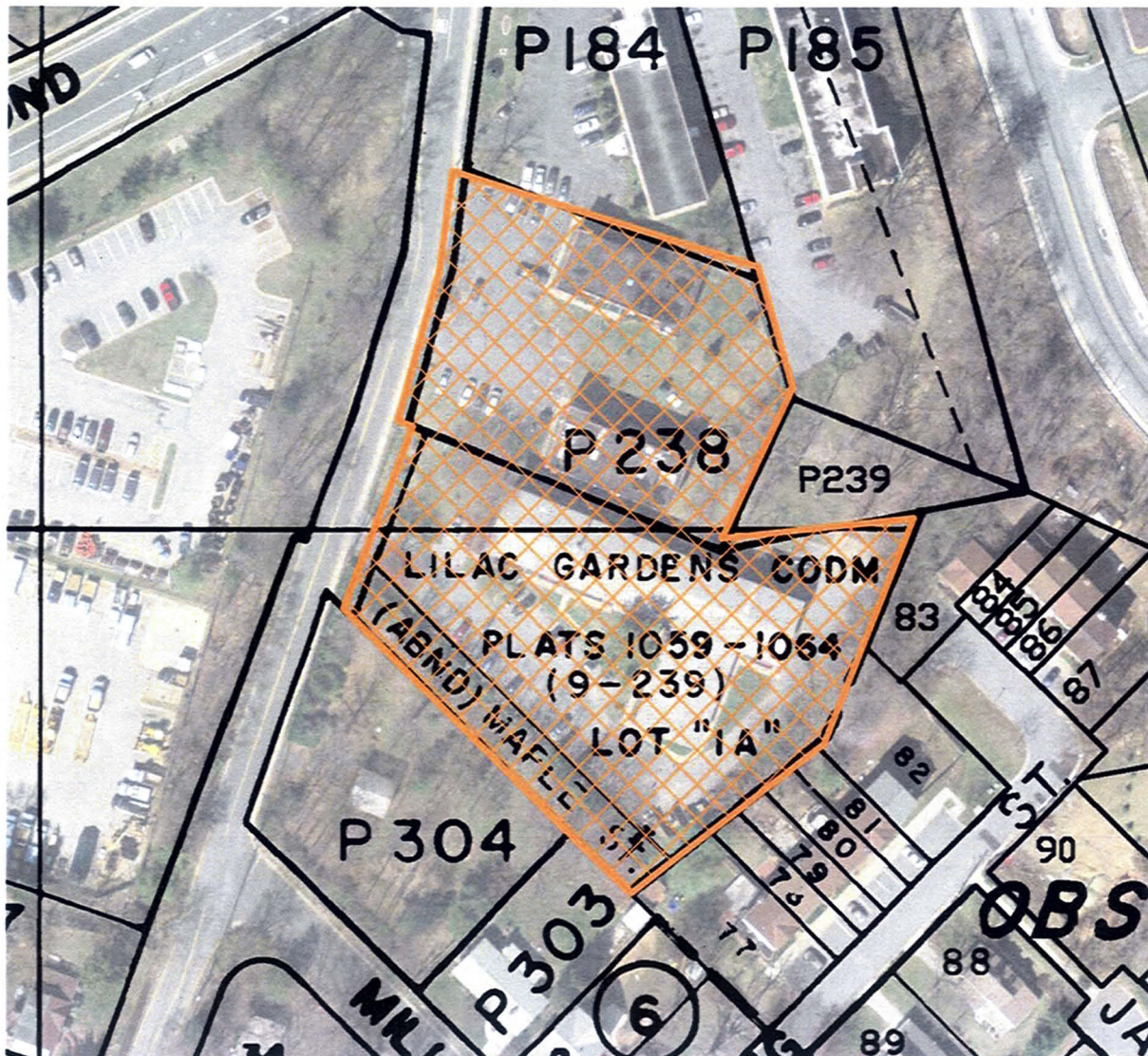


This 8-acre parcel contains the field office and maintenance yard for the Washington Suburban Sanitary Commission (WSSC). The parcel currently has a split zoning of R-A and RP-T resulting from an annexation (X-154) subsequent to the City's boundary adjustment through Charter amendment in 1947. It is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

Land Use and Zoning Actions:

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

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



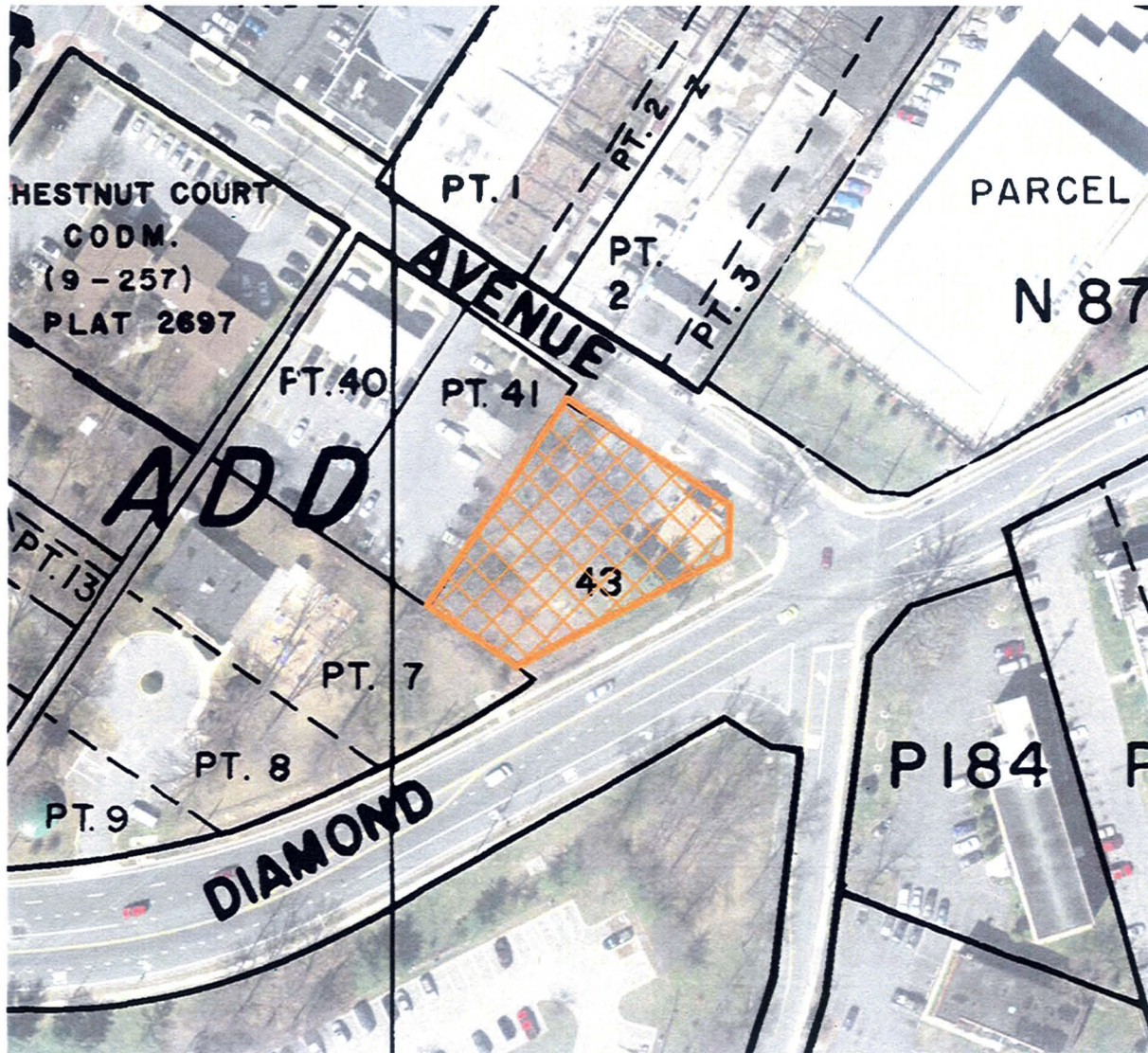
This 2.3-acre area includes the Summit Hall Apartments and Lilac Gardens Condominiums. There are a total of 22 apartment units and 33 condominium units. These properties could be consolidated and redeveloped with primarily residential units. This area should enhance the proposed multifamily redevelopment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

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

Land Use and Zoning Actions:

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

24. Lot 43 Meem's Addition



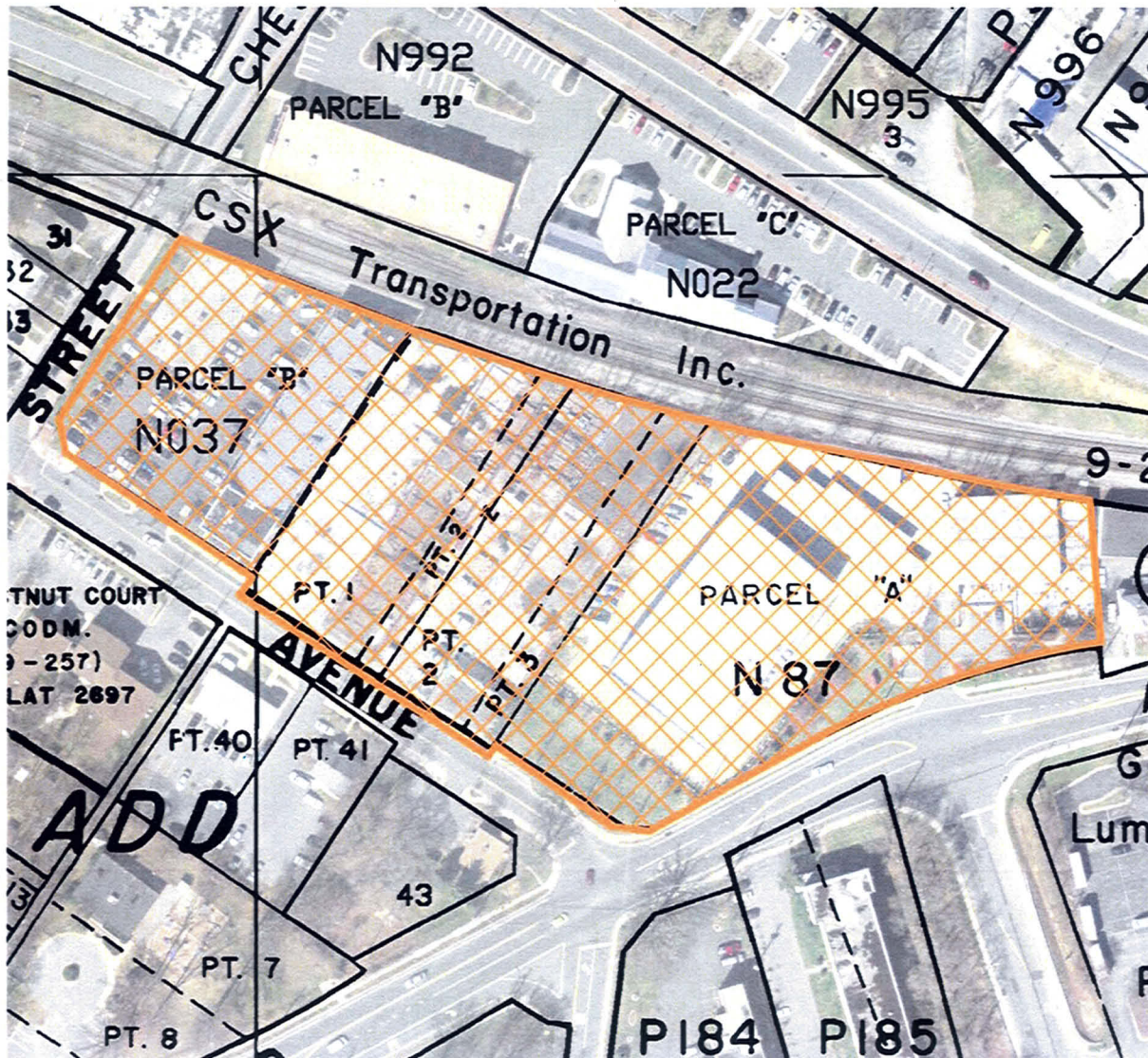
This 0.4-acre lot, also known as 100 West Diamond Avenue, currently contains a small residential-style building that is used as an office. The current property owner has expressed interest in redeveloping the site. Future development should be sensitive to the existing character of the neighborhood and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

Due to the adjacent CSX railroad tracks, any development proposal should include noise mitigation and rail safety measures. Redevelopment proposals should consider and relate to the potential redevelopment of the Fairgrounds, Olde Towne, and surrounding area and should be sensitive to the adjacent Chestnut-Meem Historic District.

