

## areas and enclaves

The areas and enclaves are the portions of this Plan outside of the Life Sciences Center.

The *areas* include the western communities of Quince Orchard and the McGown property that are contiguous to County land. Over time, due to municipal annexations, *enclaves* have been created—geographic areas that are within the County’s jurisdiction, but are completely or nearly completely surrounded by a municipality.

Five of the enclave areas are within the City of Gaithersburg and one (Hi Wood) is within the City of Rockville:

- The National Institute of Standards and Technology (NIST)/Londonderry-Hoyle’s Addition
- Rosemont
- Oakmont and Walnut Hill
- Washingtonian Residential
- Washingtonian Light Industrial Park
- Hi Wood.

For the most part, these areas are built-out with stable, mature residential neighborhoods, long-term institutional uses, or light industrial uses. While significant change is not anticipated or recommended for most of these areas, this section highlights several issues, including the need for a new local park in the Quince Orchard area. Existing land use and zoning maps for the Plan area are included in this section.

## Areas

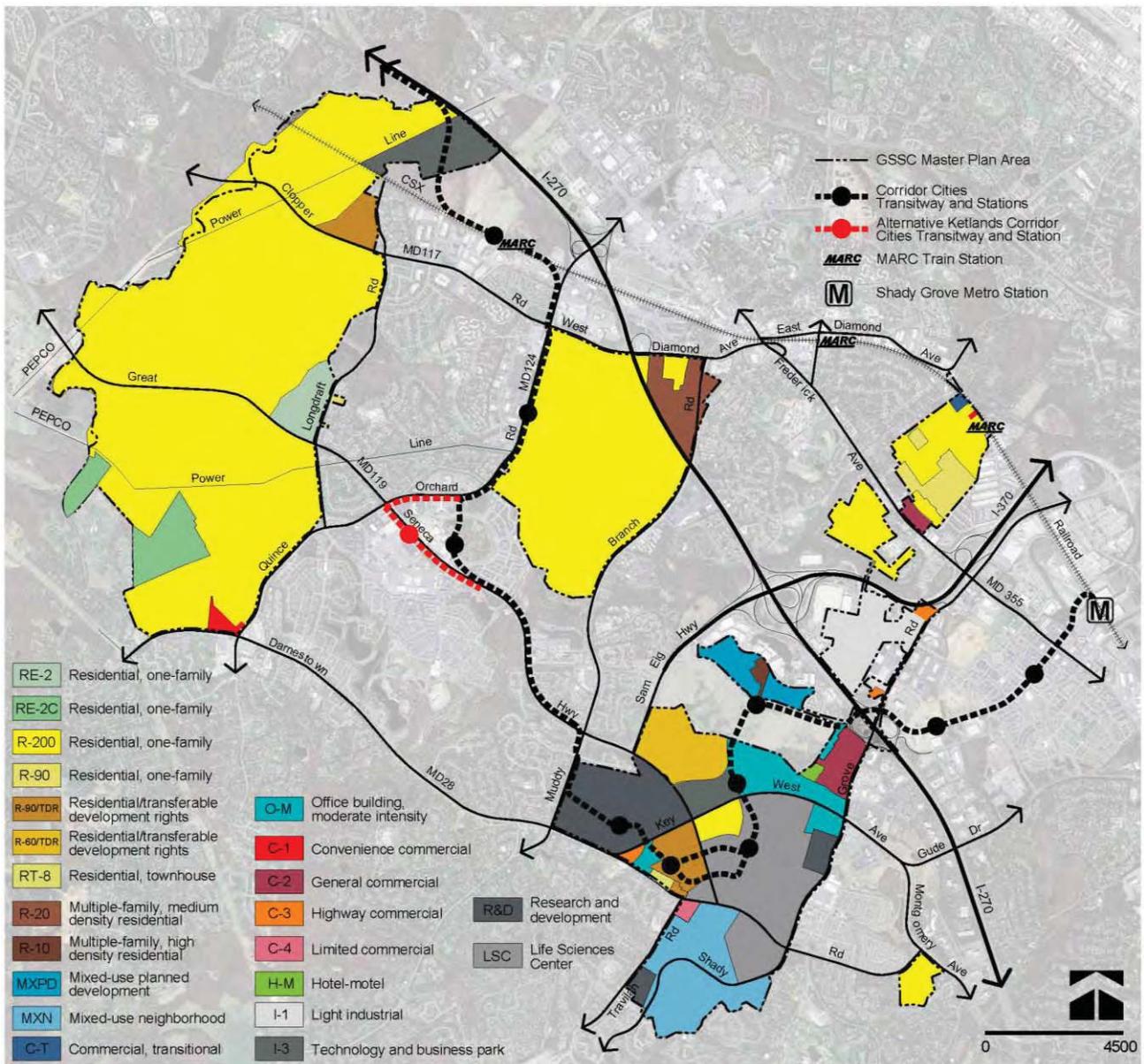
### Quince Orchard

The communities in the westernmost part of the Plan area are Quince Orchard, Orchard Hills, Willow Ridge, and Parkridge. The Plan recommends that these residential neighborhoods be maintained and preserved.

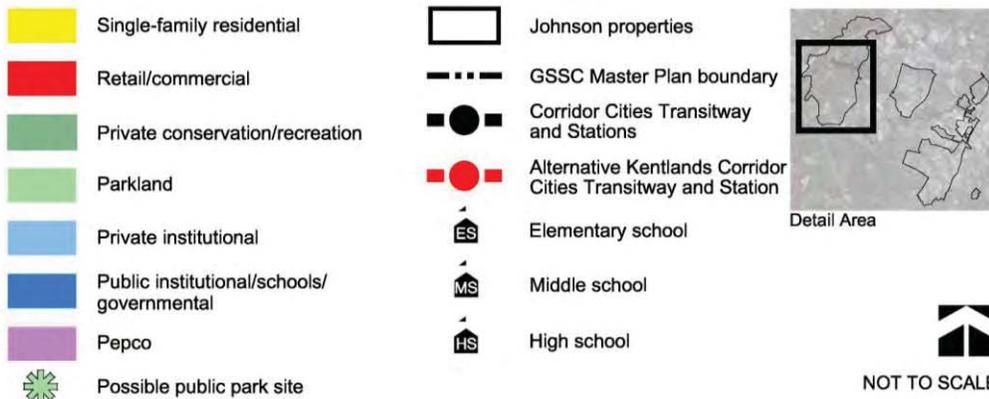
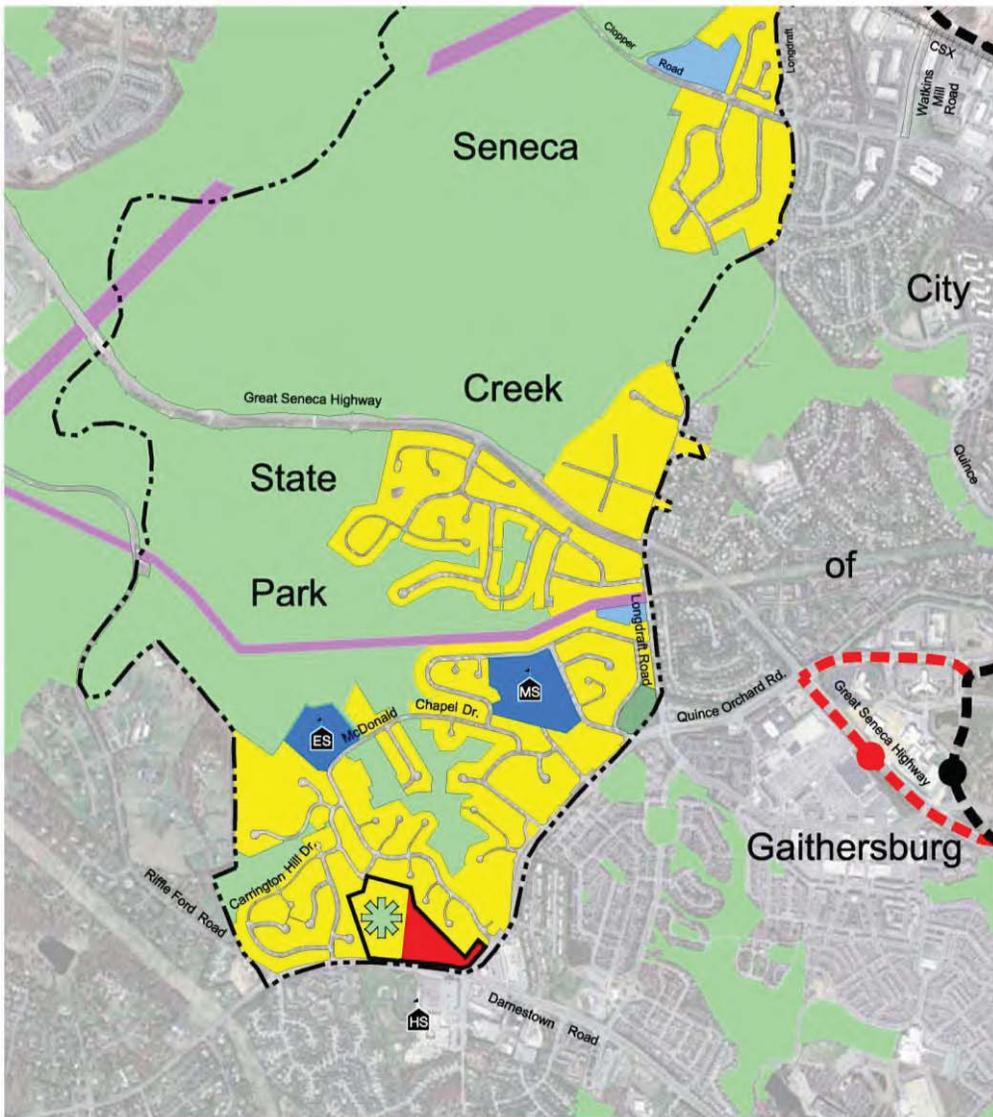
Quince Orchard and Longdraft Roads divide the County from the City of Gaithersburg. The City’s 2009 Maximum Expansion Limits (MEL) include extensive areas in the vicinity of Quince Orchard. This Plan does not support annexation, which would alter the logical boundaries that currently divide the County and the City and could result in the loss of potential sites for County parks, as occurred when the Crown Farm was annexed into the City of Gaithersburg.



