



Gaithersburg
A Character Counts! City

City of Gaithersburg
PROCESS AND OVERVIEW

A Master Plan Element

Adopted December 15, 2003

2003
MASTER PLAN

CITY OF GAITHERSBURG 2003 MASTER PLAN

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CITY OF GAITHERSBURG 2003 MASTER PLAN

CHAPTER 1 PROCESS AND OVERVIEW

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1. INTRODUCTION

The Master Plan is designed to establish a vision and long-range plan for the City's future. It sets policies, identifies and evaluates community planning goals and areas of community concern, and in the final analysis, presents a recommended plan.

The process of developing and adopting a Master Plan involves many tasks such as social and demographic research, land-use review, policy issues identification, community involvement and participation, and coordinating separate land use, housing, transportation, community facilities, recreation and natural resource plans.

By evaluating current conditions and future trends, The City of Gaithersburg has developed a Master Plan to support its vision of leadership in the years to come. A unified vision for the future of the City, representing ideas from the citizens, the local business community, industry, elected officials, regulatory agencies, and other interested parties, is a major achievement of the Master Plan.

The Master Plan process also includes ongoing review and revision of the plan. The process is a continuous one if a local jurisdiction is to keep its Master Plan current and geared to the evolving needs of its community. In fact, the State of Maryland's 1992 Planning Act mandated that each jurisdiction exercising planning and zoning authority provide to the Governor a schedule for updating the required elements of the local Master Plan.

1.1 Adoption of Process and City Overview

The Planning Commission at their September 3, 2003 meeting reviewed the proposed Master Plan Amendment and approved the amendment MP-1-03 to the General Plan for the City of Gaithersburg Master Plan revising the Land Use Element and the Process and City Overview by Resolution PCR-2-03.

The Mayor and City Council held their Policy Discussion regarding the MP-1-03 application on September 15, 2003. On December 15, 2003, the Mayor and City Council adopted the amendment MP-1-03 to the General Plan for the City of Gaithersburg Master Plan revising the Land Use Element and the Process and City Overview by Resolution R-103-03

2. MASTER PLAN PROCESS AND OVERVIEW

2.1 Background: Master Plan Update

The Planning Commission and the Mayor and City Council participated in a goals workshop in March of 1979 for the purpose of guiding short- and long-term physical planning through the Master Plan revision process. This provided the basis for a neighborhood by neighborhood Master Plan effort during the 1980's which was subsequently updated and revised. In 1994, the Mayor and City Council embarked on a Strategic Planning Process to pave the way for the City's future, and a 21st Century Committee was established to "identify, study, and make recommendations on issues facing the City in the future." This Committee helped revise the City's vision, mission statement, and guiding principles, all of which provided the framework for land use decisions since the adoption of the 1997 Master Plan to the present time. Leading into the 2003 Master Plan, the Strategic Directions have been updated and the City began a visioning process to view the City as a whole and how the City element interact and affect one another:

2.2 The Visioning Process

The Mayor and City Council, City Staff and the citizens of Gaithersburg began the process of reviewing the Master Plan by holding Master Plan Visioning Meetings on September 26th and October 18th of 2001. Participants met in three Break-Out Groups to discuss three questions:

1. What is going well in the community?
2. How has the current Master Plan helped the community?
3. What are current and/or future challenges that the Master Plan should address?

From these meetings, it was determined that a new frame work was needed in order for the City of Gaithersburg to continue to guide the physical planning of the City into the future while retaining the integrity of the 1997 Master Plan. The 2003 Master Plan will set the vision for the actions to be taken by the City in implementing the Plan, and it is intended to provide a direction for all future planning decisions, goals, objectives, policies and standards of the community.

2.3 Themes

Gaithersburg began the process of updating the Master Plan by creating a new vision for the community during several public work sessions in 2001 and 2002. A host of nine "Themes" were created during this process. The Themes will set the vision of the City. The Themes act as the City's goals and objectives, principles, policies and standards, and they will guide the City of Gaithersburg with future policy decisions regarding the City's identity, redevelopment options, the location of town

centers, environmental protection, transportation options, the scope and scale of community facilities, housing needs, economic development and education.

2.4 Master Plan Elements

An overriding goal of this Master Plan update is to examine the City's land use, transportation, housing, recreation, community facilities, historic components and other social, civic and economic needs of the City. To address these issues, the Master Plan is to include a Land Use Element, Transportation Element, Community Facilities Element, Sensitive Areas Element, Historic Preservation Element and an update of demographics and population projections of the City of Gaithersburg. The City will also review its existing Smart Growth and Housing Policies.

Each of the Master Plan Elements will be reviewed, revised and prepared separately. The Mayor and City Council determined that the Land Use Plan will be the first of the Master Plan Elements to be amended. The Land Use Element of the Master Plan is viewed as the core of the Master Plan, providing the basic strategy that will allow the City to accommodate residential, commercial, institutional and industrial growth.

2.5 Special Study Areas

Another key section of the 2003 Master Plan update was the designation of ten "Special Study Areas". The Special Study Areas include land that is the subject of intensive review of existing physical conditions and planning influences, discussions with citizens and elected officials about desired community character, and analysis of likely future development and needs. The forums for this review include stakeholders meetings for each Special Study Area and Joint Mayor & City Council and Planning Commission work sessions to provide consensus on options for future land use. Some of these special study areas will contain special conditions relating to approval of development to be consistent with the requirements of the Master Plan. The Special Study Areas will be incorporated into the Land Use Element of the Master Plan.

2.6 Special Conditions

An important feature of the Master Plan is to identify conditions for the approval of development of certain identified properties and areas to implement Section 24-170A and Section 24-160D.10(b)(3) of the City Zoning Ordinance. Schematic development plans under the MXD zone and for all site development planning irrespective of the zoning district for properties and/or areas containing special condition requirements may only be approved upon a finding of compliance or consistency with the special condition set forth in the Master Plan and these conditions are mandatory in terms of approvals of schematic development plans under the MXD zone and for all site development planning irrespective of the zoning district.

3. 2003 STRATEGIC DIRECTION PLAN

On an annual basis the Mayor and City Council adopt a Strategic Plan. The 2003 Strategic Directions will advance the goals, objectives and vision of the 2003 Master Plan Update.

3.1 Strategic Directions Overview

- Ensure that all planning and development considers and responds to the City's environmental, transportation, economic, social and civic needs.
- Implement traffic and transportation management strategies to improve the safety, structure and function of streets, transit, bikeways and sidewalks within the City.
- Actively pursue the Olde Town Blueprint.
- Maintain and enhance priority City services
- Pursue programs that preserve and improve current future housing stock and mix (e.g., aging apartment)
- Maintain support of neighborhood Community Policing programs.
- Implement programs to enhance delivery of services that address the needs of the City's culturally diverse population.
- Implement the Master Plan for Parks, Recreation, Cultural and Leisure Activities.
- Implement recommendations from ongoing evaluations of natural resources and encourage protection and enhancement of the environment (streams, parks, stormwater management, and other CIP projects).
- Actively pursue economic development programs and strategies that promote citizen involvement.

3.2 Vision

Gaithersburg will set the standard for other cities as a "special" place where people want to live, work, learn, and play. Gaithersburg will be a City that:

Lives by the Six Pillars of CHARACTER COUNTS! (trustworthiness, respect, responsibility, fairness, caring and citizenship).

Has retained the best qualities of a small town and respects its heritage while embracing the opportunities that new technologies provide.

Has involved and supportive citizens and businesses reflecting the diversity of the community.

Has a fiscally conservative, proactive government.

Has safe, highly livable neighborhoods with a variety of housing types and styles served by diverse transportation options.

Has a desirable business environment and diverse employment options.

Has excellent learning opportunities that meet the needs of the community.

Has attractive and beautifully maintained parks and public places.

Has many leisure time activities that meet the needs of the community.
Has a high quality, family-friendly environment for people of all ages and cultures.
Has citizens with a strong sense of community and individual responsibility.
Has a natural environment that is protected, respected, and enhanced.
Has strong partnerships to meet the needs of the community.
Has a community that encourages individual health and wellness.

3.3 Guiding Principles

We (the City) are guided by the Six Pillars of **CHARACTER COUNTS!** (trustworthiness, respect, responsibility, fairness, caring and citizenship) as demonstrated by the following principles:

CUSTOMER FOCUS

We actively pursue the identification of citizen needs through citizen involvement to provide effective service to our community with efficiency, accountability, and a caring attitude.

OPEN COMMUNICATION

We promote honest, open communication and easy access to information.

CREATIVITY

We strive to improve the quality and efficiency of City services through creative approaches and new innovative, cost effective technologies.

FISCAL RESPONSIBILITY

We provide quality services, of the best value, to effectively meet the needs of our community while maintaining a pay-as-you-go philosophy.

COOPERATION

We promote a spirit of fairness, trustworthiness, respect and teamwork among our elected officials, City employees, residential and business communities, neighboring jurisdictions, and other governmental agencies.

COMMITMENT OF EXCELLENCE

We strive to achieve excellence in all we do.

CONTINUOUS IMPROVEMENT

We advocate good citizenship and support the freedom to actively pursue suggestions, ideas, and creative approaches, leading to continuous improvement in everything we do.

