



Gaithersburg
A Character Counts! City

City of Gaithersburg
**COMMUNITY
FACILITIES**

A Master Plan Element

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MASTER PLAN

CITY OF GAITHERSBURG 2003 MASTER PLAN

COMMUNITY FACILITIES ELEMENT

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CITY OF GAITHERSBURG 2003 MASTER PLAN

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1. Introduction

The Maryland Economic Growth, Resource Protection, and Planning Act of 1992 (Planning Act), and subsequent recodification of Article 66B in 2000 and 2006, altered the way citizens of the State of Maryland address land use by focusing planning efforts toward growth management and resource protection. To help local jurisdictions ensure that there are adequate public and semi-public facilities, the Planning Act requires jurisdictions to develop a community facilities element of the Comprehensive Master Plan. This element addresses Vision 7 of Article 66B, Section 1.01: “adequate public facilities and infrastructure under the control of the County or municipal corporation are available or planned in areas where growth is to occur.” Codified in Article 66B, Section 3.05(a)(4)(iv) of the *Annotated Code of Maryland*, this element, “shall propose the most appropriate and desirable patterns for the general location, character, and extent of public and semipublic buildings, land, and facilities on a schedule that extends as far into the future as is reasonable; and may include parks and recreation areas, schools and other educational and cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, institutions, fire stations, police stations, jails, or other public office or administrative facilities.”

The Community Facilities Element was developed over a period of several months by City staff, other municipal agencies and departments, and an ad-hoc advisory committee created by a resolution of the Mayor and City Council. This advisory committee, the Community Facilities Steering Committee, was composed of City staff and six interested citizens.¹

The Community Facilities Element of the City’s Master Plan 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 citizens of Gaithersburg. The Element will describe the existing community facilities and resources within the City of Gaithersburg and will identify potential gaps and recommend improvements and enhancements to certain facilities and resources. Ultimately, this Element will support the policies, strategic directions, and themes of the City, as well as the other Master Plan Elements.

1.1 Adoption of the Community Facilities Element

The Planning Commission at their March 5, 2008 meeting reviewed the proposed Master Plan Amendment MP-2-07 and approved this amendment to the General Plan for the City of Gaithersburg Master Plan, revising the Community Facilities Element by Resolution PCR-1-08.

On March 17, 2008, the Mayor and City Council adopted the amendment MP-2-07 to the General Plan for the City of Gaithersburg Master Plan, revising the Community Facilities Element by Resolution R-29-08.

¹ The interested citizens were Richard Arkin, Nancy Ashby, Charles Ferrell, Bruce Goldensohn, Erin McNulty, and Cathy Salgado.

2. City of Gaithersburg Facilities and Services

The Mayor and City Council have adopted two key policies that shape the City's approach to providing community facilities and services. The first is the annual Strategic Direction Plan, which includes general guidance and goals for the current year. The second is the 2003 Master Plan Themes, which provide more specific goals and visions related to the City's growth and development over the next several years.