map 31 Area-wide Existing Zoning



map 32 Quince Orchard: Existing Land Use



*Areas east of Quince Orchard and Longdraft Roads are generally within the City of Gaithersburg. Areas west of these roads and east of Seneca Creek State Park are in the GSSC Master Plan. Areas south of Darnestown Road are covered by the County's 2002 Potomac Subregion Master Plan.*

## Parks

Parks are essential components of community life that protect the environment, establish neighborhood identity, and provide valuable recreational opportunities. They should be designed as part of a comprehensive open space system that supports recreation, a sense of place, and a sustainable community.

The Quince Orchard Area includes:

- Seneca Creek State Park (1,842 acres)
- Orchard Neighborhood Park (12.3 acres) – Carrington Hill Drive
- Quince Orchard Valley Neighborhood Park (89.2 acres) – Suffolk Terrace.

The *Countywide Park Trails Plan* proposes a 250-mile interconnected system of hard surface and natural surface trails in eight greenway corridors. The Seneca Greenway Corridor forms the Plan area's western boundary and provides a continuous 25-mile natural surface trail along Seneca Creek between the Potomac and Patuxent Rivers. Connections to Seneca Greenway Corridor from Quince Orchard Valley Neighborhood Park should be provided.

The *Land Preservation, Parks, and Recreation Plan* (LPPRP) provides recommendations and policy guidelines for future park development. The LPPRP noted the need for additional recreation facilities in the I-270 Corridor including four rectangular fields.