Land Use and Zoning Actions:

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

25. Parcel A, Parcel B, and part of Lots 1-3 Meem’s Addition

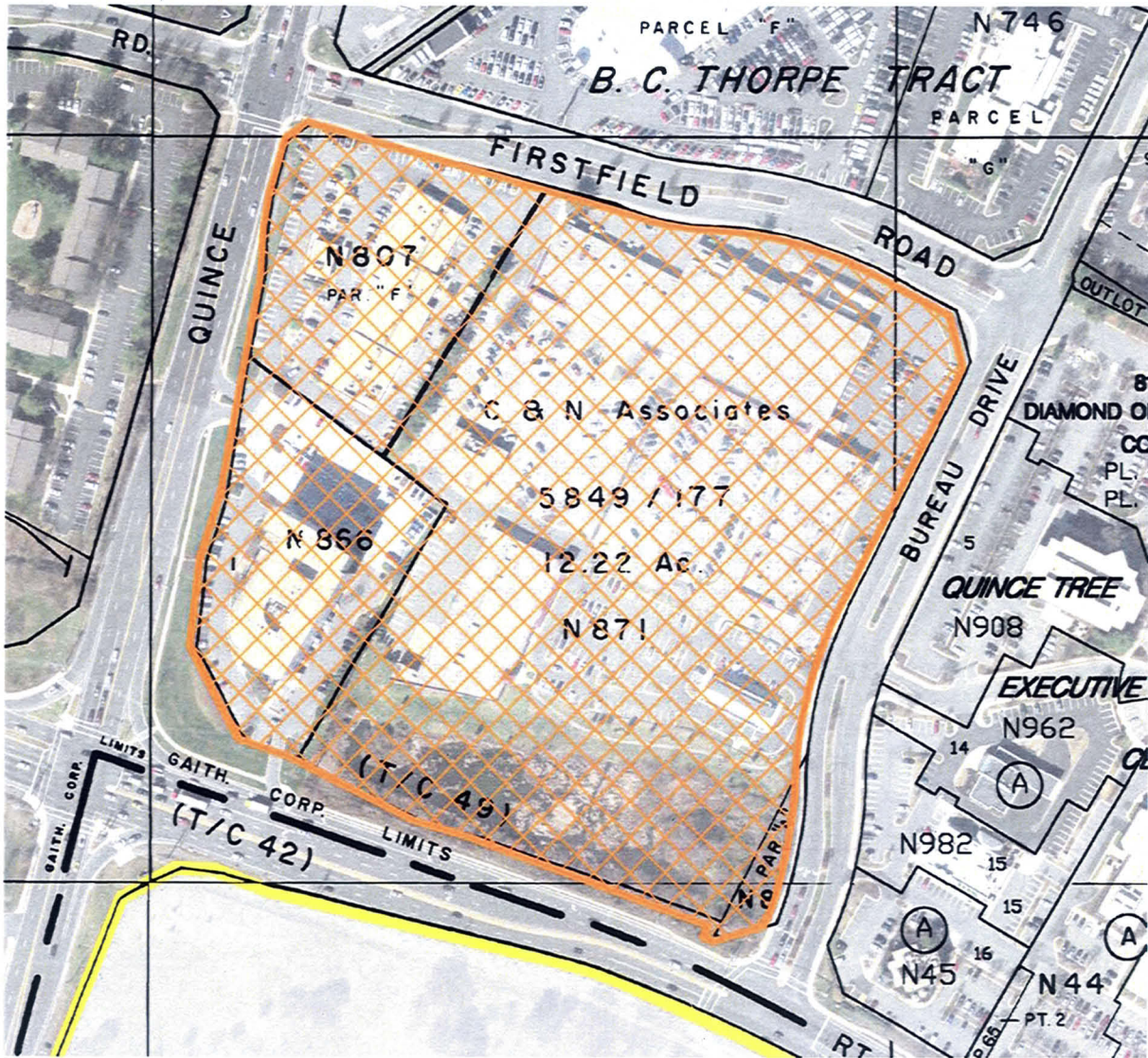


This 4.6-acre area contains two office buildings, two industrial buildings, and a large self-storage facility. This area’s location along the West Diamond Avenue corridor and proximity to Olde Towne and the MARC train station make it a prime candidate for redevelopment in the future. While the site’s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

Land Use and Zoning Actions:

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

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



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

Land Use and Zoning Actions:

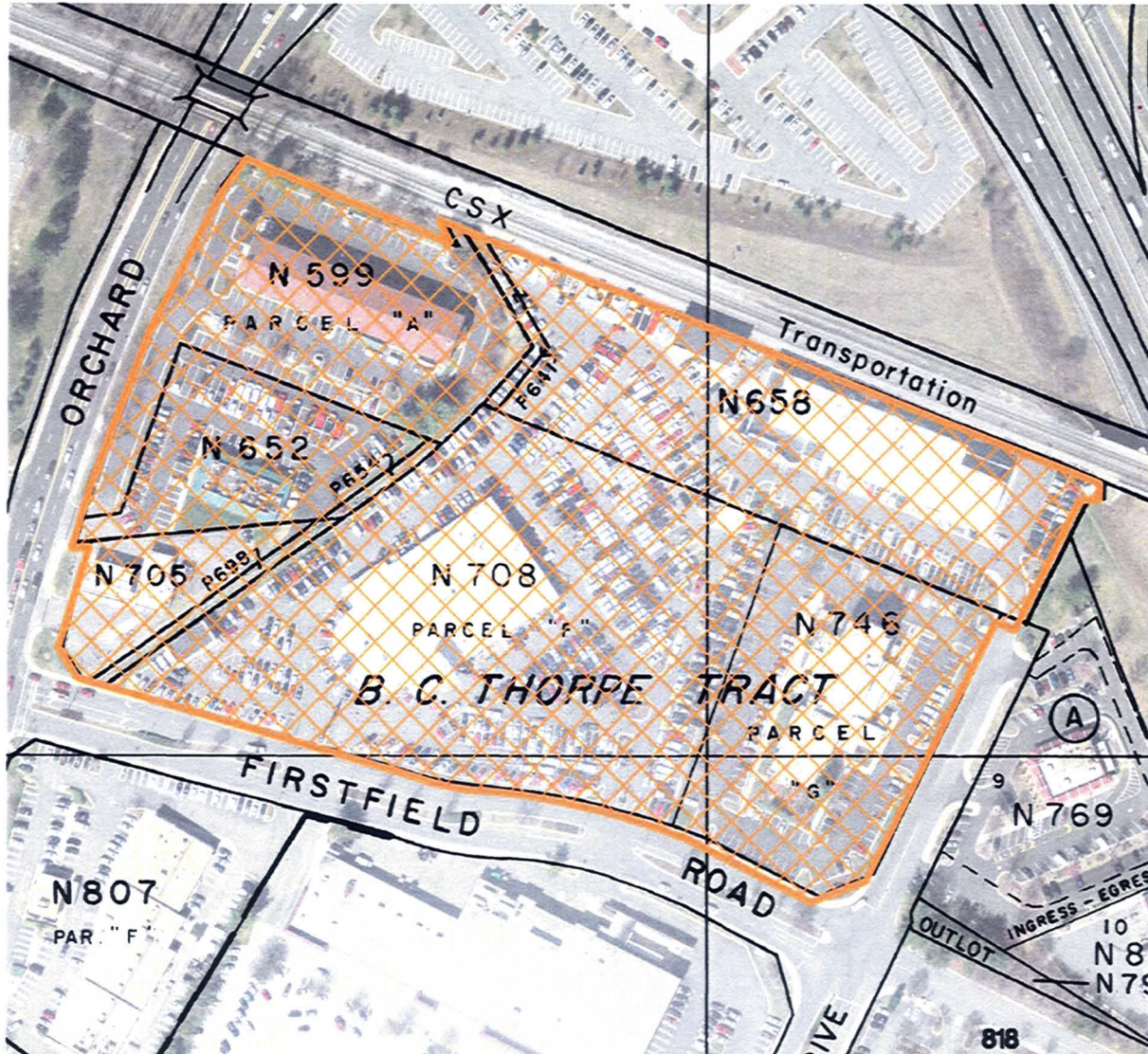
Scenario A

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

Scenario B

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

27. **84 Lumber Tract; Bailey-Shell Tract; Parcel A Bailey Property; Parcel A Red Roof Inn; Parcels F and G B. C. Thorpe Tract; and Tax Map FT32 Parcels P641, P654, and P698**