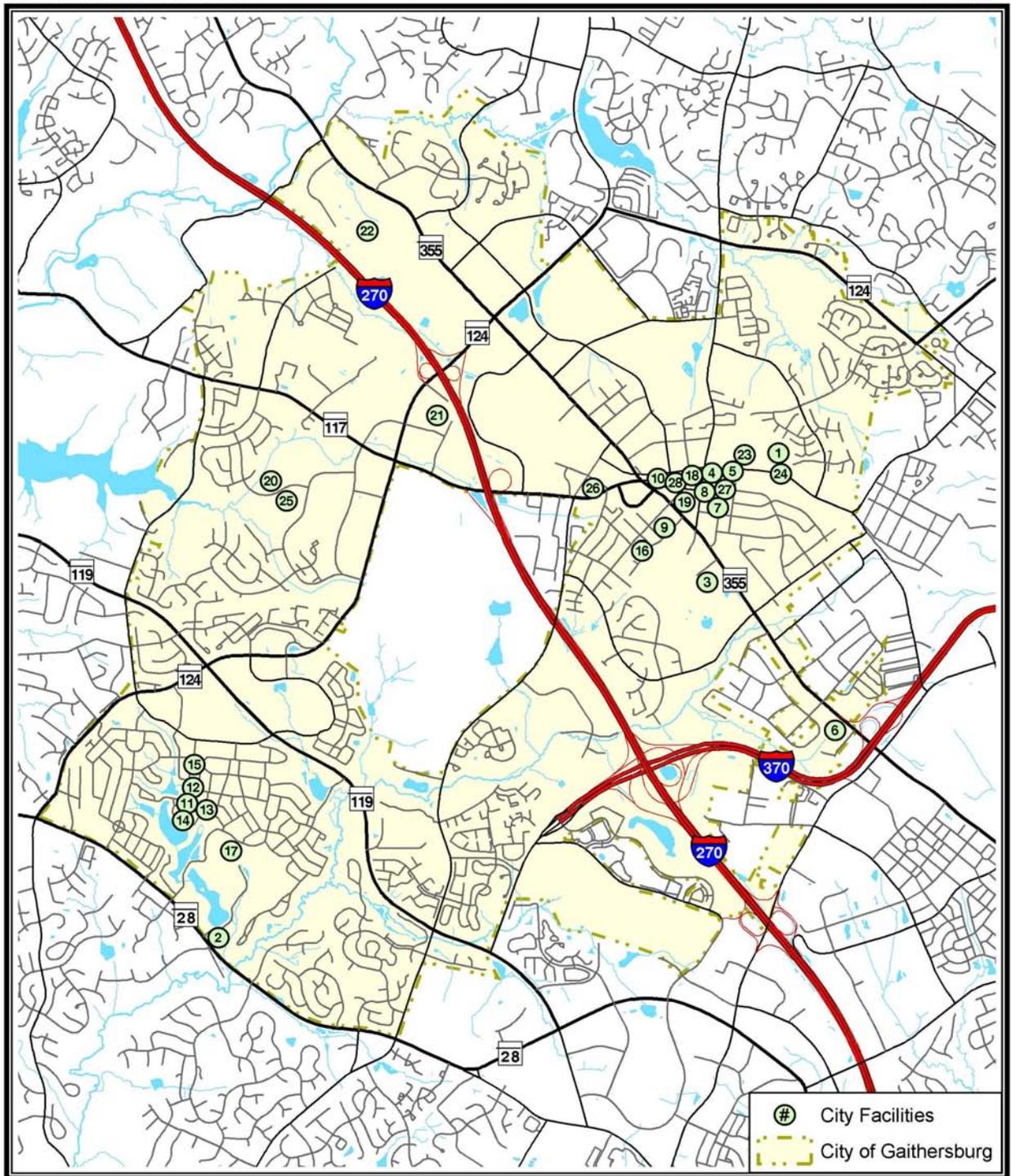
Under the leadership of the Mayor and City Council, the City provides a variety of community facilities and services to the citizens and businesses of Gaithersburg and Montgomery County. These facilities and services are managed by various departments, which are overseen by the City Manager's Office (CMO). For additional information about the City's facilities and services, please contact the appropriate City department.

The following table summarizes the community facilities that are owned or operated by the City of Gaithersburg. Information about the City's parks and recreation facilities can be found in Table 2 and Map 2.