4. THEMES

The Themes were created during the Master Plan process and adopted by the Mayor and City Council on October 7, 2002. The Themes set the vision of the City and help guide land use and policy decisions regarding the City's identity, development options, the location of town centers, environmental protection, transportation options, the scope and scale of community facilities, housing needs, economic development and education. Each Theme does not stand alone and they must all be considered when Master Plan, land use, policy and/or development decisions are made.

4.1 Identity

Gaithersburg is a community that... has a remarkable sense of place, with a distinct identity and strong heritage, characterized by attractive public spaces.

Objective A: Improve Appearance of City Boundaries to Emphasize the Sense of Place.

- Action 1: Identify and prioritize location of entrance features.
- Action 2: Design and create distinctive entry features.
- Action 3: Identify and prioritize streetscape improvement areas.
- Action 4: Evaluate potential annexations.

Objective B: Design Attractive Public and Private Outdoor Places such as Parks, Squares, Streetscapes, and Courtyards.

- Action 1: Require developers to install art in public places where appropriate.
- Action 2: Identify and prioritize pocket parks throughout the City.
- Action 3: Develop a Master Plan for art in public places.
- Action 4: Enhance City identity of existing parks through signage, trash receptacles, landscape, lighting, etc., that is truly unique to Gaithersburg facilities.
- Action 5: Require play areas and tot lots to be dispersed through new development.
- Action 6: Develop a plan for Olde Towne Square that will illustrate the City's special heritage.

Objective C: Improve the Appearance of the City

- Action 1: Implement the Frederick Avenue Corridor Plan.
- Action 2: Approve and implement the City's draft sign ordinance.
- Action 3: Create a unique City-wide theme for all public signage, such as road and destination signage.
- Action 4: Require developers to install enhanced streetscape with all development and redevelopment.

Objective D: Protect Existing Landmarks, Scenic Views, Vistas, and Structures of Special or Architectural/Historic Value within the City of Gaithersburg.

- Action 1: Identify for protection significant landmarks (buildings, bridges, natural resources, historic resources).
- Action 2: Promote individual landmarks through marketing techniques and programs such as the Montgomery County Heritage Tourism Initiative and Arts & Entertainment District.

4.2 Redevelopment

Gaithersburg is a community that... will encourage orderly and managed redevelopment of aging areas using the themes developed herein, with an emphasis on decisions that ensure the stability of the City and that seek the continuous collaboration of all stakeholders.

Objective A: Utilize the City's 'Smart Growth' Principles to Encourage High Quality Infill Redevelopment.

- Action 1: Promote the Traditional Neighborhood Development (TND) option and review past projects for accomplishments.
- Action 2: Design mixed use, housing, commercial, office, industrial and public developments at a pedestrian scale that do not overly dominate the streetscape, promoting a more livable pattern of development.
- Action 3: Promote the development of a system of walkways, bikeways, and streets that create connections between and among developments.
- Action 4: Establish required buffering for future redevelopment that enhances and improves natural resources.
- Action 5: Increase public green/open space through infrastructure re-design in existing neighborhoods.
- Action 6: Preserve historic and other important structures and amenities during redevelopment.

Objective B: Create Incentives to Encourage Quality Redevelopment.

- Action 1: Reduce the parking requirements for projects that are within close proximity to transit or provide joint surface or structure parking.
- Action 2: Develop a program that allows for the transfer of open/green space requirements to other sites or a fee in lieu of the requirements.
- Action 3: Consider waiving the density or height requirements for a more desired project.
- Action 4: Allow for innovative Stormwater Management practices.
- Action 5: Consider reducing or waiving permit and development fees for more desired projects.

Objective C: Identify Properties for Redevelopment.

- Action 1: Utilize GIS information to assist in the identification of redevelopment opportunities.
- Action 2: Perform cost-benefit analysis of potential redevelopment projects.
- Action 3: Analyze rental housing inspection data, code violation and crime statistics history to assist in identifying properties in need of redevelopment.
- Action 4: Consider redevelopment options in all areas (even those that have recently developed).

Objective D: Continue to Implement and Update City-Wide and Community Plans.

- Action 1: Update Olde Towne Master Plan.
- Action 2: Continue to implement Frederick Avenue Corridor Plan and review the current approval process.
- Action 3: Revise the Zoning Ordinance to be consistent with existing and proposed City zones and land uses and with the Master Plan.

4.3 Town Centers

Gaithersburg is a community that... affirms the designations of the existing Town Centers which offer compact and efficient neighborhoods with vibrant centralized community-based focal points that attractively combine commercial, housing, civic, cultural, educational, transportation, and recreational opportunities.

A Town Center is a compact area with a mix of retail, office and commercial activity, with housing, that serves as a hub of community activity and an economic engine for the City. Easily accessible by area residents, Town Centers provide a destination and a gateway to other centers via regional transportation and are convenient for people who are on bicycles or on foot. Town Centers are logical places for compact housing development because of their proximity to transit, shopping and employment. Town Centers often offer community services such as libraries and civic offices and act as social gathering places where people take advantage of cultural and recreational activities.

Suitability for Town Centers designation will be considered when:

- The existing development pattern and zoning is conducive to supporting dense, mixed-use pedestrian oriented places.
- Current or future access to regional transportation facilities is available.
- Parks, public/private facilities, schools, community services and commerce can be provided for or planned.
- Public infrastructure can accommodate future growth and density.
- A mix of housing choices can be offered.

Objective A: Enhance and Preserve the Historic Feel and Appearance of Olde Towne as a Downtown Town Center.

- Action 1: Encourage locally owned businesses and actively recruit small- and medium-sized businesses to locate in Olde Towne.
- Action 2: Provide a unique collection of uses (specialty shops, restaurants and other uses) and provide a cultural theme that would foster a distinct destination Town Center
- Action 3: Create places and activities for citizens to participate in and create civic symbols to identify with (downtown park and Bell Tower). Residents should be reconnected with their downtown to take pride and identify it as their place to gather.
- Action 4: Provide residential development in and around downtown, both in upper floors above retail and in urban-style apartments, condominiums and townhouses.
- Action 5: Continue to preserve and emphasize the historic character of Olde Towne and the surrounding area.

- Action 6: Create an art and entertainment overlay district containing theatres, galleries, studios, etc.
- Action 7: Organization of both an open-air flea market and a farmers market.
- Action 8: Retain Olde Towne community services, such as public schools, post office, police station and City Hall.

Objective B: Continue to Foster the Success of Washingtonian as a Regional Town Center.

- Action 1: Complete the build-out of the remaining portion of the Town Center adjacent to the lake.
- Action 2: Encourage the developer/owner to increase the cultural activities and provide a seasonal shelter for the performance area located in the existing pedestrian park.
- Action 3: Encourage office, rather than residential, for the remaining density.

Objective C: Stimulate and Increase the Utilization of Kentlands Market Square as a Neighborhood Town Center.

- Action 1: Encourage more general office use in the Town Center to balance the large amount of retail businesses.
- Action 2: Encourage businesses that are more appropriate to serve the adjacent neighborhoods.
- Action 3: Consider increasing density in Market Square in conjunction with the construction of a parking structure.
- Action 4: Redevelop the vacant Upton's property into a mixed used project with a significant multi-family component.
- Action 5: Appoint a committee consisting of residents, merchants, City representatives, and other stakeholders to recommend improvements for the Market Square Town Center.

Objective D: Support and Enhance Lakeforest Mall and Vicinity.

- Action 1: Improve pedestrian access to mall.
- Action 2: Encourage Montgomery County to incentivize renovations at Cider Mill Apartments.
- Action 3: Work with Montgomery County to improve the safety, security, and cleanliness of the Lakeforest transit center.
- Action 4: Consider permitting additional density on the mall property.

Objective E: Provide Distinct Elements to which all Town Centers should Adhere.

- Action 1: Encourage structured parking and allow for on-street parking design. The parking should be efficiently and conveniently located to the uses of the Town Center.
- Action 2: Promote the development of a system of walkways, bikeways, and streets that create connections between and among Town Centers and surrounding neighborhoods.
- Action 3: Provide safety and comfort for all users of the area.
- Action 4: Provide compactness and concentrate uses while providing a functional Town Center that addresses circulation, community services, parking, maintenance, housing, and recreation.
- Action 5: Provide an attractive community and preserve the organization and cleanliness of the Town Center.
- Action 6: Provide measures to ensure compatibility between differing, adjacent land uses.
- Action 7: Create places and activities in the Town Center for all age groups.
- Action 8: Establish individual architecture control districts to limit new structures to the approved style and encourage owners to reface their buildings.
- Action 9: Town Center gateways and signage are to be provided. Kiosks will serve as community bulletin boards and alert residents and visitors to upcoming events and Town Center attractions.
- Action 10: Public spaces are encouraged and given strong consideration within any intensely developed commercial or office areas.

Objective F: Revitalize Existing Commercial Centers for Potential Town Center Designation.

- Action 1: Designate other existing commercial centers for potential redevelopment and/or Town Center designation. (e.g., Quince Orchard Park/Clopper Road commercial area).
- Action 2: Reorient activity on the site to face the street.
- Action 3: Apply new land uses, development and design standards and encourage rezoning of certain properties to allow for mixed-use development.
- Action 4: Reestablish a street pattern that connects with the street pattern of the surrounding community.
- Action 5: Integrate multiple uses (ideally including employment and/or housing) on the site.
- Action 6: Dwelling units shall be an important component and should be thoroughly dispersed throughout in diverse forms and sizes. Provide a range of housing types, to provide for people of all ages and incomes.
- Action 7: Emphasize public spaces for shared activity.