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

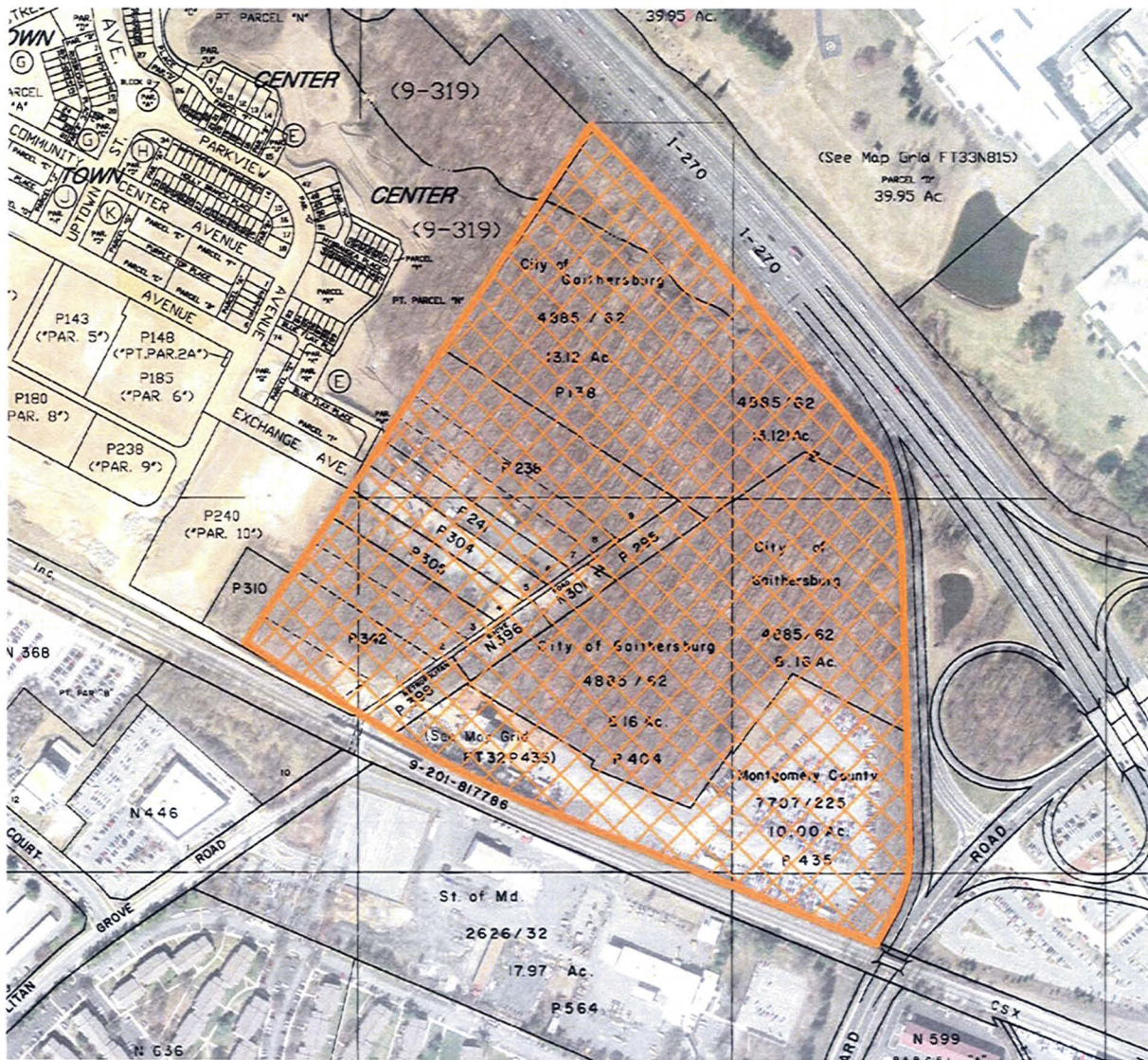
Land Use and Zoning Actions:**Scenario A**

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

Scenario B

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

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



This 50.7-acre area contains large undeveloped City-owned open space, land with temporary uses, the Montgomery County vehicle recovery facility, and several vacant lots.

Redevelopment of this area must respond to, and shall be compatible with, development of the adjacent Watkins Mill Town Center. The Maryland State Department of Transportation has identified this area as the potential location for future I-270 express toll lane direct access ramps and a possible Corridor Cities Transitway operations and maintenance yard.

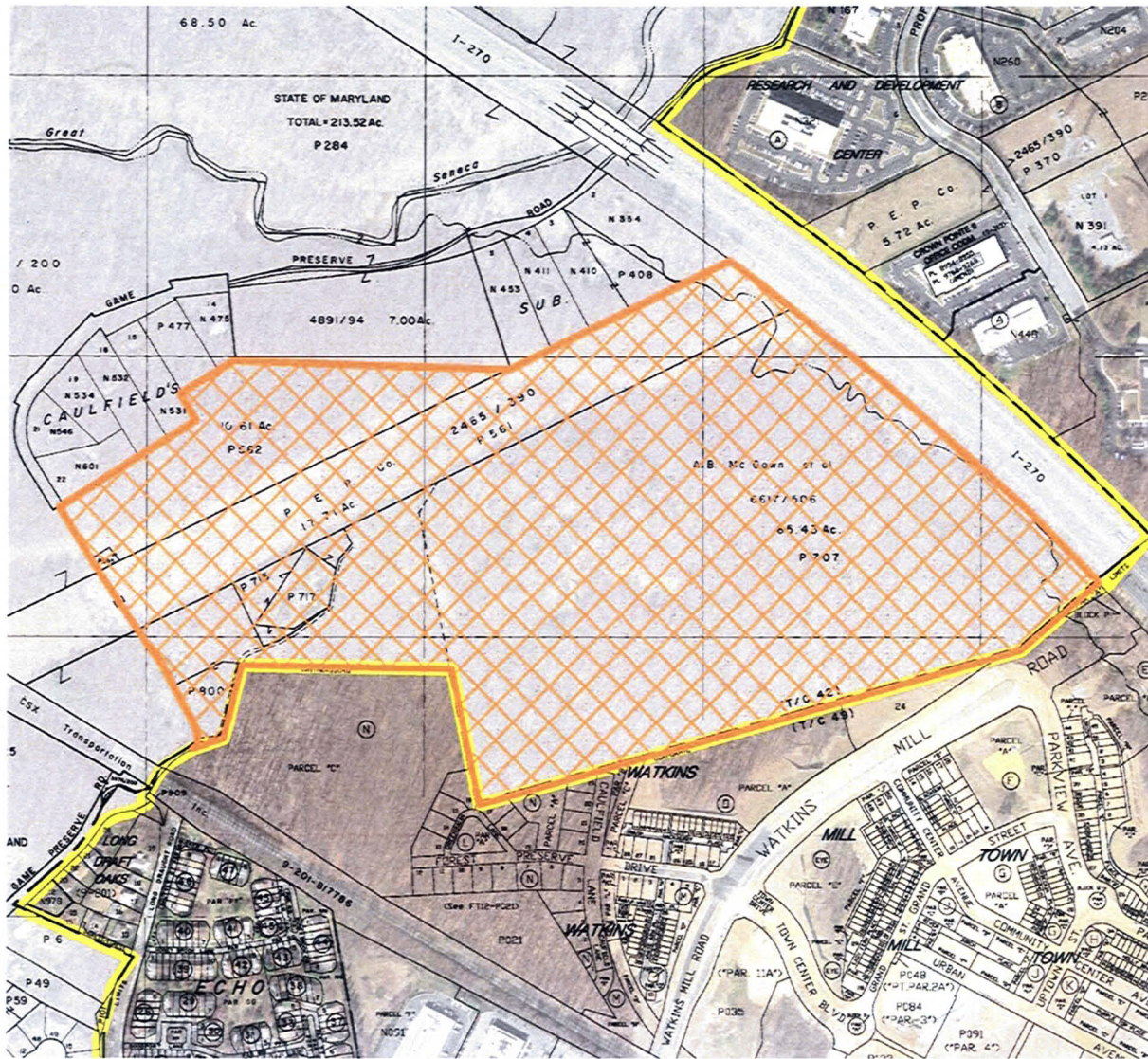
Land Use and Zoning Actions:**Scenario A**

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

Scenario B

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

29. Tax Map FT13 Parcels P561, P582, P695, P715, P717, and P800; and Tax Map FT23 Parcel P707

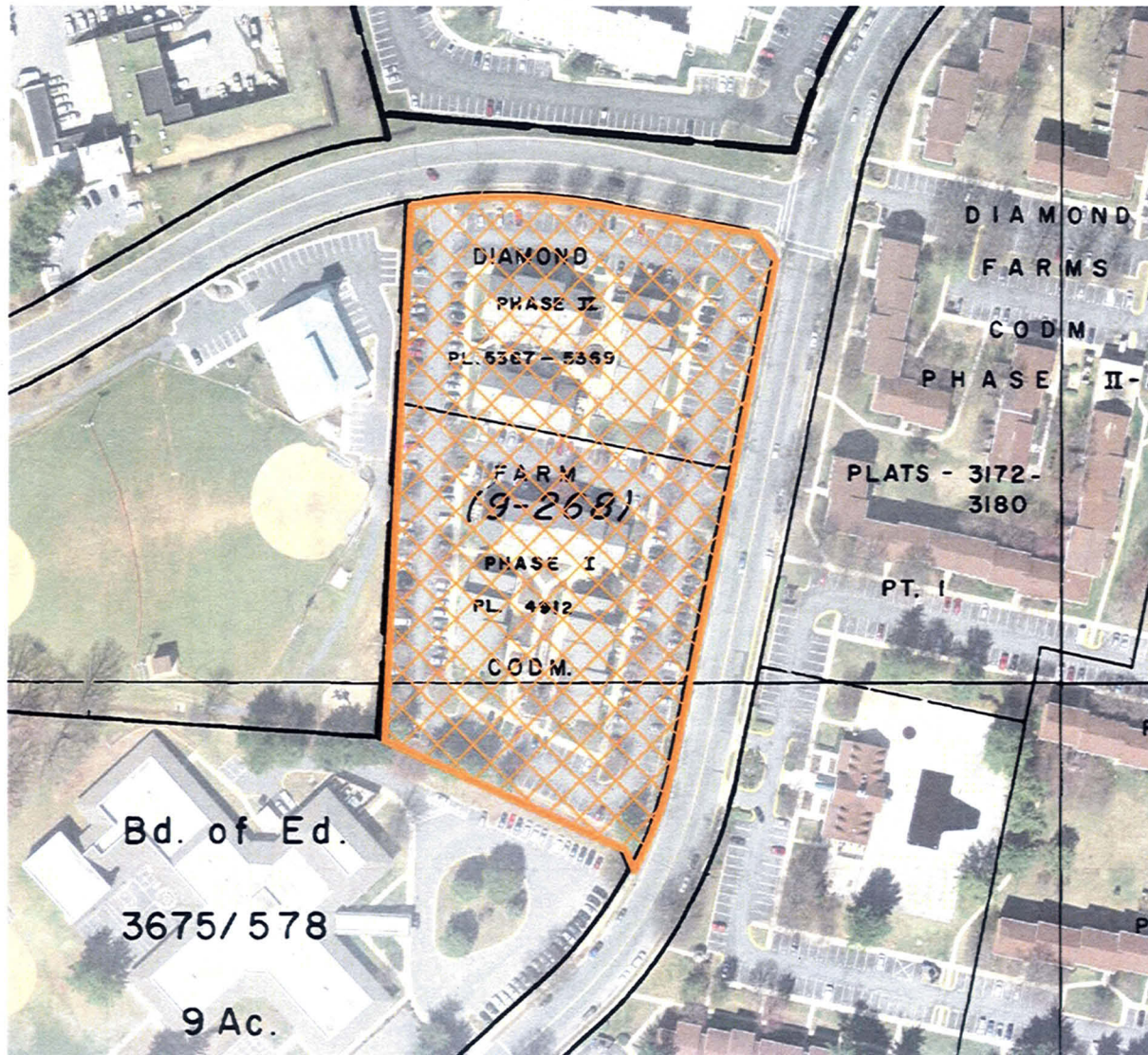


This 94.3-acre area includes the McGown tract and PEPCO right of way, which are located within the City’s Maximum Expansion Limits, are contiguous with the City’s current boundary, and could be annexed without creating an enclave. The property owner has expressed interest in having the land annexed into the City and developed with residential uses. The properties are currently surrounded by a mix of single-family detached and attached houses, open space, and a proposed hotel, all zoned MXD in the City and R-200 in the County.