Table 1: City Owned or Operated Facilities

FACILITY	MAP NO.	LAND AREA (AC.)	BLDG. SQ. FT.	PARKING SPACES	STAFF FT/PT	OTHER AMENITIES	YEAR BUILT	COMMENTS
Aquatic Center, Olde Towne	1	1.50	5,623	share 81	1		1977	
Aquatic Center, proposed	2	7.49	60,000	TBD	TBD	TBD	N/A	Proposed
Bohrer Park/Summit Hall Farm		56.60		share 418				
Activity Center	3		49,000		28	GA, PA, VA	1998	
Comfort Station			924				1998	
Miniature Golf			164				1998	
Pavilion #1			1,400				1998	
Pavilion #2			1,400				1998	
Skate Park			704				1998	
Water Park			5,541				1998	
Manor House *			3,944				1783	Additions in 1840, 1886, and 1937
Tenant House *			1,836				1868	
Barn *			5,032				1887	
Smokehouse *			196				1700	
Rambler			4,830				1953	2007 Addition
B & O Station ☼	4	1.25	1,479	9		Ticket booth, coffee shop	1884	Restored 1985-1986
B & O Freight Shed ☼	5		1,020			Museum	1884	Restored 1985-1986
Casey Community Center *†	6	6.00	15,158	145	4/10		1938	Remodeled 1977, Addition in 2007
City Hall (Schwartz House) *†	7	5.20	27,900	share 48	67	GA, PA, VA	1895	Additions 1987, 1989
City Hall Concert Pavilion	8		1,329	share 48		PA	1998	
De Sellum House	9	0.21	1,092	2	1		1982	1988 group home
Firehouse, Old Station 8 *	10		4,000	27	volun.	Museum	1927	
Gaithersburg Arts Barn *	11	0.13	9,350	on-street		GA, PA, VA	c.1900	2001, adaptive re-use
Kentlands Firehouse *	12		7,818	on-street			1940s	
building on Kentlands Green *	13		400				c.1900	
Kentlands Mansion *	14	0.95	11,823	on-street	3/7	VA	c.1900	1991 adaptive re-use
Kentlands Pavilion	15	0.38		on-street			2001	
Latitude Observatory ☼	16	2.30	169				1899	Restored 1988
Lakelands Park	17						2006	
Press Box			1,073				2006	
Restrooms			1,251				2006	
Olde Towne Parking Garage	18	0.84	212,000	727			2000	5 levels
Police Station	19	0.39	10,835	17	36/4		1985	Purchased 1993
Public Works	20	17.09	41,081	86	64/3		1981	Addition 1995
Senior Center, Upcounty †	21	2.23	9,400	45	5		1983	Purchased 1990; Addition 1996
Senior Center, proposed	22	TBD	TBD	TBD	TBD	TBD	N/A	Proposed
Youth Center, Olde Towne	23	1.00	2,200	28			1930	To be relocated
Youth Center, OT replacement	24	1.00	6,400	TBD		TBD	N/A	Relocated OTYC
Youth Center, Robertson Park	25		7,400				2006	
WSSC Site (waterworks) ☼	26	1.03	100			3 buildings	1926	Purchased 1987
Wells/Robertson House *	27	2.05	5,171	share 48	4		1885	Restored 1988; Addition in 2000
“Y” Site ☼	28	2.16		220			1888	Farmer’s Market
☼ Designated Historic Site Council for the Arts: * Historic Resources of Note GA – General Arts (e.g. - book fair) VA – Visual Arts (galleries) PA – Performing Arts † Proposed Arts Programming								

Map 1: City Facilities



2.1 Community Facilities & Services

In addition to the guidance provided by the Mayor and City Council, there are key documents that help manage and plan for City facilities and services. The *Parks, Recreation, and Open Space Plan for the 21st Century*, updated in 2006, serves as a guide for making decisions about places and programs that will meet the leisure, fitness, cultural, and other quality-of-life needs of Gaithersburg residents. City Staff is developing a *Planned Life-Cycle Asset Replacement (PLAR) Program* and a *Five-Year Capital Work Plan*, which will set short-term and long-term goals for maintenance and renovation of City-owned facilities. Approved facilities and services are included in the City's *Annual Budget*, usually as capital improvement projects (for new facilities) and operating expenses (for existing facilities).

2.1.1 Sanford W. Daily Municipal Center (City Hall)

The Sanford W. Daily Municipal Center (City Hall) serves as the main public forum for the Mayor, City Council, Planning Commission, Historic District Commission, Historic Preservation Advisory Committee, Board of Appeals, and other committees. It is the principal facility where citizens interact with elected officials and City staff. City Hall serves as the central operations facility for the City of Gaithersburg, coordinating the activities of all City departments. A variety of services are offered at City Hall, including zoning applications, construction permits, building inspections, tenant services, pet licensing, passport applications, economic development assistance, and general information about the City and City government.