4.4 Environment

*Gaithersburg is a community that...*preserves and enhances open space and critical environmental areas; highlights natural beauty in its land use plans in order for such areas to support ecological systems, serve as award-winning parks, trails, and recreational facilities where public use is fostered through site design; and ensures a high quality of life that is sustainable for future generations.

Objective A: Protect and Restore Environmentally Sensitive Areas during Development and Redevelopment by Promoting Land Uses that are in Balance with, and Minimize Adverse Effects on, the Natural Environment.

Action 1: Implement the Environmental Standards for Development Regulation to identify and protect natural resources and environmentally sensitive areas as open space amenities, natural habitat areas, and important elements of community design.

Action 2: Utilize geographic information systems (GIS) to create a map that identifies the City's sensitive areas (e.g., streams, wetlands, 100-year floodplains, buffers, forested areas, steep slopes, habitat areas, poor soils, etc.) that should be protected. Identify areas that are currently protected (e.g., publicly-owned, conservation easements, etc.), and areas that should be the focus of future protection efforts.

Action 3: Continue to promote the use of the cluster option, particularly in instances where a substantial net increase in the amount of protected land would result.

Action 4: Require developers to work with the City to implement long-term, continuous monitoring (e.g., streams, stormwater management structures, street trees, forests, and wildlife) to determine the ecological impacts of development, the effectiveness of environmental protection practices, and areas in need of restoration – the level and type of monitoring to be determined as appropriate on a case-by-case basis.

Action 5: Evaluate open/green space definitions and requirements in the City of Gaithersburg Zoning Ordinance and the Environmental Standards for Development Regulation.

Objective B: Establish Additional Parkland.

Action 1: Evaluate each plan on a case-by-case basis as part of the development process in order to ensure that development and redevelopment are self sufficient and provide the highest level of

recreation service obtainable. As an absolute minimum, developers shall be required to retain at least five percent of the developable area as open space or parkland suitable for active recreation use.

- Action 2: Consider a cash-in-lieu of land ordinance that requires developers to pay into a City Parks and Recreation fund if they cannot provide adequate green space, parklands and recreation facilities on-site as part of their development. The City fund will be used for parkland acquisition and the construction of new recreation facilities.
- Action 3: Actively pursue outside funding sources, including grants and developer proffers, to assist in the creation of new parkland.
- Action 4: Adopt criteria that will identify appropriate parcels for pocket parks, particularly in developed communities, and institute a program that will establish and enhance pocket parks.
- Action 5: Identify specific opportunities to establish additional parkland; including land swap options and cooperative agreements with homeowners associations and other property owners.
- Action 6: Pursue redevelopment strategies that will increase the availability of open space and parkland. This includes the creation of plazas, fountains, gardens, benches, public art and other park-like features as amenities in redevelopment projects.
- Action 7: Redesign infrastructure in order to increase public green space in existing neighborhoods.
- Action 8: Study the desirability and legal feasibility of adopting an open space zoning category to clearly identify public lands.

Objective C: Protect and improve water resources (streams, wetlands, 100-year floodplains, and riparian buffers) that have significant functions and values related to flood protection, sediment and erosion control, water quality, groundwater recharge and discharge, education, vegetation, and fish and wildlife habitat.

- Action 1: Utilize the results of ongoing stream assessments to establish stabilization/restoration priority areas to improve water quality, stabilize stream banks and restore aquatic habitat in streams exhibiting deteriorating conditions.
- Action 2: Maintain and protect existing stream buffers by replanting native vegetation along unforested buffers and increasing “no mow” area adjacent to streams in City parks.
- Action 3: Encourage citizen volunteers to become involved in stream and watershed protection by expanding the stream clean-up program and implementing a volunteer stream-monitoring program.
- Action 4: Consider providing incentives to establish conservation easements along streams when the purchase of property is not possible.
- Action 5: Identify options to improve streams and riparian buffers on private property.

Objective D: Improve public and private stormwater management (SWM) facilities; including performance, longevity, safety, ease of maintenance, community acceptance, and environmental benefit.

- Action 1: Develop a Watershed Management Plan to analyze the City's existing water resources, riparian areas, and runoff management practices; establish management goals for subwatersheds based on existing stream conditions, current land uses, and future land use changes; provide overall SWM recommendations for City subwatersheds; and establish an implementation plan.
- Action 2: Retrofit existing stormwater management structures in the City (e.g., Brighton Weir, Rabbitt Road, Woodland Hills, Diamond Farms, and Christman Pond).
- Action 3: Develop an education program (e.g., brochures, web site, cable TV programs, etc.) to reduce non-point source pollution in urban runoff from residential, commercial, industrial, municipal, and transportation land uses and activities.
- Action 4: Complete and maintain a GIS-based inventory of SWM facilities.
- Action 5: Develop an inspection and enforcement program for stormwater management facilities that are both publicly and privately maintained.
- Action 6: Require developers to mitigate adverse stormwater conditions from existing offsite conditions when possible.
- Action 7: Identify opportunities for regional solutions to stormwater management.
- Action 8: Identify specific opportunities to enter into cooperative agreements with homeowners associations and other property owners to improve private SWM facilities.

Objective E: Improve the diversity, health, aesthetics, and tree canopy coverage of the City's urban forest; including trees and understory plants growing in forests, parkland, unimproved lots, yards, and along streets.

- Action 1: Implement regulations associated with the Maryland Forest Conservation Act, Chapter 21 of the City Code (Tree and Vegetation-Public Lands), and Chapter 22 of the City Code (Tree and Forest Conservation) to protect and enhance forest resources.
- Action 2: Develop an urban forestry management program that will conduct a GIS based inventory of existing street trees, designate guidelines for maintaining all significant trees, establish guidelines for increasing the City's tree canopy cover, and coordinate with the City Beautification Committee to prioritize street tree enhancement projects.
- Action 3: Develop a map of reforestation priority areas; including stream valley buffers, steep slopes, connections between existing forested areas, potential habitat areas, and areas of scenic value.
- Action 4: Direct afforestation/reforestation funds to replant native plant species in reforestation priority areas,

- Action 5: Develop planting standards that encourage the use of a variety of native plants that provide aesthetic, wildlife habitat, resource conservation, and watershed protection benefits.
- Action 6: Develop a planting Master Plan for the City's main transportation corridors to promote an attractive distinct identity.
- Action 7: Seek funding from outside sources to encourage reforestation on public and private lands (e.g., Department of Natural Resources' Buffer Incentive Program, Urban and Community Forestry Funds, etc.).

Objective F: Enhance the quality, location, connectivity, accessibility, and value of the City's green infrastructure (the interconnected networks of open space, parks, natural areas, forests, waterways, and wildlife habitat).

- Action 1: Develop standards (including signage, landscaping, lighting, benches, fountains, trash receptacles, artwork, etc.) for different types of parkland. Implement the standards in existing parks and require future parks to comply with these standards.
- Action 2: During the development process, acquire remaining lands and easements needed to complete the perimeter trail, regional connections, and more internal links in order to improve accessibility to natural areas, increase opportunities for recreation, and promote alternative modes of transportation.
- Action 3: Manage all City parks, grounds, and recreational facilities in a manner that meets public safety concerns, recreation needs, habitat protection goals, natural resources protection needs, and pollution prevention goals (e.g., utilize an Integrated Pest Management approach, eliminate fire or safety hazards, remove hazardous or diseased trees, control invasive species, stabilize and restore streams, and improve landscapes, habitat, and buffers).
- Action 4: Increase citizen volunteer participation, including schools and volunteer committees such as the Environmental Affairs Committee, the Beautification Committee, and ad-hoc Parks, Recreation, and Culture committees, to enhance the City's green infrastructure (e.g., park cleanups, the Adopt-A-Park program, etc.).

Objective G: Enhance habitat areas to increase the variety and quantity of fish, wildlife, and native plant species throughout the urban area in a manner compatible with other urban development and activities.

- Action 1: Require developers to create and implement Wildlife Management Plans when development is expected to impact wildlife and habitats.
- Action 2: Prepare and implement plans to enhance the wildlife habitat value of ponds, stream valleys and other public open spaces.

- Action 3: Develop local strategies (e.g., Department of Natural Resources Wild Acres Program, Bayscaping, etc.) to encourage appropriate wildlife habitat on private properties.
- Action 4: Identify existing habitat locations for rare, threatened, endangered, in need of conservation, and/or Maryland watchlist species as they become known.

Objective H: Encourage green building principles to be applied in both public and private development in order to support environmentally sensitive design, construction, operation, and maintenance of buildings and landscapes.

- Action 1: Create incentives to encourage green building; such as financial incentives, density incentives, permit facilitation, recognition, and technical advice.
- Action 2: Educate staff, the local development community, and citizens about the principles and benefits of green building.
- Action 3: Inventory relevant codes, regulations, and programs now implemented that could be viewed as part of a comprehensive green building program and identify existing gaps and policies that may inhibit resource efficiency.
- Action 4: Investigate resources of existing organizations and capitalize on their previous efforts, know-how, and strengths.
- Action 5: Investigate outside sources of funding and technical support (e.g., Maryland Department of Natural Resources, U.S. Green Buildings Council, U.S. Department of Energy) to apply green building principles to public projects.