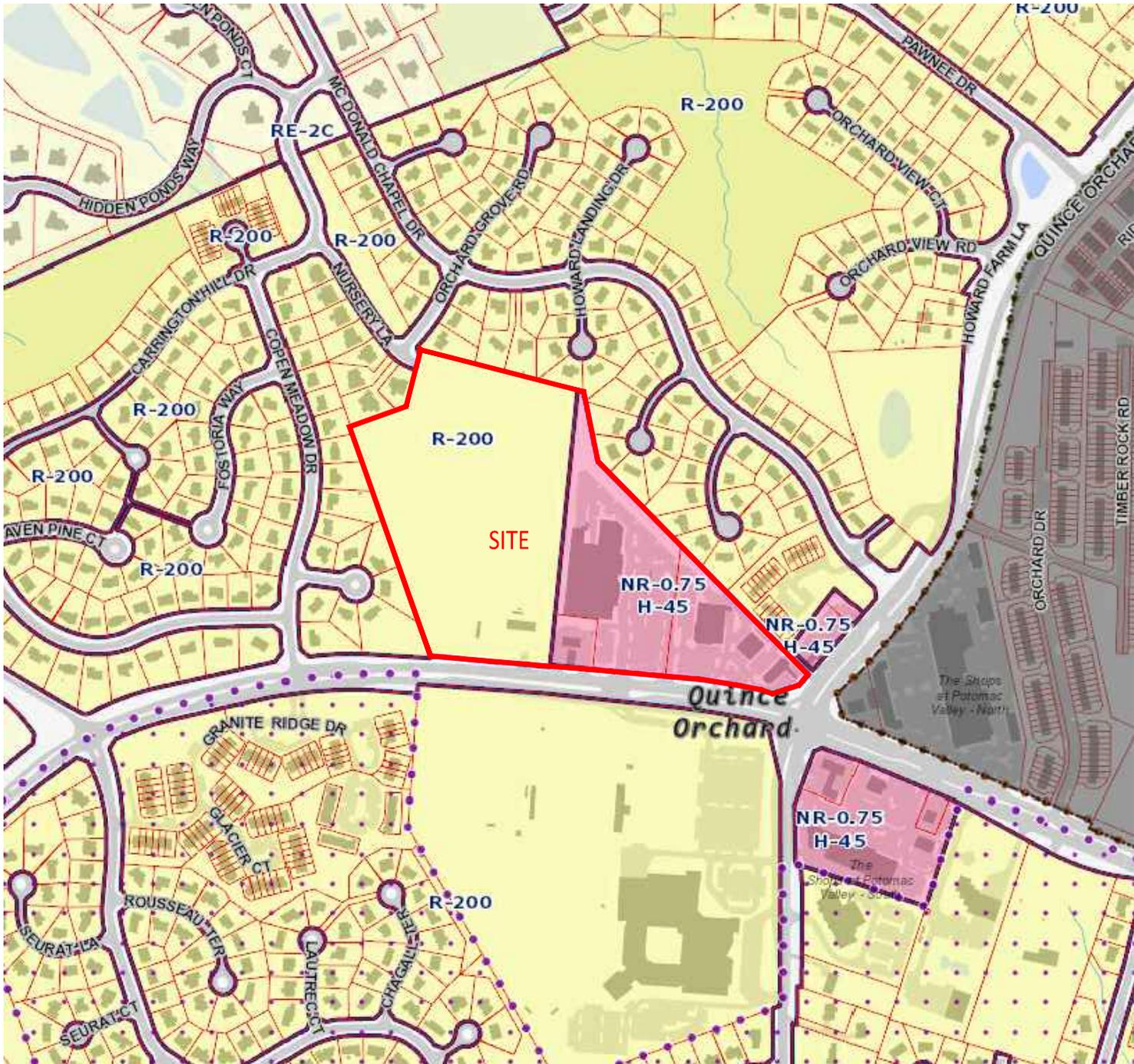


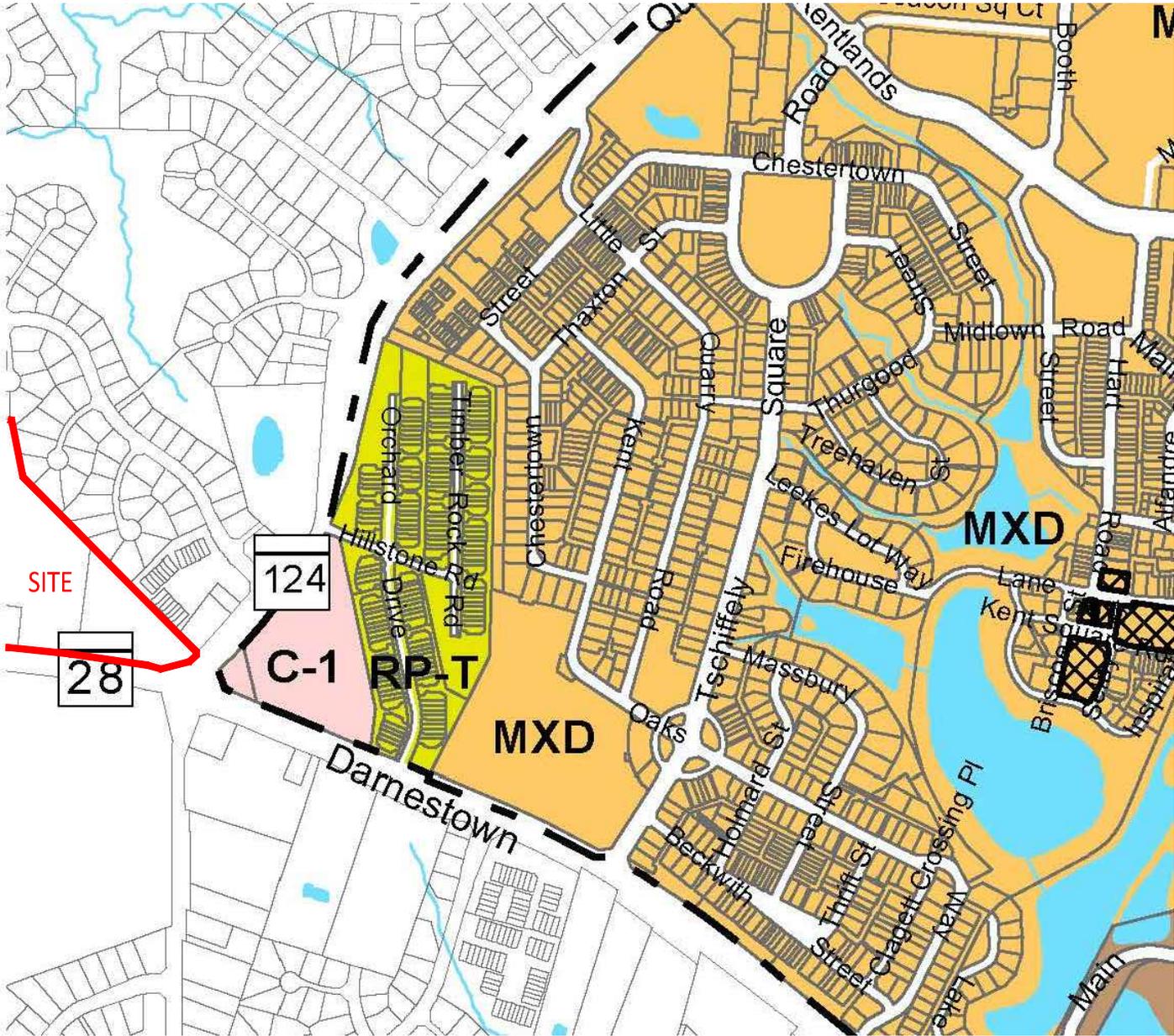
The 1985 *Gaithersburg Vicinity Master Plan* and the 1990 *Shady Grove Study Area Master Plan* both recommended a 10-acre local park on the Crown Farm, which has since been annexed into the City of Gaithersburg and is no longer available for a County park site. Consideration should be given, but not limited to the Johnson property at 12311 Darnestown Road. The Johnson family owns the largely vacant R-200 14-acre parcel on Darnestown Road along with the adjacent C-1 commercial property. Ideally, a new local park would provide two rectangular fields for active recreation. If the R-200 parcel is not acquired as an active recreation park site, the parcel may be appropriate for residential use including single family detached and townhouse units. Townhouse development could be requested through a Local Map Amendment.