Land Use and Zoning Actions:

- Adopt Open Space land use designation for stream valley buffers, if annexed
- Adopt Residential land use designation for remainder, if annexed
- Appropriate zoning to be determined and applied upon annexation into the City

30. Diamond Farm (office) Condominium



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

Land Use and Zoning Actions:

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

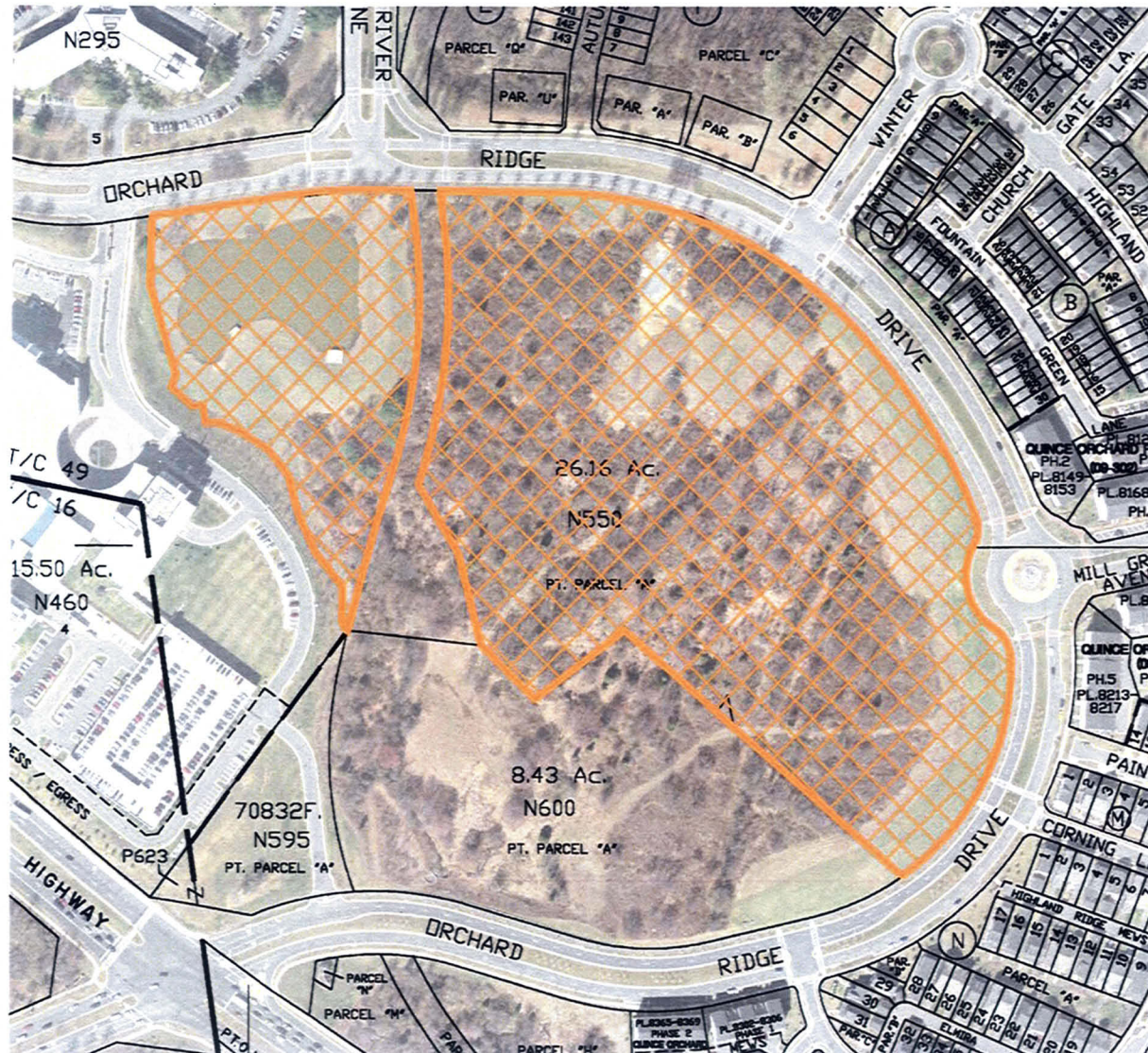
31. Lot 8 Block C Diamond Farm

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

Land Use and Zoning Actions:

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

32. Tax Map FS23 Parcels N432 and N550



This 22.3-acre area is part of the “Meadows” section of the Quince Orchard Park development. Parcel N432 consists of the stormwater management pond and a portion of the stream valley buffer. Parcel N550 is the developable area of the Map Designation.

Zoning Map Amendment Z-275 was approved by the Mayor and City Council and rezoned the entire Quince Orchard Park property to Mixed Use Development (MXD). The land is currently designated as a commercial-industrial-research-office land use.

On December 17, 2001, the Mayor and Council approved Zoning Map Amendment Z-275(C) to amend the previously approved sketch plan for Quince Orchard Park to transfer 355,000 square feet of future development from the Meadows section to the Ridges section of the Quince Orchard Park development. The Meadows development range was decreased to between 150,000 and 350,000 square feet. The permitted height for buildings was reduced to between three (3) and eight (8) stories, with particular attention paid to the separation between any building six stories

and above and the adjacent residential uses. Essentially, the closer the building is located to the residential uses, the shorter the building height must become. The only buildings that may be six or more stories are buildings that are located as far from the residential uses as possible.

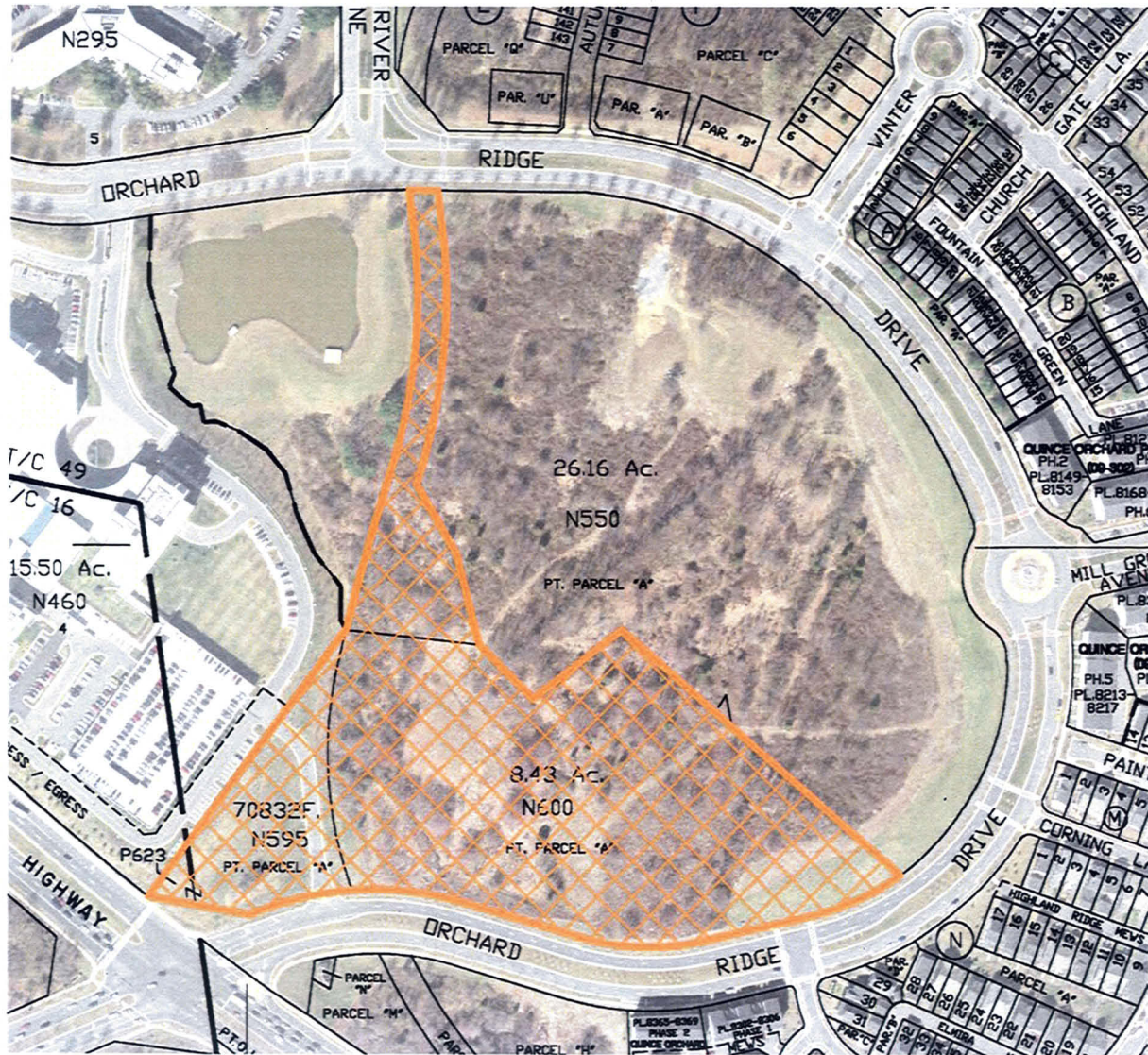
The Meadows is located within the future master planned location for the Corridor Cities Transitway (CCT) right-of-way and possible CCT station. The stream valley buffer that extends into the Meadows shall be preserved.