Objective I: Participate in regional efforts to reduce solid waste, air, noise, visual, and lighting pollution to ensure a high quality of life that is sustainable for future generations.

- Action 1: Educate the community and businesses about litter prevention, solid waste reduction, the reuse of materials, environmentally sound disposal of solid waste, composting, and recycling (e.g., America Recycles Day, Environmental Awareness Week, etc.).
- Action 2: Develop a mandatory recycling program for multifamily-dwelling units.
- Action 3: Adopt land use pattern designations that cluster services and residential uses to promote the use of transit, thereby reducing automobile use and air pollution.
- Action 4: Support regional noise abatement programs (e.g., Montgomery County Noise Control Ordinance) and consider opportunities to reduce noise impacts of development on adjacent properties; such as noise-conscious site design; noise source controls; increased setbacks for

noise sources from adjacent dwellings; fences, walls or landscaping that serve as noise buffers; and the use of soundproofing materials and double-glazed windows.

- Action 5: Carefully review lighting plans during the site planning process and encourage all new development and redevelopment to design and maintain outdoor lighting systems that provide safety, utility and security, as well as prevent misdirected or excessive artificial light and energy inefficiency.

4.5 Transportation

Gaithersburg is a community that... provides a wide number of transportation choices to overcome pressing transportation issues, including but not limited to encouraging mixed-use development, use of transit, bicycling, and pedestrian oriented urban design to reduce reliance on the automobile.

Objective A: Work with other government agencies, including the Metropolitan Washington Council of Governments, to ensure the economic vitality and high quality of life in the city and region by improving the regional transportation network.

- Action 1: Coordinate with other government and agencies to identify and make improvements to congested travel corridors.
- Action 2: Provide strong policy guidance to the State, County, and the Council of Governments regarding future improvements to County, State and federal highways.
- Action 3: Ensure compatibility of local transportation projects with regional transportation facilities.
- Action 4: Require preservation of right of ways for future transportation projects.
- Action 5: Support strategies that reduce peak-hour travel such as carpooling, telecommuting, bicycling, etc.
- Action 6: Enter into a Memorandum of Understanding with Montgomery County concerning the use of Impact Tax Revenues collected from development.

Objective B: Limit new development when the transportation system can not support an increase in volume.

- Action 1: Consider current congestion, funded improvements, and planned improvements when determining whether proposed development can be supported.

- Action 2: Mandate appropriate mitigation in order to minimize impacts to the transportation system caused by all development. Appropriate Mitigation measures are unique to each development. Mitigation measures can include but not be limited to the following items: Road Widening; Intersection Improvements; Hiker-Biker Trail and Sidewalk Construction; Internal Development Circulation and Ingress/Egress Modifications; Internal and External Parking Improvements; Ride Sharing Programs and Other Traffic Reduction Measures.
- Action 3: Mandate that proposed development which generates 50 or more peak hour trips will not be approved if it is found that unacceptable critical lane volumes of 1,450 exist at nearby critical intersections (taking into account existing and programmed transportation improvements), unless the developer makes transportation improvements that would improve the existing Level of Service (LOS). However, simply meeting the critical lane volume standard of 1,450 does not guarantee that additional improvements can not be required.
- Action 4: Continue to evaluate adequacy of the transportation system through specific studies as part of development and annexation process.

Objective C: Improve the efficiency and safety of roads and intersection operations.

- Action 1: Conduct a comprehensive study of all major roads and intersections and make recommendations to improve road and intersection operations.
- Action 2: Monitor accident and congestion data to assist in prioritizing improvements.
- Action 3: Work with Montgomery County and the State of Maryland to implement the recommendations resulting from Actions 1 and 2 above.

Objective D: Support transportation needs in local neighborhoods.

- Action 1: Identify strategies to route through traffic away from affected local streets.
- Action 2: Carefully consider future roadway widenings within the City to assure that neighborhoods are not adversely impacted.
- Action 3: Continue to address neighborhood traffic calming needs.

Objective E: Promote alternatives to single-occupant vehicle trips, such as shared-ride programs, transit, bicycling, and walking to reduce pollution and promote mobility for all residents.

- Action 1: Consider forming a Transportation Management District in cooperation with Montgomery County and City of Rockville.

- Action 2: Continue to develop a transit-friendly community by providing infrastructure, transit shelters, pull-off lanes, and hiker-biker links to existing and planned residential and commercial developments, public facilities such as parks and schools, and transportation facilities such as park-and-ride lots and rail centers.
- Action 3: Work closely with Montgomery County and the Metropolitan Washington Council of Governments to expand bus services to better serve local neighborhoods, and commercial and employment areas.
- Action 4: Promote transit as a more attractive travel choice through local advertising and endorsement in public service announcements.
- Action 5: Consider public transportation options for new public improvement projects such as parks and other public land-uses.

Objective F: Provide for safe, convenient and enjoyable travel by bicyclists in the area and create connections to regional trails.

- Action 1: Continue to implement the adopted Bikeways and Pedestrian Plan by identifying and prioritizing specific pedestrian and bicycle improvements including designated routes, road signage, new trails and sidewalks, and bike lanes.
- Action 2: Fully integrate the consideration of bicyclists needs into community and the site design process to create bicycle facilities concurrently with development.
- Action 3: Target pedestrian and bicycle improvements during the reconstruction of existing roads.
- Action 4: Accommodate bicyclists on roadways by providing on-street bicycle facilities on arterial and collector roadways when and where possible.
- Action 5: Eliminate bicycle barriers and hazards in the design of hiker-biker trails, intersections, bridges and overpasses, and railroad crossings.
- Action 6: Provide hiker-biker trails along planned hiker-biker routes when planning and developing parks, open space areas, linear corridors, and redevelopment/infill projects.

Objective G: Use a combination of education, enforcement and engineering tools to improve pedestrian, bicyclist and driver safety.

- Action 1: Provide safe walking routes that connect communities to schools, transit, recreational facilities, commercial and retail areas, and other communities.
- Action 2: Improve safety near schools through increased enforcement.
- Action 3: Continue to use sidewalk CIP program fund construction of “missing links” of sidewalk throughout the City.

Action 4: Work with Montgomery County to implement its recommendations as detailed in the report titled "Montgomery County Blue Ribbon Panel On Pedestrian and Traffic Safety."

Action 5: Develop a pedestrian and bicyclist education program.

Action 6: Utilize the City's web site and local access television as information and education tools and create new cable television public service announcements that inform drivers of traffic circle and intersection operations to promote public safety.

Action 7: Coordinate with other government agencies and Montgomery County to evaluate the success of countdown timers for pedestrian crossings and identify intersections where countdown timers for pedestrian crossings can be installed.

Objective H: Build transportation facilities that express a strong sense of place through a coordinated City-wide design.

Action 1: Continue to install Gaithersburg prototype bus shelters in partnership with private contractor.

Action 2: Adopt Thoroughfare Design Standards.

Action 3: Develop prototype for City's future light rail transit stops.

Action 4: Develop Hiker-Biker Trails with related signage that is unique to the City of Gaithersburg.

4.6 Community Facilities

Gaithersburg is a community that... has community services and public facilities that adequately serve the citizens and are planned to expand in an orderly, fiscally cost-effective manner to achieve sustainable goals.

Objective A: Limit new development where public utilities, facilities, and services cannot be established without unduly burdening the existing service provision or users.

Action 1: Evaluate development proposals considering their indirect costs (e.g., recreation programs, public safety, etc.).

Action 2: Ensure that the revenues from new development support the cost of community improvements and services that must be provided to address growth.

Action 3: Maximize public/private partnerships in infrastructure development.

Action 4: Mandate an appropriate percentage of open space in new development.

Objective B: Implement the Master Plan for “Parks, Recreation, and Open Space for the 21st Century.”

- Action 1: Evaluate each plan on a case-by-case basis as part of the development process in order to ensure that development and redevelopment are self-sufficient and provide the highest level of recreation service obtainable. As an absolute minimum, developers shall be required to retain at least 5% of the developable area as open space or parkland suitable for active recreation use.
- Action 2: Expand the current trail network, including more connections to regional trails.
- Action 3: Implement development plans for the Lakelands Park, Lakeland’s Recreation Center, Bohrer Park at Summit Hall Farm, and other City-owned parks.
- Action 4: Establish new recreational facilities and renovate existing facilities at City-owned parks as needed.
- Action 5: Expand the recreation programming to better address the needs of the City’s seniors, cultural groups, teens at risk, and cultural arts enthusiasts.
- Action 6: Create and implement a comprehensive cultural arts plan (facilities and programs).
- Action 7: Continue to expand the Art in Public Places program by focusing on private donations.

Objective C: Maintain the Community Facilities Plan to serve as a general inventory of City-owned and operated facilities available to Gaithersburg residents.

- Action 1: Ensure that Gaithersburg has adequate municipal facilities to serve the needs of the residents.
- Action 2: Update annually the Community Facilities Map and inventory.
- Action 3: Continue to evaluate the use and needs of each facility (building, outbuilding, structure, grounds) on an annual basis through the budget process.