## Longdraft Road

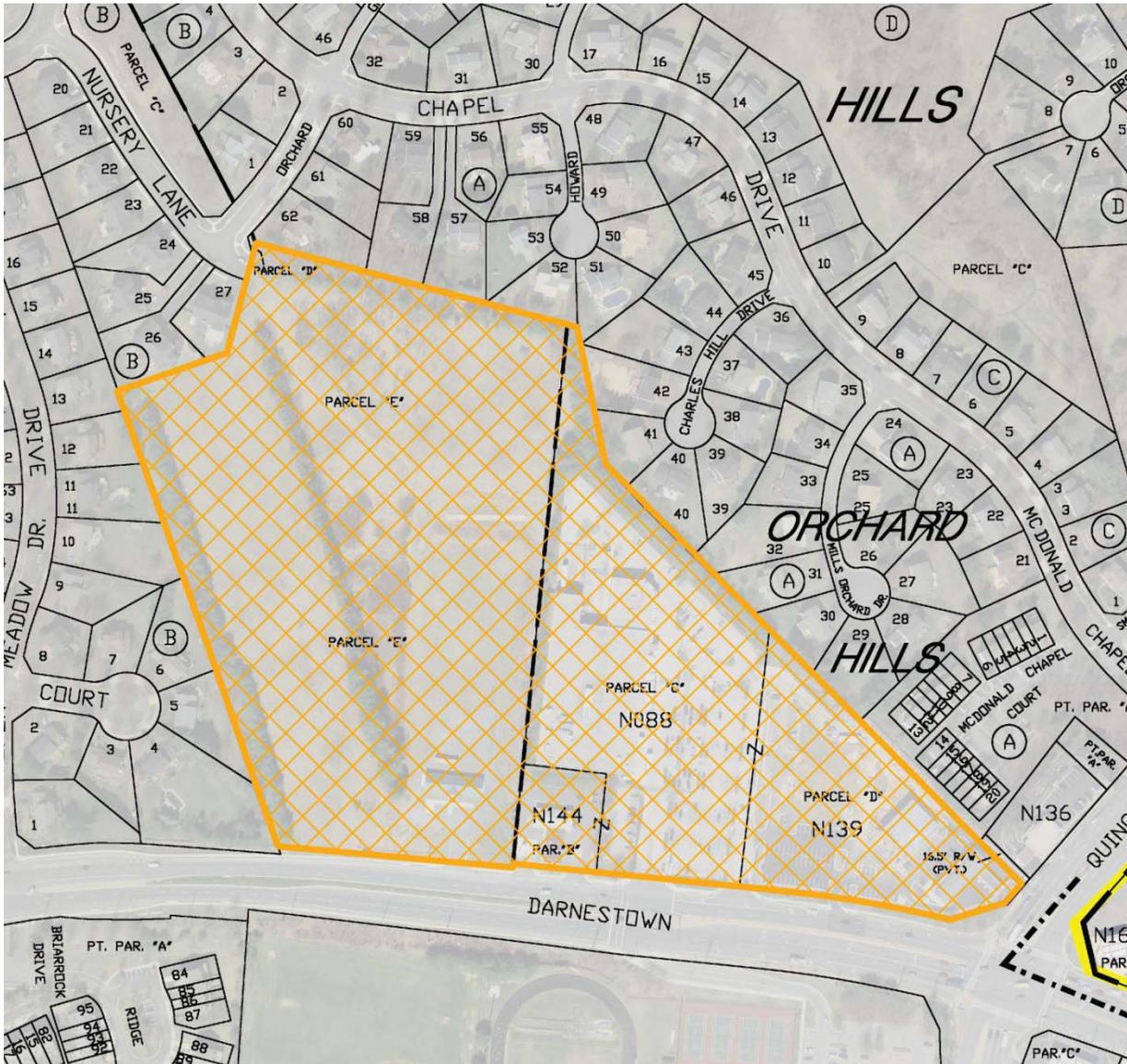
In 2008, the Montgomery County Department of Transportation (MCDOT) completed a Facility Planning Study of Longdraft Road between Clopper and Quince Orchard Roads and made recommendations for upgrades. The County Council chose not to proceed with Phase II of the Longdraft Road facility plan.

Longdraft Road is currently two lanes, and for most of its length it has no curbs, gutters, shoulders, or sidewalks. Along the 1.5-mile stretch that was studied, 30 residential driveways and 13 intersections result in a large number of turning movements. Due to travel demand forecasts and the extension of other area roads, improvements to Longdraft Road may be needed to reduce existing and future congestion and improve vehicular and pedestrian safety. This Plan recommends that Longdraft Road be retained in the *Master Plan of Highways* as a four-lane arterial road.





**15. Johnson Property, 4 parcels, 23 acres**



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

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

Mayor and City Council  
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 9

**Applicable Strategic Direction: Planning, Economic**

**Land Use and Zoning Actions:**

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