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

Land Use and Zoning Actions:

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

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



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

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

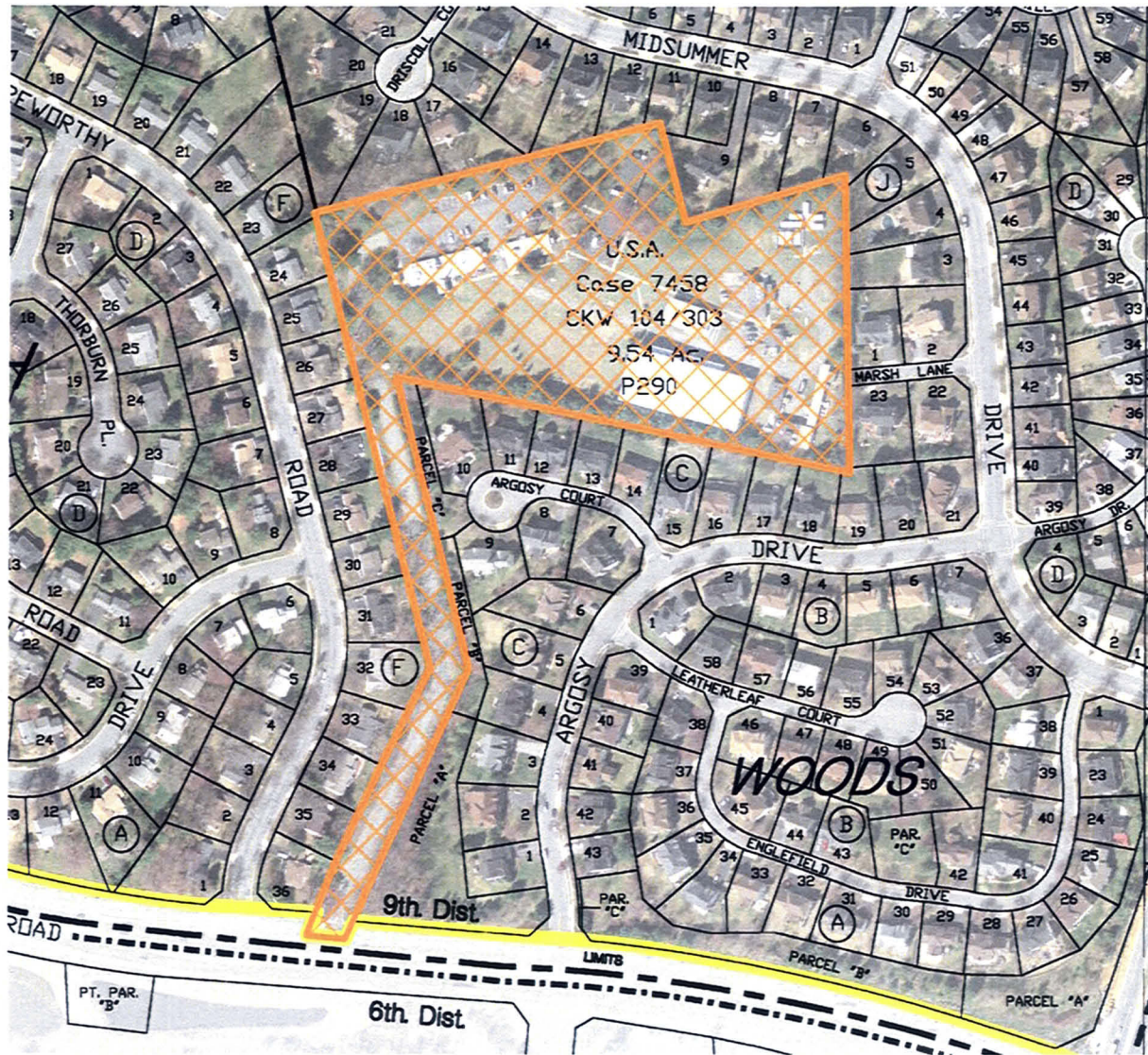
The property contains stream valley buffer, floodplain and wetlands. The stream valley buffer shall be preserved.

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

Land Use and Zoning Actions:

- Retain Institutional land use designation
- Zoning remains MXD

34. Tax Map FS21 P290



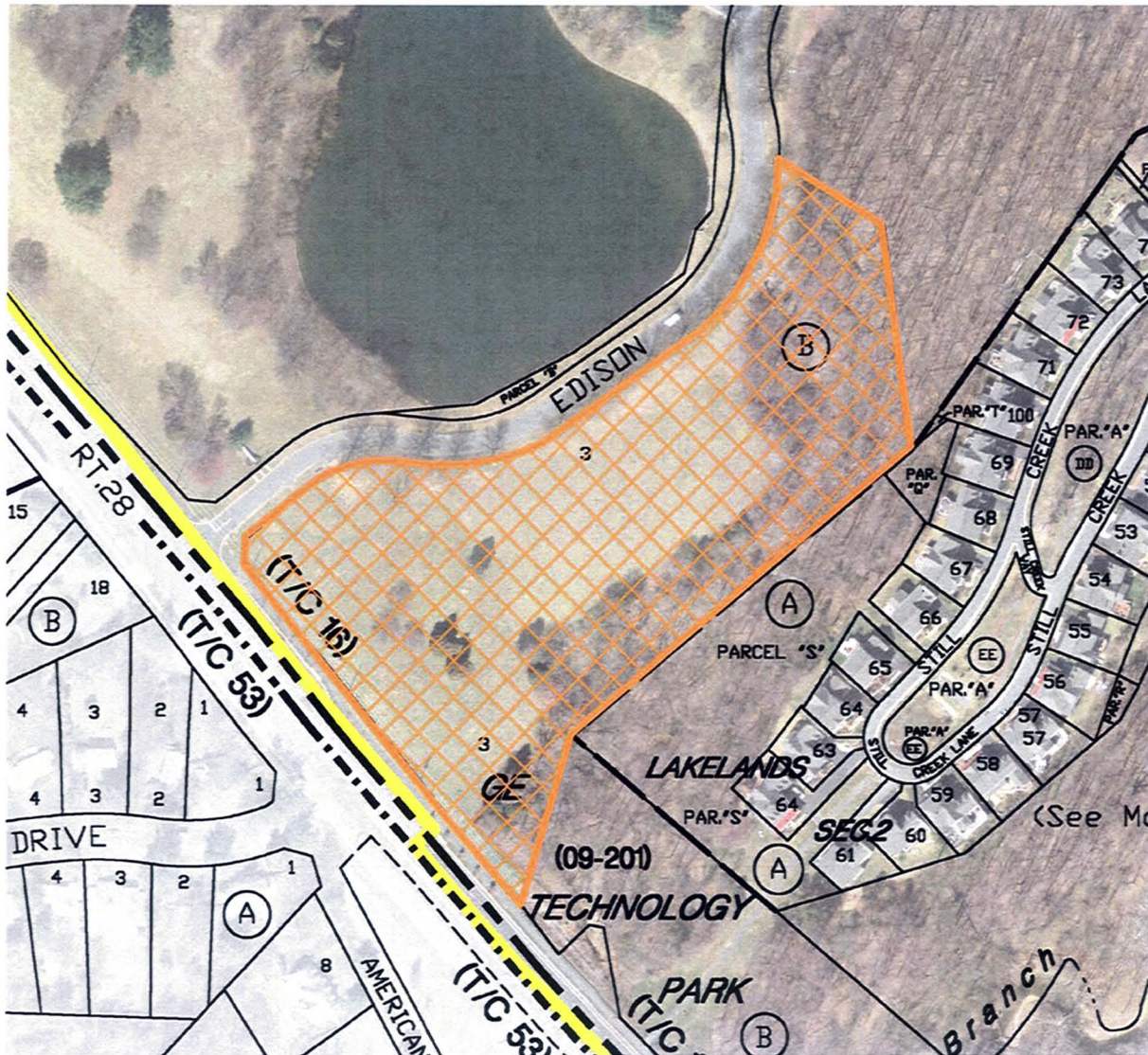
This 9.5-acre parcel is occupied by the Consumer Products Safety Commission (CPSC) and was the former control site of the NIKE missile site. The CPSC has announced that this research facility will be closed in the future and relocated to a leased space in Rockville¹. The current institutional land use designation was adopted with the understanding that the property's designation should be re-evaluated at such time as its public use ceases to operate. Prior to any proposed re-use of the site, an environmental assessment should be performed to determine if any remediation is necessary.

¹ <http://www.cpsc.gov/cpscpub/pubs/reports/2011plan.pdf>

Land Use and Zoning Actions:

- Adopt Institutional land use designation
- Zoning remains MXD

35. Lot 3 Block B, G.E. Technology Park

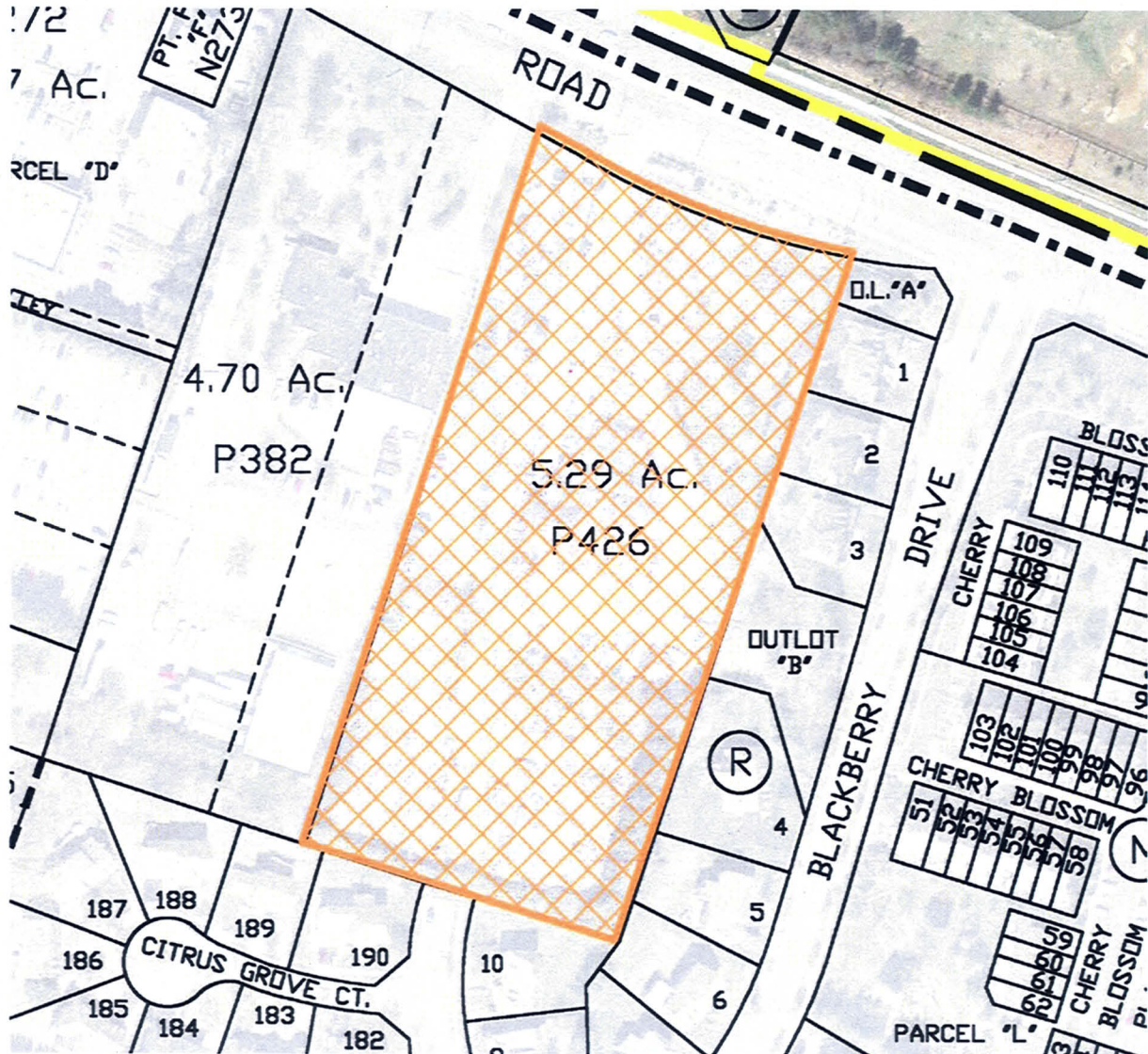


This 7.4-acre City-owned lot was proposed to be the site of the City’s planned Lakelands Recreational Center, which would include indoor swimming facilities, locker rooms, gym, and multi-purpose rooms. If not developed as a City facility, the property could be used as a park or be developed with office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