Objective D: Continue to provide stewardship of City-owned and operated historic resources to reflect the understanding of the City’s heritage and expertise in maintenance of older structures, their carrying capacity, and their interpretation.

- Action 1: Construct an interpretive historic park at the Observatory.

- Action 2: Evaluate the City-owned historic resources to determine feasibility of interpretation and adaptive reuse.
- Action 3: Evaluate and support the Museum Consortium efforts.
- Action 4: Investigate the addition of historic displays commemorating the City's history in all City-owned and operated buildings.
- Action 5: Encourage connection of Gaithersburg to the Montgomery County Heritage Tourism program.

Objective E: Establish a safe and accessible repository for all archival materials held in trust by the City for its residents.

- Action 1: Conduct an inventory of materials to be archived.
- Action 2: Develop a phased plan of implementation for placement in appropriate archival storage.
- Action 3: Develop a research center/area with strong oversight for proper cataloguing, imaging, and access.

4.7 Housing

Gaithersburg is a community that... offers a range of housing choices, while preserving the character of existing neighborhoods and providing connectivity to adjacent areas of employment, nature, recreation, services, and shopping.

Objective A: Encourage the development of single family homes (including townhomes) where housing is appropriate to offset the current housing imbalance.

- Action 1: Encourage the development of single family homes (including townhomes) where housing is appropriate to offset the current housing imbalance.
- Action 2: Pursue annexation of appropriate parcels for construction of single family homes.
- Action 3: Encourage infill housing and the use of the Traditional Neighborhood Design (TND) option.

Objective B: Permit additional multi-family dwellings only to support existing town centers, encourage redevelopment, or comply with pre-existing annexation agreements.

- Action 1: Where multi-family dwellings are deemed appropriate, require condominium uses unless it can be demonstrated that rental apartment uses are in the public interest.
- Action 2: Consider approval of multi-family dwellings in or near the existing town centers.
- Action 3: Consider approval of multi-family dwellings to encourage redevelopment of dilapidated properties.

Objective C: Ensure that designated apartment communities remain affordable and under existing controls.

- Action 1: Continue City involvement and partial ownership of Diamond Square Apartments.
- Action 2: Work with the Housing Opportunities Commission to ensure that Forest Oak Towers remains an affordable community for senior citizens.
- Action 3: Monitor the rents to ensure that the Oaks at Olde Towne and Lakewood Commons comply with the area median income requirements mandated by State financing.

Objective D: Improve the condition of the existing housing stock.

- Action 1: Encourage the redevelopment of aging apartment complexes.
- Action 2: Continue to conduct joint inspections with homeowner's associations.
- Action 3: Continue the Neighborhood Matching Grant program.
- Action 4: Work with Montgomery County on providing low interest home improvement loans to qualified homeowners.
- Action 5: Update Property Maintenance Code at least every three years.
- Action 6: Work with Montgomery County to develop rehabilitation loans for small apartment complexes.
- Action 7: Modify rental housing fee credit program.
- Action 8: Continue aggressive enforcement directed at problem properties.
- Action 9: Hold Neighborhood Improvement Charrettes as appropriate.

Objective E: Encourage a variety of architectural styles.

- Action 1: Preserve the approved architectural standards for designated areas of the City.
- Action 2: Encourage a mix of builders with a variety of architectural styles to participate in the development of new communities.

Objective F: Ensure that the current and future housing stock allows residents to remain in the City as their financial, employment, and familial situations change.

- Action 1: Determine current in- and out-migration patterns for the populations in the City and County.
- Action 2: Look at market studies to determine general housing preferences by age, sex, occupational status, marital status, presence of children, household income, etc.
- Action 3: Determine the impact of public schools on housing preferences and work with MCPS to address any concerns with the current schools.

4.8 Economic Development

Gaithersburg is a community that... encourages Economic Development with important jobs and businesses located only where infrastructure or capacity exists or can be improved.

Objective A: Provide employment and commercial opportunities in close proximity to residential areas.

- Action 1: Make certain appropriate land use designations for local commercial and employment uses are balanced throughout the City.
- Action 2: Identify existing business districts throughout the City which need better infrastructure or appropriate zoning to strengthen their business core.
- Action 3: Identify improvements in local transportation links between existing residential communities and business areas to facilitate home-to-work trips.

Objective B: Determine if a balanced jobs to housing ratio is needed to ensure the City's sustainability.

- Action 1: Determine the current ratio of jobs to housing within the corporate limits.
- Action 2: Research regional growths, compare data, and determine what impact developments have on the City.
- Action 3: Identify specific land use areas for future development that could accomplish desired sustainability.

Objective C: Build on the City's strength as a science and technology center.

- Action 1: Designate large contiguous undeveloped areas for technology-oriented uses that are well sited from a transportation perspective.

- Action 2: Develop and strengthen partnerships with State and County Departments of Economic Development, High Technology Council, the Gaithersburg/Germantown Chamber of Commerce and legislative bodies to work with these businesses to encourage their location within the City.
- Action 3: Utilize existing local tax incentive package (including reduction in development fees), to incentivize biotech users to locate in the City.
- Action 4: Evaluate need for biotech zone that provides development incentives for such uses.

Objective D: Provide educational opportunities that encourage employability of residents and increasing wage rates.

- Action 1: Continue to foster and strengthen relationship between MCPS, appropriate educational institutions, and the City.
- Action 2: Evaluate potential sites for schools and private educational institutions. Encourage businesses to partner in education and workforce development initiatives.

Objective E: Focus redevelopment opportunities on underutilized sites.

- Action 1: Establish criteria for underutilized sites based on existing assessment data.
- Action 2: Identify specific underutilized sites.
- Action 3: Identify development partners.
- Action 4: Investigate joint development ventures.
- Action 5: Facilitate assemblage of properties to provide for more efficient use of land.

Objective F: Create equitable and balanced opportunities throughout the corporate limits for retail uses.

- Action 1: Continually monitor retail health of the City through cooperation with rental groups, shopping center owners, and the Chamber of Commerce.
- Action 2: Identify retail uses missing from City's inventory.
- Action 3: Identify geographical sectors where data indicates retail saturation.
- Action 4: Identify underutilized (existing) retail sites whose characteristics may be more suitable for non-retail use.
- Action 5: Designs for infill retail developments should follow the City's adopted Smart Growth Principles and the Master Plans for Olde Towne and the Frederick Avenue corridor.

Objective G: Encourage compatible development when non-residential uses are adjacent to residential communities.

Action 1: Avoid land use designation of non-compatible uses adjacent to designated employment and commercial sites.

Action 2: Encourage infrastructure improvements that serve both residential and commercial uses.

Action 3: Develop and implement design standards to assure compatibility and connectivity between adjacent land uses.

Objective H: Diversify local economy so that approved development can serve a variety of industries.

Action 1: Evaluate current mix of industries within City.

Action 2: Identify mixed-use land use designations for appropriate locations.

Action 3: Evaluate zoning ordinance and building codes to provide flexibility in design and uses to facilitate retrofitting of buildings.

Action 4: Provide adequate parking at time of site plan approval to service current and possible future use of buildings.

Objective I: Cooperate with regional jurisdictions to market the Gaithersburg area for tourist and convention benefits.

Action 1: Build strong relationships with adjacent cities, County's Conference and Visitors Board and State Office of Tourism.

Action 2: Evaluate pending sign ordinance's impact on hospitality industry.

Action 3: Market City's parks recreation and cultural attractions through existing hotels.

Action 4: Cooperate with Montgomery County Heritage Tourism Initiative.

Objective J: Find innovative parking solutions that support development activities.

Action 1: Encourage shared use parking and parking structures that support multiple businesses or industries.

Action 2: Identify areas within City with significant parking shortages.

Action 3: Examine highway corridors for potential on-street parking opportunities during off-peak hours.

Objective K: Re-evaluate the City's Maximum Expansion Limits (MELs), adopted in 1972 to consider enlargement of corporate limits.

- Action 1: Identify properties adjacent to the City whose annexation could benefit the City economically.
- Action 2: Pinpoint substandard properties adjacent to the City, annexation of which could facilitate the property's redevelopment or enhance its appearance through rigorous City code enforcement.
- Action 3: Actively pursue highly desirable properties for annexation via incentives.

4.9 Education

Gaithersburg is a community that... coordinates closely with the Board of Education so they can assure that adequate school capacity is available when considering new development, growth in existing neighborhoods and ever-changing demographics. Schools shall be sited so that they are well incorporated into the core of a community.

Objective A: Mitigate impact of development in Gaithersburg on the quality of education in Montgomery County Public Schools (MCPS).

- Action 1: Utilizing contributions from developers, create City Educational Fund to leverage MCPS capital projects.
- Action 2: When a project meets the Montgomery County's Annual Growth Policy (AGP) schools test but not the City's goal of 100 percent of capacity without borrowing capacity between clusters, require the developer to contribute to the City's Educational Fund. As an alternative, require other appropriate mitigation measures deemed to be in the public interest.
- Action 3: Develop appropriate phasing schedules for all residential projects.
- Action 4: Seek enabling legislation from the General Assembly that would permit the City to establish special taxing areas to fund infrastructure improvements.

Objective B: Work with the Board of Education to enhance schools attended by Gaithersburg residents.