City Hall is home to several of the City's departments and divisions, including the City Manager's Office, Human Resources, Public Information Office, Economic and Community Development, Environmental Affairs, Finance and Administration, Accounting, Information Technology, Community and Long-range Planning, Permits and Inspections, Neighborhood Services, and Animal Control. City Hall features several pieces of Art in Public Places and an art gallery that hosts shows by local artists.

The present City Hall complex initially included only the Schwartz House, a Georgian Revival-style house built 1895-1913. The City purchased the house in 1958 and completed a three-phase addition and renovation from 1987 to 1989, creating the present building. A small shed was built in 2006 between City Hall and the Civic Park tennis courts and is used to store public notice signs for meetings and hearings. City Hall has not been significantly renovated since its expansion in 1989.

2.1.2 Civic Park and Concert Pavilion

Civic Park surrounds City Hall, the Wells/Robertson House, and the Concert Pavilion. The Park was originally part of the Schwartz peony flower garden, which extended from the railroad tracks to Frederick Avenue. The Park includes large areas of green lawn, several large trees, a picnic pavilion, tennis courts and a tennis practice wall, a basketball half-court, restrooms, and two children's playgrounds. The Park's landscaping includes peonies that are descended from the original Schwartz garden flowers.

The Concert Pavilion faces City Hall and overlooks a large lawn area that can seat up to 1,500 people. The Pavilion hosts various events throughout the year, including concerts, performances, theatrical productions, and celebrations. The Pavilion was built in 1997 and is modeled after the City's historic Baltimore & Ohio train station.

2.1.3 Wells/Robertson House

The Wells/Robertson House incorporates the Human Services Division of the City Manager's Office and a related community facility/service within a single building. The Human Services Division provides homeless assistance, housing assistance, interim case management, and other services to City residents. These services are provided with input from the Education Committee, CHARACTER COUNTS! Steering Committee, Multicultural Affairs Committee, and Community Advisory Board.

The Wells/Robertson House is also the location of a functioning transitional housing program for homeless persons who are recovering from chronic substance abuse. This is the only such program in Montgomery County and one of only two programs in the entire state.

The Wells/Robertson House was constructed in 1885 and fell into disrepair during the 1980's. The City purchased the house in 1987 and renovated and restored it to its former prominence, using a combination of community donations (80%) and federal/state/local funds (20%). A large addition was constructed in 2001, adding three offices, a conference room, two handicap suites, and a storage area. The remainder of the house has not been significantly renovated since 1988.

2.1.4 DeSellum House

The DeSellum House, at 50 DeSellum Avenue, was built in 1982 and purchased by the City in 1988. DeSellum House serves as the permanent housing component for the graduates of the Wells/Robertson transitional housing program. This three-bedroom rambler, with a partially finished basement, provides long-term housing for four men who have successfully completed the Wells/Robertson House program and includes space for one live-in staff member. Rent paid by the residents covers the operating costs of the program. The exterior of DeSellum House was recently renovated with new roofing, windows, doors, and siding. The interior has not been significantly renovated since its initial construction.

2.1.5 Bohrer Park at Summit Hall Farm

The 57-acre Bohrer Park at Summit Hall Farm is the City's largest active-recreation park. It is located in the 500 block of South Frederick Avenue, next to Gaithersburg High School. The Park was part of Summit Hall, near the 18th-century Logtown Settlement, and was the site of Civil War events before being transformed into an innovative, prominent turf farm in the 1940s. The farm was purchased by the City in 1982 and named Summit Hall Farm Park. The Park was renamed Bohrer Park at Summit Hall Farm in 1998 in memory of the City's seventeenth Mayor, W. Edward Bohrer.