Land Use and Zoning Actions:

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

36. Tax Map ES62 Parcel P426



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

Land Use and Zoning Actions:

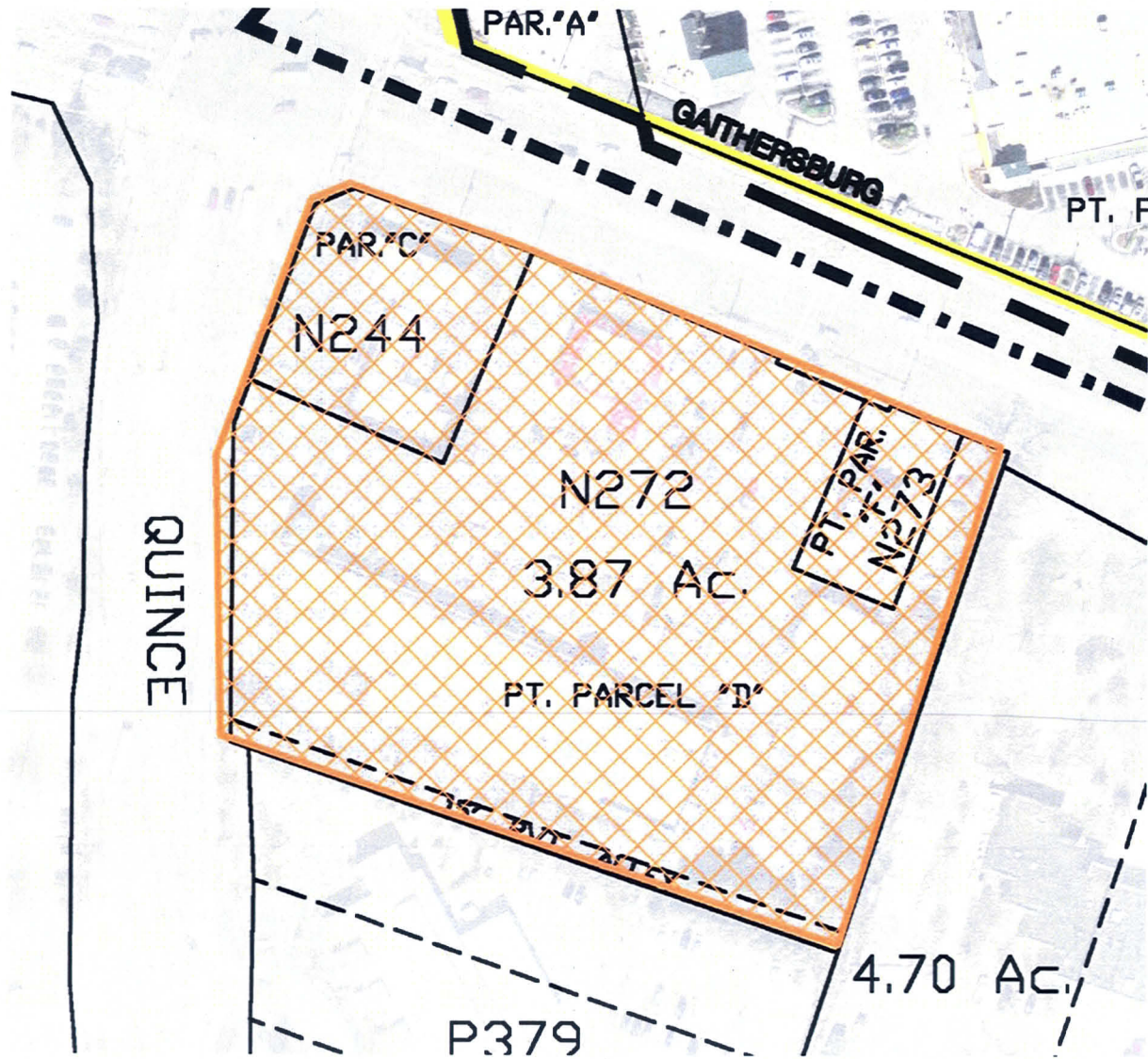
Scenario A

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

Scenario B

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

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

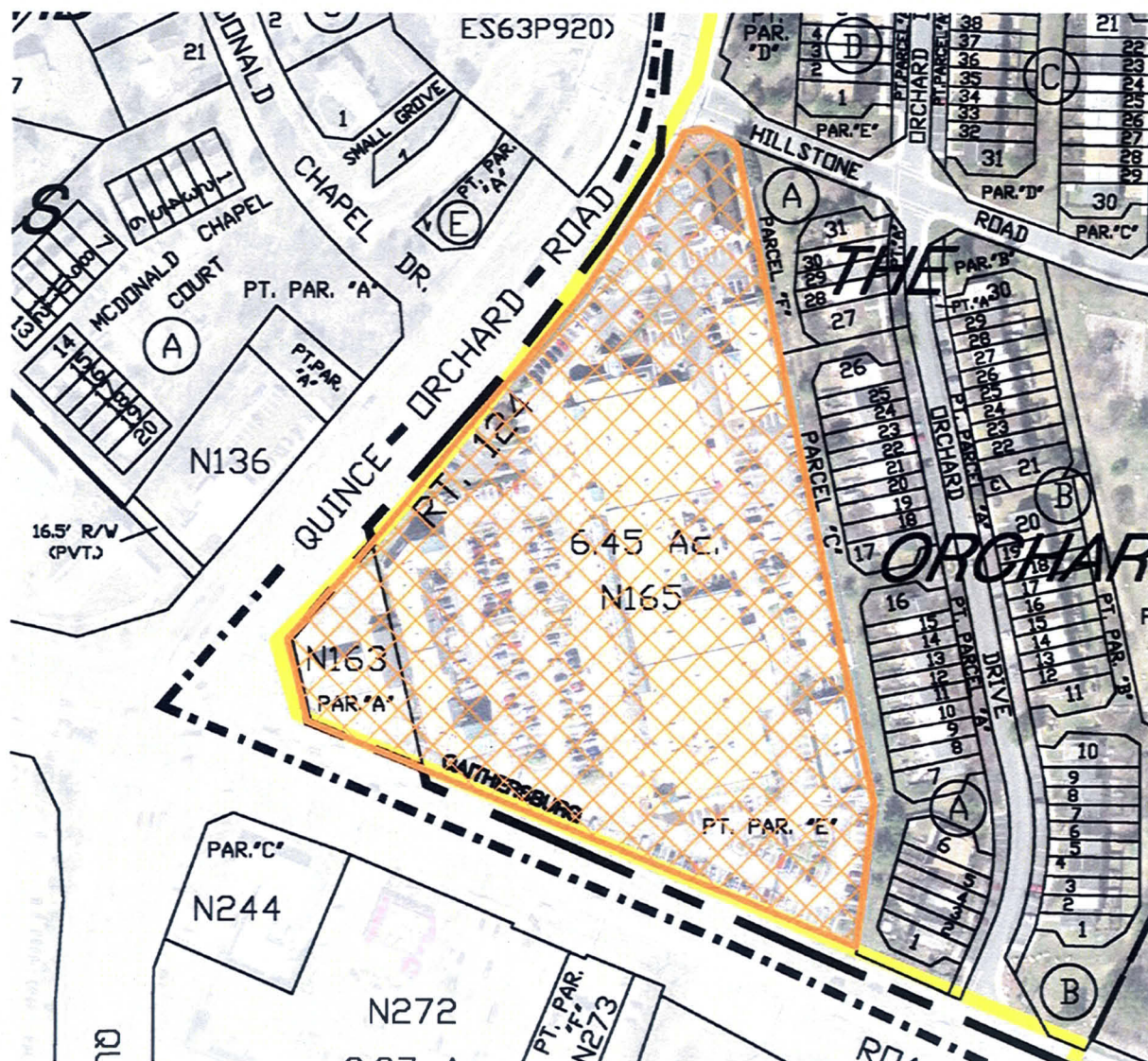


This 4.7-acre area includes parcels that are located within the City’s Maximum Expansion Limits, are contiguous with the City’s current boundary, and could be annexed without creating an enclave. The property owner has expressed interest in having the land annexed into the City. The property is currently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

Land Use and Zoning Actions:

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

38. Parcel A and part of Parcel E Quince Orchard Shopping Center

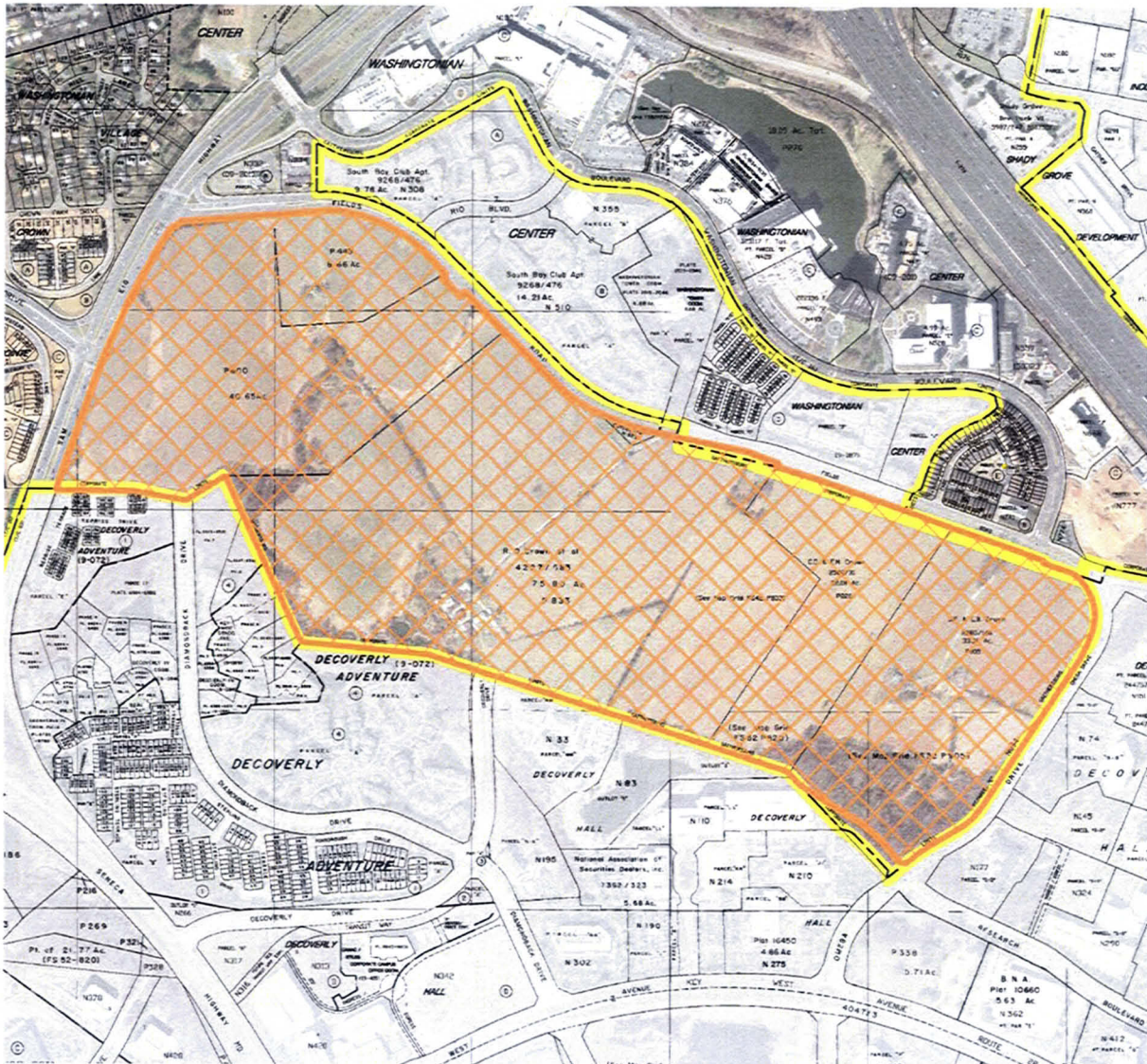


This 7-acre area currently includes the Potomac Valley Shopping Center and a gas station, located at the northeast corner of MD Route 28 and MD Route 124. The surrounding areas of the County contain primarily retail, residential, and institutional uses. The site is fully developed consisting of primarily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

Land Use and Zoning Actions:

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

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



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

The Mayor & City Council approved the Crown Farm annexation, application X-182, into the City August 7, 2006 by resolution R-82-06. In addition to the annexation approval, the Mayor & City Council also established MXD (Mixed Use Development) zoning for the Crown Farm and approved the associated sketch plan by ordinance O-8-06. The approved sketch plan was based

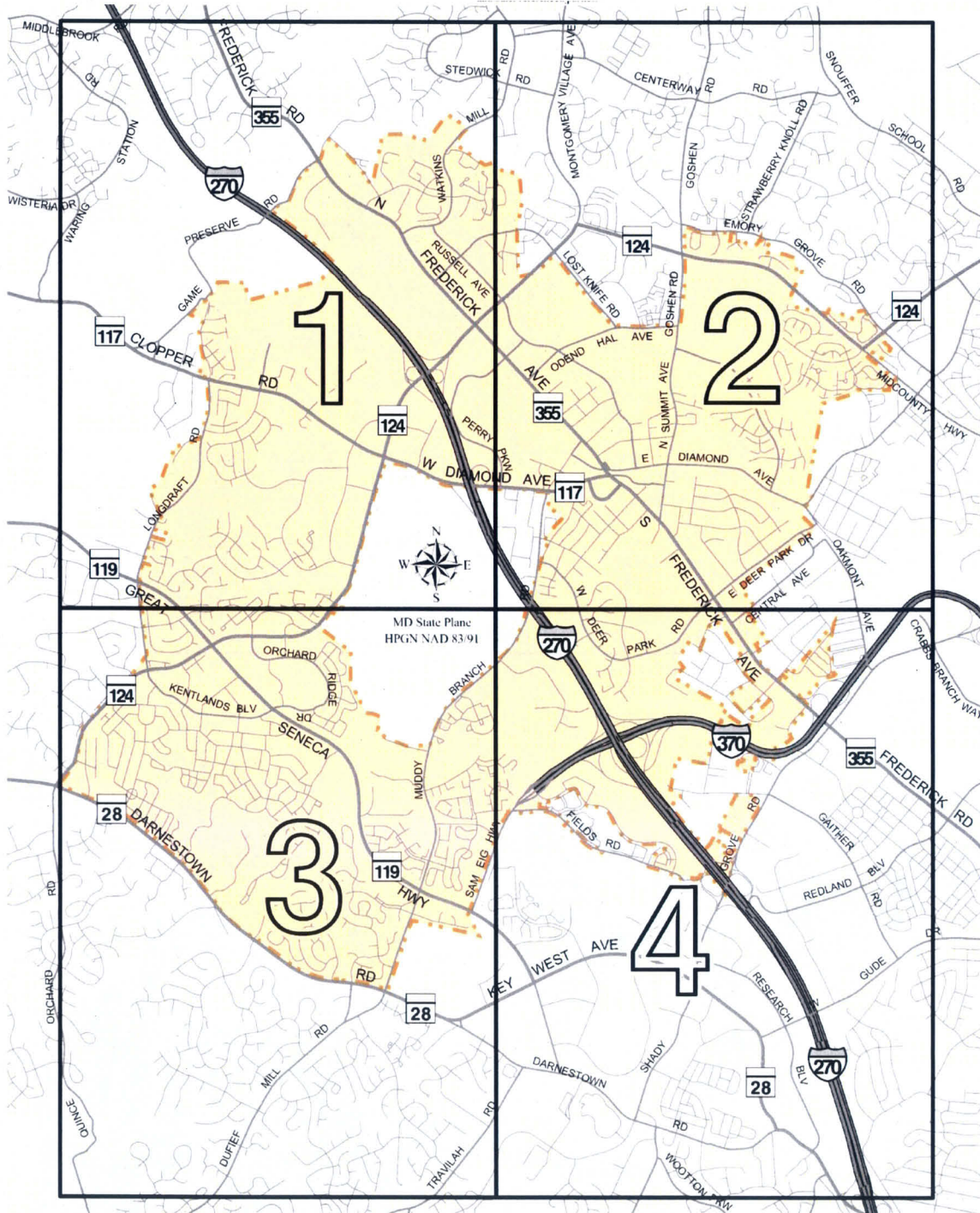
upon and further defined by the approved X-182 Annexation Agreement. The X-182 Annexation Agreement established that the Crown Farm is to be a mixed-use transit oriented development divided into six (6) neighborhoods, one of which is a future City Park and another a potential future MCPS school site;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

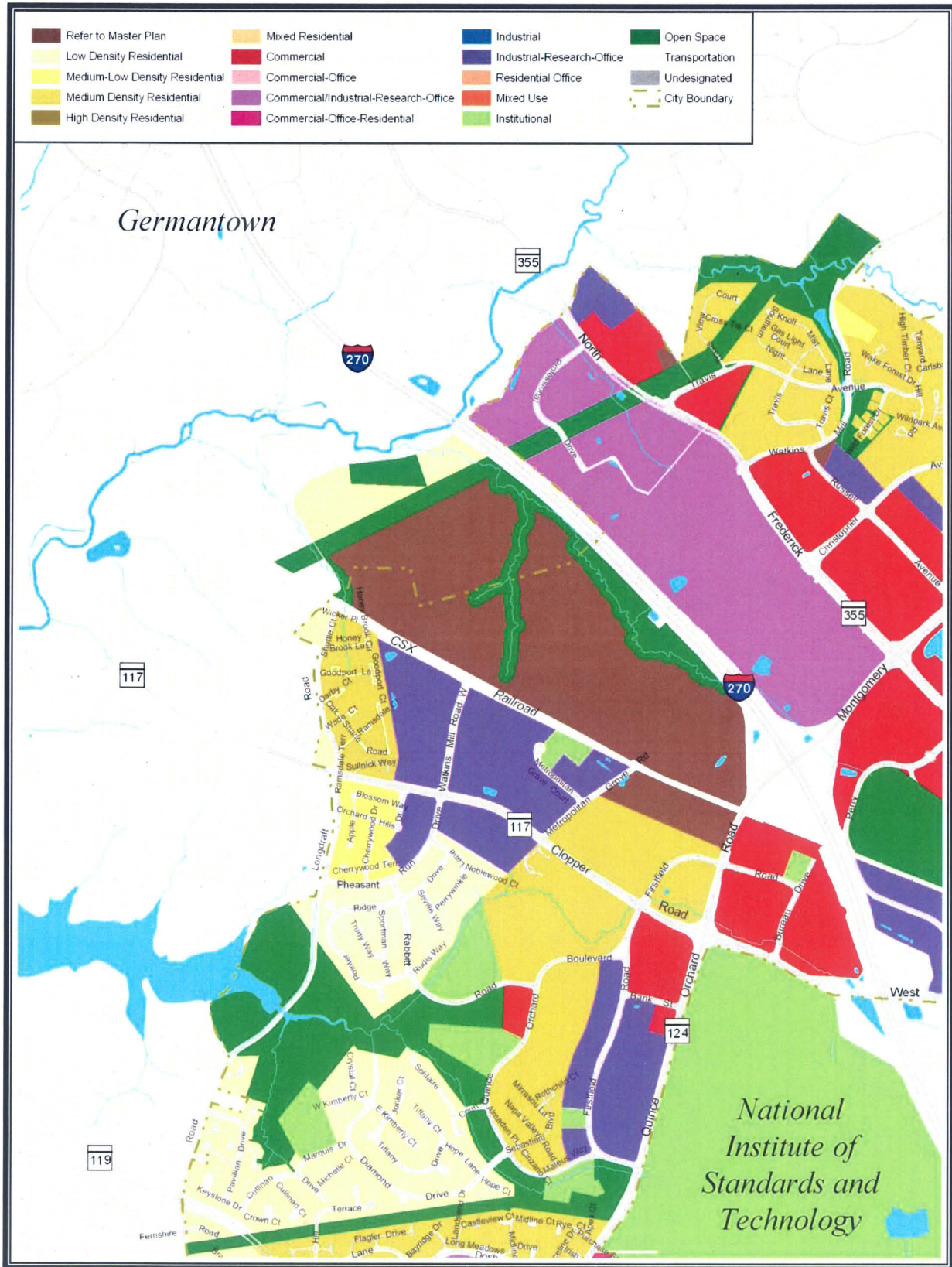
Land Use and Zoning Actions:

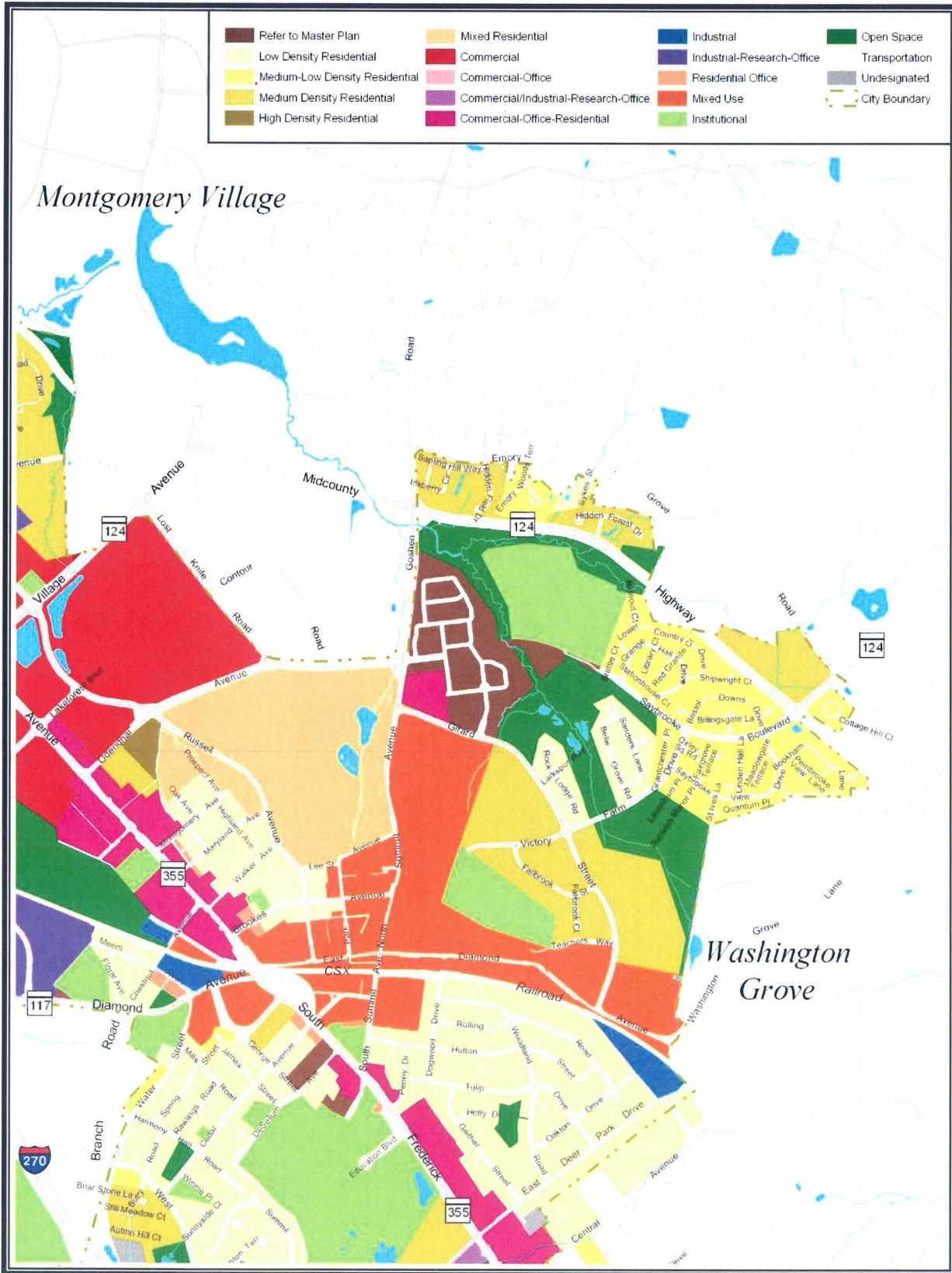
- Retain Mixed Use land use designation
- Zoning remains MXD

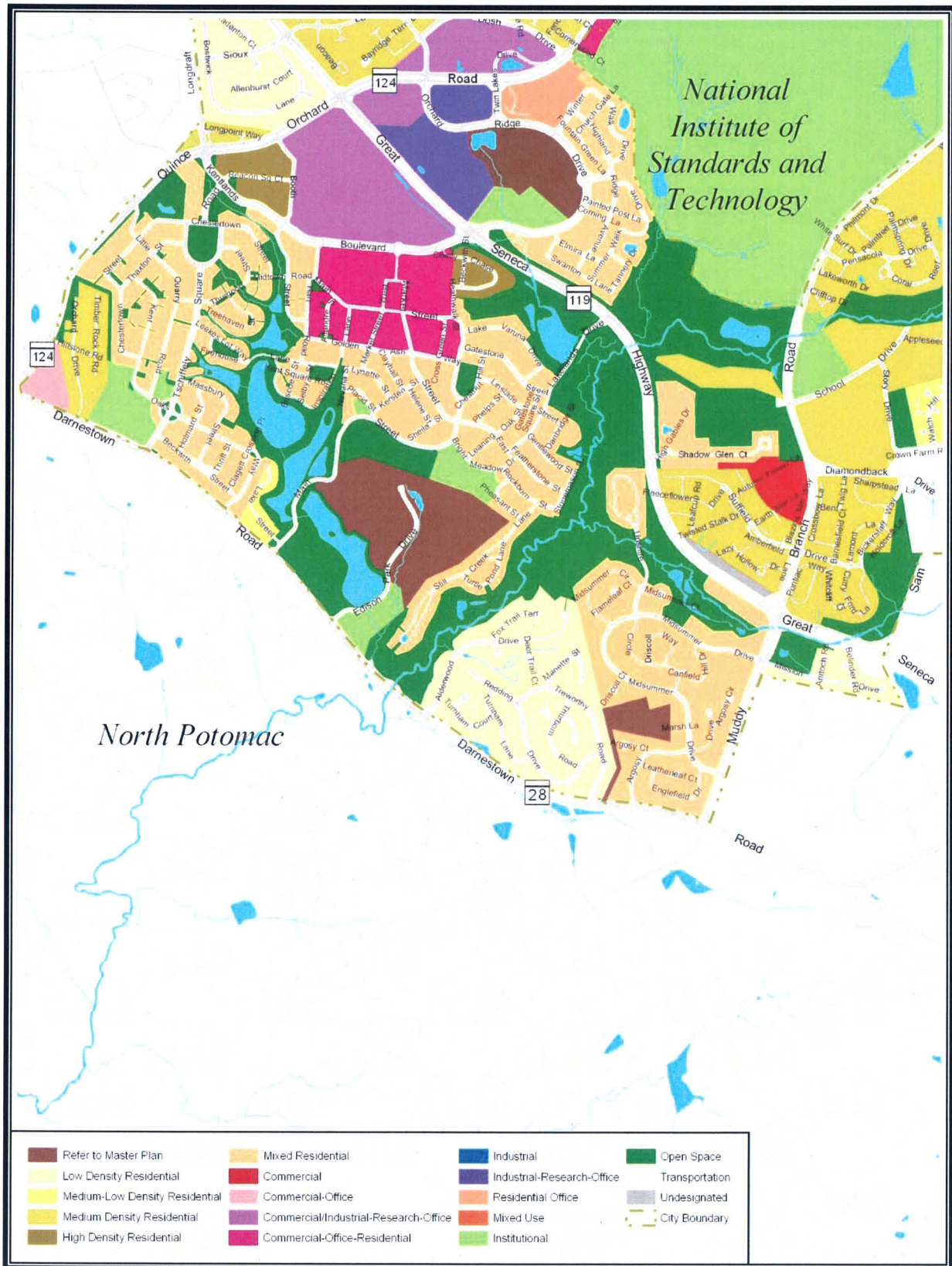
5. Appendix A: Existing Land Use from 2003 Master Plan

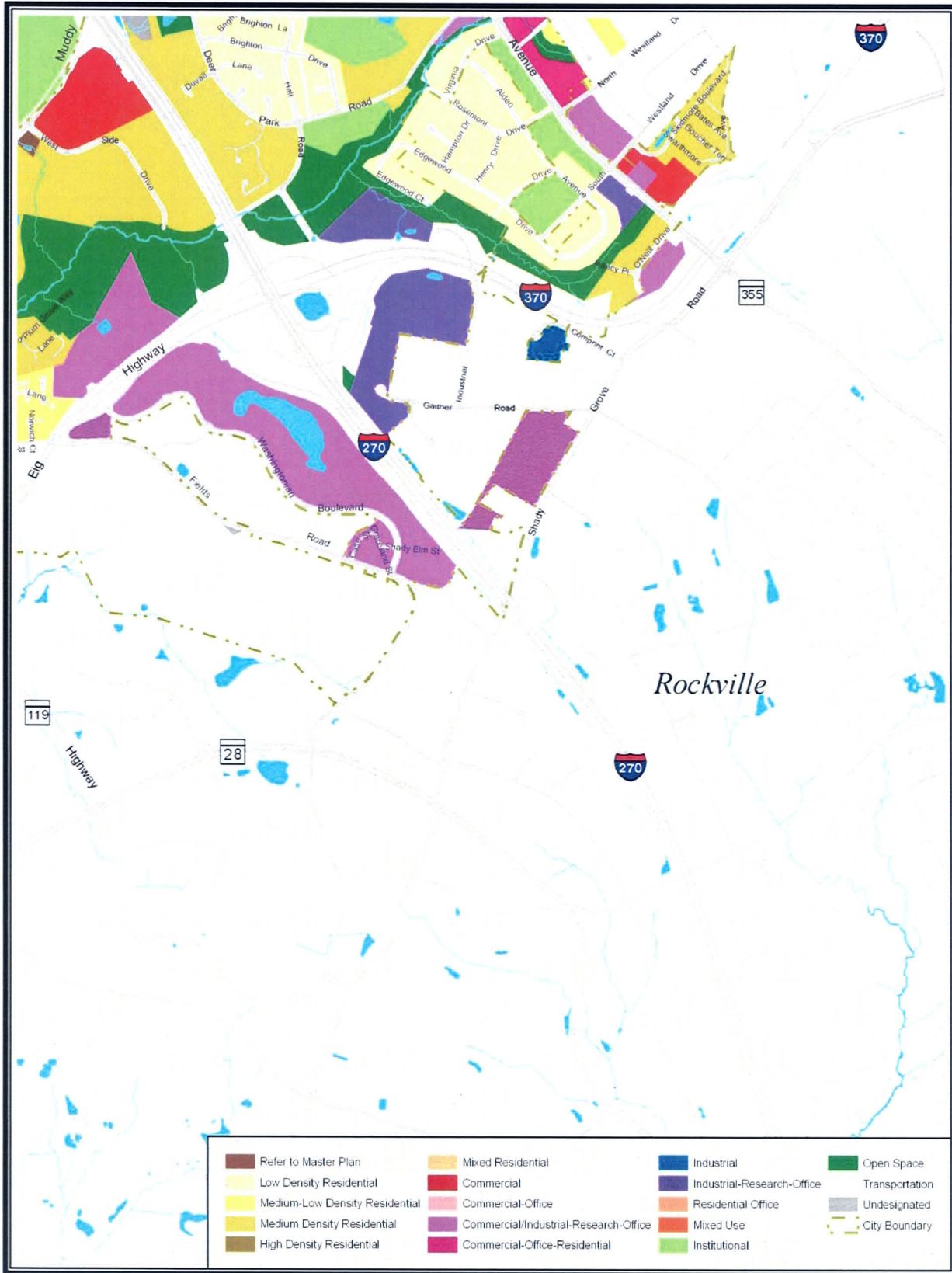
Map 5: 2003 Master Plan Land Use











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

Table 1: Subjects That Are Found in The Gaithersburg Master Plan²

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

² This table is a modified version of Table 1 on Page 6 of the Maryland Department of Planning's "Models and Guidelines Volume 25: Writing the Municipal Growth Element to the Comprehensive Plan"