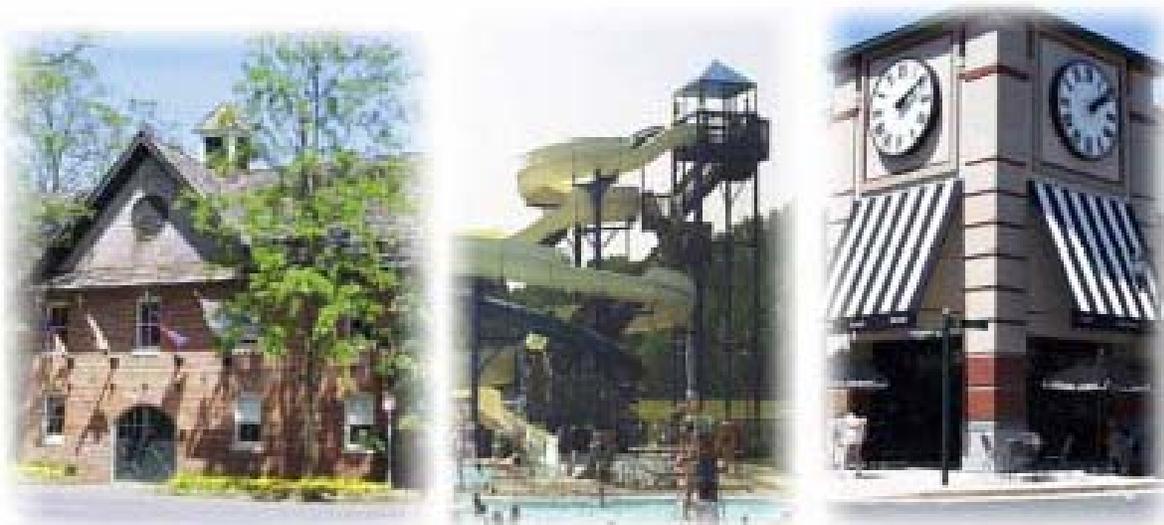
- Action 1: Request regular reports for the Mayor and City Council by Montgomery County Public Schools on capacity of schools, proposed boundary changes, and status of CIP.
- Action 2: Continue to be involved in future school site selection processes.
- Action 3: Continue to work with school staff via Education Committee to improve the public perception of schools attended by City residents.

Objective C: Enhance the continued relationship of the City of Gaithersburg with local schools.

- Action 1: Continue City's annual grant program to support school initiatives through the Education Committee.
- Action 2: Maintain relationship between the City and school representatives through the Education Committee.
- Action 3: Continue City involvement in education programs in the elementary schools.
- Action 4: Work with MCPS to establish an education program about City of Gaithersburg government and land use planning as a part of the Montgomery County local government curriculum in area schools.
- Action 5: Continue and enhance the "Adopt a School Program."
- Action 6: Continue to recognize excellence in local schools (e.g., academic and athletic activities).
- Action 7: Continue to support initiatives to improve academic excellence in schools attended by Gaithersburg residents through the Education Committee.

Objective D: Continue working with the Board of Education, Montgomery County Government and the State of Maryland to foster continual upgrades to schools to meet the needs of City residents.

- Action 1: Continue lobbying the Board of Education, the County Council and the General Assembly for funding for CIP projects.
- Action 2: Work closely with Montgomery County Planning Board on developing their recommendation to the County Council on the AGP schools test.
- Action 3: Urge the County Council to amend the AGP schools test to eliminate the practice of borrowing from adjoining clusters and counting capacity before actual construction funds are appropriated.



5.0 CITY-WIDE GROWTH PATTERN THROUGH ANNEXATIONS AND GAITHERSBURG VICINITY PLANNING

5.1 Rationale of Annexation

During the 1960s and early 1970s, the City's growth policies were directed towards the annexation of surrounding land in order to accommodate urbanization pressures anticipated by a developing "Corridor City." Through annexation, citizens could enjoy enhanced municipal services as well as benefit from a responsive local government. The City was able, in most cases, to incorporate a larger tax base to generate additional revenues required to support the wider array of programs and services that were not previously offered throughout Gaithersburg. Together with more diverse public services, recreational and cultural activities, the City also provided an attractive location for developers seeking a less cumbersome development review process which could be completed within a predictable period of time. Thus, the annexation process, which is an economic development tool, has been employed as one means by which the City has effectively controlled and accommodated physical development so that public improvements and services can keep pace with the needs of a growing Corridor City.

5.2 State Code Amendment and Zoning Issues

In 1971, the Annotated Code of Maryland was amended to preclude municipalities from offering zoning as an incentive to annexation. Since that time, a municipality may not rezone a parcel at annexation or within five years of same to a category which is substantially different from the County's Master Plan without the express consent of the County Council. Accordingly, annexation activity in the City dropped off considerably at that point.

5.3 Growth Pattern Through Annexations

The following chart illustrates the City's historical growth pattern through annexations from 1960 through April, 2003. The principal growth occurred through annexations during the period between 1965 and 1971, during which time the City annexed 3,572 acres or approximately 5.58 square miles. Other peak years were 1982, 1987, and 1991. By the end of 2003, the size of the City had increased to 6,409 acres or approximately 10.01 square miles.

5.4 City of Gaithersburg Annexations

Effective Date of Annexation	File Number	Resolution Number	Number of Acres	Cumulative Acres	Cumulative Square Miles
05/26/1960		R-6-60	804.000000	804.000000	1.256250
10/06/1961	X-063	R-14-61	90.216100	894.216100	1.397213
10/06/1961	X-064	R-15-61	54.997240	949.213340	1.483146
02/17/1962	X-065	R-1-62	8.317000	957.530340	1.496141
	X-066	NONE		957.530340	1.496141
06/02/1962	X-067	R-6-62	13.321360	970.851700	1.516956
06/07/1963	X-068	R-10-63	21.278800	992.130500	1.550204
04/16/1964	X-069	R-3-64	2.424100	994.554600	1.553992
10/02/1964	X-070	R-6-64	57.000000	1051.554600	1.643054
11/02/1964	X-071	R-11-64	40.478000	1092.032600	1.706301
04/29/1965	X-072	R-3-65	319.000000	1411.032600	2.204738
07/28/1965		R-8-65	-74.303000	1336.729600	2.088640
	X-075	R-13-65		1336.729600	2.088640
12/23/1965	X-077	R-19-65	4.920000	1341.649600	2.096328
12/30/1965	X-078	R-16-65	13.000000	1354.649600	2.116640
12/30/1965	X-073	R-12-65	80.620000	1435.269600	2.242609
12/30/1965	X-074	R-14-65	141.900000	1577.169600	2.464328
	X-079	R-1-66		1577.169600	2.464328
	X-081	R-9-66		1577.169600	2.464328
01/06/1966	X-076	R-15-65	73.000000	1650.169600	2.578390
06/30/1966	X-082	R-11-66	84.700000	1734.869600	2.710734
06/30/1966	X-080	R-8-66	38.971810	1773.841410	2.771627
	X-083	R-15-66		1773.841410	2.771627
08/24/1966	X-084	R-17-66	202.000000	1975.841410	3.087252
08/04/1966	X-085	R-13-66	2.300000	1978.141410	3.090846
	X-086			1978.141410	3.090846
01/19/1967	X-088	R-22-66	928.380000	2906.521410	4.541440
02/02/1967	X-087	R-25-66	106.500700	3013.022110	4.707847
02/02/1967	X-087	R-26-66	202.157100	3215.179210	5.023718
04/20/1967	X-089	R-5-67	147.000000	3362.179210	5.253405
04/27/1967	X-090	R-10-67	200.000000	3562.179210	5.565905
05/15/1967	X-091	R-16-67		3562.179210	5.565905
06/29/1967	X-092	R-18-67	2.042000	3564.221210	5.569096
12/21/1967	X-093	R-25-67	64.867400	3629.088610	5.670451
05/31/1968	X-095	R-8-68	198.000000	3827.088610	5.979826
07/18/1968	X-098	R-12-68	37.112500	3864.201110	6.037814
08/02/1968	X-097	R-14-68	40.828600	3905.029710	6.101609
09/19/1968	X-094	R-18-68	133.000000	4038.029710	6.309421
	X-100	R-29-68		4038.029710	6.309421
05/02/1969	X-102	R-5-69	234.220600	4272.250310	6.675391
05/02/1969	X-099	R-8-69	64.322300	4336.572610	6.775895
	X-105			4336.572610	6.775895
07/25/1969	X-106	R-21-69	10.000300	4346.572910	6.791520
11/20/1969	X-107	R-40-69	6.120000	4352.692910	6.801083
02/04/1971	X-108	R-53-70	2.808400	4355.501310	6.805471
06/17/1971	X-101	R-15-71	57.220200	4412.721510	6.894877
07/01/1971	X-109	R-18-71	82.424400	4495.145910	7.023665

Effective Date of Annexation	File Number	Resolution Number	Number of Acres	Cumulative Acres	Cumulative Square Miles
07/23/1971	X-096	R-21-71	169.082600	4664.228510	7.287857
04/20/1972	X-110	R-7-72	91.890200	4756.118710	7.431435
10/04/1973	X-111	R-27-73	37.754400	4793.873110	7.490427
	X-103	R-29-73		4793.873110	7.490427
12/20/1973	X-113	R-38-73	12.236590	4806.109700	7.509546
01/17/1974	X-112	R-43-73	14.900000	4821.009700	7.532828
03/14/1974	X-104	R-6-74	16.000000	4837.009700	7.557828
04/07/1977	X-105	R-4-77	0.093200	4837.102900	7.557973
			1.300000	4838.402900	7.560005
	X-114	R-28-78		4838.402900	7.560005
11/17/1978	X-115	R-58-78	0.242000	4838.644900	7.560383
09/20/1979	X-116	R-49-79	10.484000	4849.128900	7.576764
10/04/1979	X-118	R-56-79	2.186330	4851.315230	7.580180
12/20/1979	X-119	R-70-79	17.920820	4869.236050	7.608181
	X-120	NONE		4869.236050	7.608181
08/22/1980	X-121	R-21-80	6.034000	4875.270050	7.617609
08/22/1980	X-117	R-35-80	0.839300	4876.109350	7.618921
12/04/1980	X-123	R-61-80	14.082400	4890.191750	7.640925
	X-124	NONE		4890.191750	7.640925
01/01/1981	X-122	R-65-80	100.010000	4990.201750	7.797190
	X-125	NONE		4990.201750	7.797190
08/20/1982	X-126	R-38-82	0.370000	4990.571750	7.797768
	X-127	R-46-91		4990.571750	7.797768
	X-128	NONE		4990.571750	7.797768
10/22/1982	X-129	R-60-82	212.727100	5203.298850	8.130154
	X-130	R-39-83		5203.298850	8.130154
12/02/1983	X-131	R-48-83	57.695600	5260.994450	8.220304
06/29/1984	X-132	R-15-84	59.800000	5320.794450	8.313741
06/29/1984	X-133	R-16-84	5.140000	5325.934450	8.321773
06/29/1984	X-134	R-17-84	3.500000	5329.434450	8.327241
06/29/1984	X-135	R-18-84	5.000000	5334.434450	8.335054
04/09/1985	X-136	R-13-85	73.230000	5407.664450	8.449476
	X-137	NONE		5407.664450	8.449476
01/02/1986	X-138	R-69-85	9.400000	5417.064450	8.464163
03/10/1986	X-139	R-4-86	74.040000	5491.104450	8.579851
01/29/1987	X-140	R-105-86	3.986000	5495.090450	8.586079
06/05/1987	X-141	R-25-87	157.910000	5653.000450	8.832813
06/05/1987	X-142	R-27-87	63.100000	5716.100450	8.931407
	X-143	R-57-88		5716.100450	8.931407
08/21/1987	X-144	R-44-87	3.540900	5719.641350	8.936940
09/15/1988	X-145	R-77-88	3.545000	5723.186350	8.942479
06/15/1989	X-146	R-33-89	98.796000	5821.982350	9.096847
	X-147	R-60-89		5821.982350	9.096847
09/21/1989	X-149	R-59-89	1.747800	5823.730150	9.099578
01/18/1990	X-150	R-93-89	1.740000	5825.470150	9.102297
	X-151	R-61-89		5825.470150	9.102297
07/06/1990	X-153	R-51-90	11.122200	5836.592350	9.119676

Effective Date of Annexation	File Number	Resolution Number	Number of Acres	Cumulative Acres	Cumulative Square Miles
07/20/1990	X-154	R-52-90	5.195400	5841.787750	9.127793
07/20/1990	X-155	R-53-90	5.134900	5846.922650	9.135817
08/31/1990	X-148	R-70-90	3.947300	5850.869950	9.141984
11/30/1990	X-152	R-101-90	26.793800	5877.663750	9.183850
04/19/1991	X-157	R-18-91	101.613000	5979.276750	9.342620
04/19/1991	X-159	R-20-91	236.680850	6215.957600	9.712434
01/28/1992	X-156	R-4-92	0.875100	6216.832700	9.713801
04/15/1992	X-160	R-22-92	1.324300	6218.157000	9.715870
06/24/1992	X-161	R-49-92	124.933600	6343.090600	9.911079
	X-158	R-9-93		6343.090600	9.911079
02/04/1993	X-162	R-114-92	4.953000	6348.043600	9.918818
	X-163	R-75-93		6348.043600	9.918818
09/16/1994	X-164	R-73-94	0.760000	6348.803600	9.920006
12/22/1994	X-165	R-97-94	7.864960	6356.668560	9.932295
08/10/1995	X-168	R-56-95	0.081000	6356.749560	9.932421
08/10/1995	X-164A	R-57-95	-0.002000	6356.747560	9.932418
11/02/1995	X-166	R-86-95	7.790000	6364.537560	9.944590
08/29/1996	X-173	R-61-96	21.594930	6386.132490	9.978332
03/07/1997	X-169 Amended	R-11-97	6.023100	6392.155590	9.987743
03/07/1997	X-170 Amended	R-13-97	3.760000	6395.915590	9.993618
03/07/1997	X-171	R-15-97	1.608400	6397.523990	9.996131
03/07/1997	X-172	R-17-97	0.155000	6397.678990	9.996373
	X-174	R-127-97		6397.678990	9.996373
	X-175	R- -98		6397.678990	9.996373
09/30/1999	X-176	R-64-99	4.6069	6402.277990	10.003559
03/03/2000	X-167	R-10-00	0.903000	6403.180990	10.004970
05/30/02	X-179	R-41-02	1.89	6405.07099	10.00792342
06/10/02	X-180	R-51-02	4.19	6409.26099	10.0144703
Total:				6409.26099	10.0144703

5.5 Montgomery County Planning for Gaithersburg and Vicinity

The Gaithersburg Vicinity Planning Area, which excludes the City but includes Montgomery Village, covers approximately 16,000 acres and it is governed by the policies of the Montgomery County Planning Board. Accordingly, the Gaithersburg Vicinity Master Plan focuses on the implementation of Montgomery County policies that include housing and housing affordability, transportation, transit-oriented development, public facilities, parks and build-out scenarios for the Research and Development Village areas.

The Planning Board regularly updates the Gaithersburg Vicinity Master Plan, and the plan is scheduled to be updated in 2003-04. The boundaries of the

6.0 POPULATION TRENDS

6.1 City of Gaithersburg and Gaithersburg Vicinity Population

The population of the City grew rapidly between 1990 and 2000. In 1990 there were 39,542 people in the City. In 2000 the number of residents had jumped to 52,780, an increase of 33.5 percent. The Gaithersburg vicinity planning area, which is planned under the direction of the Montgomery County Planning Board, had 68,985 residents in 1999, for a total of 68,985 persons.

Table 1, Gaithersburg and Vicinity Population Growth 1970-2000

	1970	1980	1990	2000
City of Gaithersburg	8,344	26,424	39,542	52,780
City of Gaithersburg and Vicinity	23,150	66,516	103,500	121,765

Source: U.S. Census Bureau

It is noteworthy that thirty six percent of Gaithersburg's population is foreign born, and in the previous decade (1990-2000) the number of foreign-born residents increased 116 percent. Many foreign-born residents came to Gaithersburg from Asia (3,127) followed by Central America and South America respectively. In all, 9,403 foreign born people migrated to Gaithersburg between 1990-2000.

Table 2, In-Migration of Foreign Born Residents 1990-2000

Number of Foreign Born Migrants 1990-2000	Place of Origin
732	Europe
3,127	Asia
1,028	Africa
40	Oceania
310	Caribbean
594	Mexico
2,370	Central America
1,070	South America
132	North America

Source: U.S. Census Bureau

6.2 Montgomery County Population

Montgomery County's population grew by about 15.4 percent during the 1990s, from 757,027 persons in 1990 to 843,341 persons in 2000. The County estimates that the population will reach 975,000 by 2010.

7.0 HOUSING TRENDS

7.1 Existing and Approved Housing Units

In 2002 there were 21,462 housing units in the City of Gaithersburg. Of these, there are 10,720 single-family attached and detached housing units and 10,684 multi-family housing units. Single-family detached units comprise 20.4 percent of all single family housing units in 2002, while single-family attached units comprise 29.6 percent of the total. Most of the single-family attached units in Gaithersburg are townhomes. These figures do not account for urban cottages, which are typically single family in nature and located in the Neo-Traditional/New Urbanism neighborhoods of Kentlands and Lakelands.

Table 3, Housing Units in Structure 1960-2002

Housing Units	1960	1970	1976	1980	1990	1995	1997	2000	2002
Single-Family Detached	657	1,026	1,627	1,635	2,838	3,600	3,825	4,163	4,375
Townhouses	-	-	1,897	2,072	4,971	5,395	5,813	6,102	6,345
Apartments	442	1,961	7,087	7,087	7,704	9,244	9,539	10,457	10,684
Other Dwelling Units*	-	-	-	-	-	19	29	47	58
TOTAL	1,009	2,987	10,611	10,794	15,513	18,312	19,206	20,769	21,462

*Other includes: Asbury Methodist Village (Asbury Nursing Home), Wells-Robertson House, and Kentlands Urban Cottages.

The average annual rate of additions to the stock during the 1990s amounted to 2.8 percent of the total supply. This rate is somewhat slower than previous decades when the majority of homes were constructed, however, the total number of housing units added to the existing housing stock each year remains relatively high.

Table 4, Average Annual Housing Unit Growth Rate 1960-2000

	1960-70	1970-80	1980-90	1990-2000
Annual Growth Rate	11.5%	13.7%	3.7%	2.8%

For many years the composition of the housing stock did not vary significantly. Apartment units dominated the inventory as documented in the City's first comprehensive housing survey in 1976, which pinpointed 68 percent of the housing stock as apartments.

By 1977, from a policy perspective, the City sought to change what was perceived as an imbalance in its housing inventory with a push to encourage more homeownership options for those who wished to reside within the corporate limits. As a result of zoning map amendments and broad code changes, the City was faced with an influx of fee-simple townhouses, many of which were constructed on land originally zoned for garden apartments. On a short-term basis this appeared to address the issue of broadening housing choices; however, by 1984, concern began to arise that a new imbalance was emerging in the form of an over-concentration of townhouses and a lack of choices for those seeking “move-up” single-family detached units. To deal with this new problem, in 1984 the Planning Commission adopted a housing position paper to move back towards the goal of creating a more balanced housing stock. This new housing policy sought to curb the proliferation of townhouses, create greater opportunities for single-family detached units, seek out locations for up-scale housing, and discourage the construction of additional rental housing.

The new policy directive was implemented by the Planning Commission and the Mayor and City Council. The consequence of this policy shift resulted in changes to the composition of the City’s housing stock.

Table 5, Composition of Housing Stock - 1976-2002

Housing Types	1976	1984	1987	1990	1995	1997	2000	2002	Future (Approved)
Percent Single-Family Detached	15.3	16.4	15.5	18.3	20.8	19.9	20.0	20.4	25.3
Percent Townhouses	17.8	24	32.2	32	30	30.3	29.4	29.6	22.9
Percent Apartments	67.9	59.6	52.2	49.7	48.3	49.7	50.3	49.8	37.5
Percent Other Dwelling Units*	-	-	-	-	0.9	0.2	0.2	0.3	14.3

*Other includes: Asbury Methodist Village (Asbury Nursing Home), Wells-Robertson House, and Kentlands Urban Cottages.

Since the early 1990s the City has promoted innovative growth initiatives and fostered New Urbanist developments such as Kentlands and Lakelands. In 1995 the City’s housing goals included a goal to “encourage a broad range of housing types and costs to meet the needs of different household sizes, income ranges, life styles and age groups.”

In 1999 the City adopted the ‘City of Gaithersburg Smart Growth Policy.’ One of the principles of the policy is to encourage planning and development that must “strengthen community diversity.” Specifically, the City set out to encourage

“diversity of housing types to enable all citizens from a wide range of economic levels and age groups to live within its boundaries.”

The City’s ‘Housing Policy’, adopted in 1999, reinforced the City’s desire to encourage a “diversity of housing types through out the City.” The policy made clear that any development with more than 100 units of housing must “attain a mix of housing types that is comprised of a minimum 50 percent single family detached housing unless the public interest or Master Plan otherwise dictates.” The resultant increase in single family units appears to be a result of policies adopted during the 1990s.

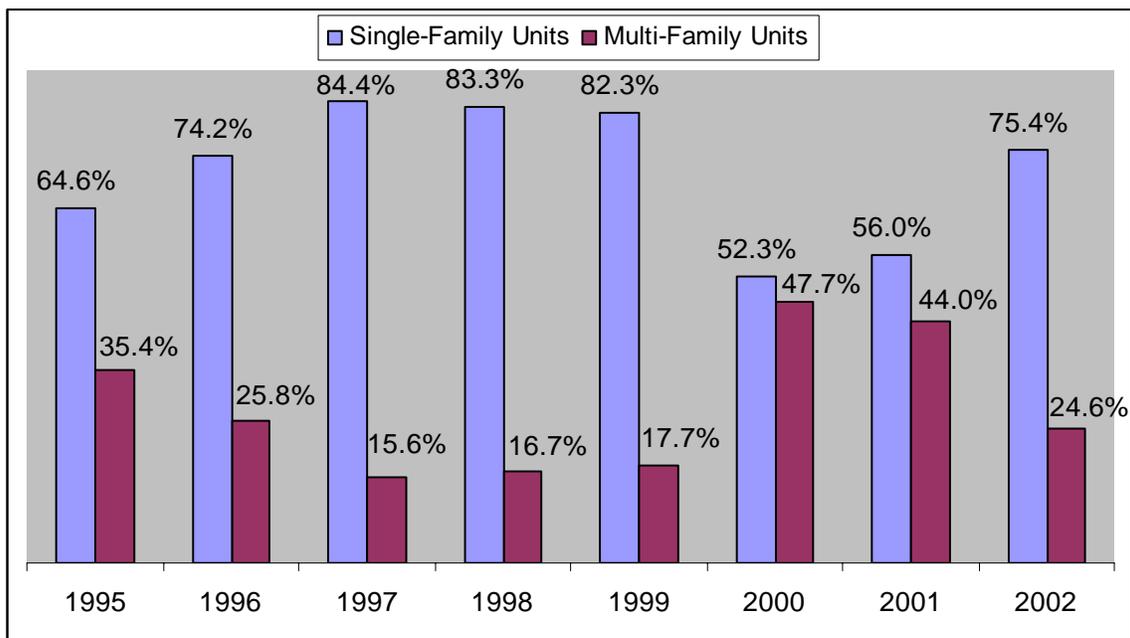
Recent trends in permits for new housing starts in the City of Gaithersburg (since 1995) support the housing unit count data that indicates much of the new housing stock in the City is single family attached and detached units. In 1995, 64.6 percent of the permits issued for new housing starts were for single-family units. In 2002, 75.4 percent of the permits issued for housing units were for single-family units.

Table 6, Housing Permits, 1995-2002

Type of Housing	1995	1996	1997	1998	1999	2000	2001	2002	Total	Total %
Single-Family Units	128	161	152	185	204	303	218	389	1740	68.3%
Multi-Family Units	70	56	28	37	44	276	171	127	809	31.7%
Net Total Housing Unit Permits Issued	198	217	180	222	248	579	389	516	2549	100%

*Based on City of Gaithersburg New Housing Starts Permit Information – 1995-2002.

Chart 1 – Percentage of Single Family and Multi-Family Housing Starts in Gaithersburg, 1995-2002



The majority of new housing units built during the 1990s were built in the Kentlands subdivision, and the majority of single-family homes built from 2000 to 2002 are in the Lakelands and Quince Orchard Park subdivisions.

7.2 Housing Size, Age and Condition

In 1999 the median number of rooms in Gaithersburg was 5.2 rooms per unit. This number is relatively consistent with the State (6.0) and the County (6.5). The median number of rooms for renter-occupied units was 3.9 rooms per unit. For owner occupied units the median number of rooms was 7.0 rooms per unit.

The majority of Gaithersburg's housing stock (81.4%) was built between 1960 and 1994 and remains in generally good condition because of rigorous code enforcement of the City. New units are being built, the stock of housing is growing, and unit replacement has not taken place on any large scale to date.

Table 7, Age of Housing Units

Year Structure Built	City of Gaithersburg		Montgomery County		State of MD	
	# of Units	%	# of Units	%	# of Units	%
1999 to March 2000	1,205	5.9	6,863	2.1	42,423	2.0
1995-1998	1,453	7.1	17,274	5.2	137,305	6.4
1990-1994	2,436	11.8	24,790	7.4	179,323	8.4
1980-1989	5,677	27.6	77,758	23.2	367,969	17.2
1970-1979	6,422	31.2	62,152	18.6	368,974	17.2
1960-1969	2,228	10.8	61,402	18.3	323,089	15.1
1940-1959	882	4.3	67,803	20.3	457,633	21.3
1939 or earlier	259	1.3	16,590	5	268,567	12.5
Total	20,562	100	334,632	100	2,145,283	100

Source: U.S. Census Bureau

The City also annually updates the Strategic Plan (apart from this document). The plan includes general housing policies and several housing related goals for 2004 and beyond. Policies to be implemented include:

- Aggressive, but reasonable, enforcement of stringent housing code distinguishes City from other jurisdictions.
- The City's adopted Housing Policy recommends that the City offer a wide range of housing types with an emphasis on single-family detached housing, preferably in a mixed use setting. Avoid concentrations of like housing types, while retaining the best qualities of a small town.
- Rejuvenation of City's multi-family housing stock is important.
- Adaptive re-use should be encouraged, coupled with sensitive displacement of tenants.
- New housing development and re-development should adhere to the tenants of New Urbanism with aesthetic considerations dependent on the recently

adopted urban design policies within the Master Plan-Smart Growth Policy Document (attached).

Strategic Plan goals for 2004 and beyond to be implemented are:

- Continue to assist the police department in GALOP program.
- Identify properties on the North Frederick Avenue corridor for major renovations and courage redevelopment through CD zone with Community Planning team.
- Identify large apartment complexes for major exterior renovation.
- Continue to encourage redevelopment of dilapidated multi-family properties within the City, with particular emphasis on S. Frederick Avenue properties and West Deer Park Road.
- Work with Greater Historic District Committee to finalize comprehensive plan for Historic District Charrette area. Consider construction of first phase of street modifications if project can be supported by CIP.