The Park includes the City's Activity Center and several related facilities. The Water Park, built in 1991, includes a large outdoor pool with two 250-foot water slides, a

rain drop umbrella, a sunning island, a frog fountain, and a zero-depth entry; a children's splash pool; two playgrounds; picnic tables; lawn chairs; and a food concession stand. The 18-hole Miniature Golf Course, built in 1994, has moveable hole placements (for course variety), multi-tiered garden ponds, and lighting for night use. The Skate Park, built in 2000, has 12 ramp/box structures that provide varying conditions to suit the interest and skill of all skaters. The Park also includes ponds, athletic fields, two pavilions, natural fields, forest stands, and walking trails.

In addition to the recreation amenities, several 18th-century farm structures are located on the property, including a manor house, tenant house, barn, and smokehouse. The smokehouse, built in the early 1700s, is believed to be the oldest structure in the City.² These farm buildings, combined with the large open space of the Park, offer the opportunity to create a realistic representation of farm life and provide a direct connection to Gaithersburg's rural heritage.

The offices of the non-profit Hospice Caring, Inc. are found in the circa-1953 house, 526 South Frederick Avenue, located behind the Manor House. Since 2001, the non-profit Hospice Caring, Inc. has been providing non-medical emotional support and counseling to terminally ill adults and their families, utilizing a network of volunteer caregivers. A small addition was constructed and dedicated in 2007. The City has a long-term lease with Hospice Caring, Inc.

2.1.6 Activity Center

The 45,000 square foot Activity Center houses the administrative offices of the Department of Parks, Recreation, and Culture (DPRC). The Center is located in Bohrer Park at Summit Hall Farm and was constructed in 1998. In addition to housing the main offices of DPRC, the Activity Center is the largest public indoor recreation center in the City. The Center offers a variety of recreation programs, including summer camps, fitness and recreation classes, after-school activities, dances, and special events. The Center includes an art display area and a fitness center. There are two gymnasiums and three multi-purpose rooms that are available for rent.

2.1.7 City Police Station

The City of Gaithersburg Police Department is a nationally-accredited law enforcement agency, providing protection to Gaithersburg citizens 24 hours per day, 365 days per year. The Department was first authorized in 1963 and has grown to include more than 50 personnel, most of whom are sworn officers. The City Police Station, located at 14 Fulks Corner Avenue, serves as the operations center for the City Police. The Department offers additional community services at the Station, including child fingerprinting, copies of traffic collision reports, and payment of parking violations.

The Montgomery County Police Department (MCPD) works in conjunction with the City police department, pursuant to a memorandum of understanding, to provide a full range of law enforcement services to the City. As a result of this unique partnership with MCPD, the City's police station does not include a holding facility. City Police are

² *Gaithersburg: The Heart of Montgomery County*, pg. 289 and *Gaithersburg: History of a City*, pg. 37

permitted to use the holding facilities at MCPD's Rockville and Germantown police stations.

The City purchased the current police station building in 1993. Recent renovations include the addition of weapons storage and an office, as well as new paint, carpet, and lockers. The Olde Towne Master Plan recommends relocating the existing Police Station somewhere in the vicinity of Olde Towne, allowing for a more intensive use of the Station's current site.

2.1.8 Olde Towne Museums and Parks

Two museums, two parks, and a historic train station in Olde Towne Gaithersburg showcase the City's history. The Gaithersburg Fire Museum, located at 13 East Diamond Avenue, is open to the public on Saturdays, free of charge. The building was constructed in 1927 by the Gaithersburg-Washington Grove Fire Company. Firehouse Station 8, as it was known, provided fire and rescue services for the Gaithersburg and Washington Grove area until 1978 and was additionally used for Town Meetings until 1958. In 1978, a larger Fire Station 8 was constructed by Montgomery County at the intersection of Russell and Montgomery Village Avenues. The former fire station was purchased by the City and used as City offices and the City Police Station from 1978-1993. The building now includes a Fire Museum and a community meeting room. The Fire Museum has several fire fighting artifacts and a 1941 Pumper Truck on display, as well as fire safety information. The building was renovated in 2001 during its conversion to a museum and community space.

The Gaithersburg Community Museum, located off Summit Avenue between the railroad and Diamond Avenue, includes the B&O Freight Shed, a small train yard with rolling stock (rail cars), and the award-winning History Park.³ The Baltimore and Ohio (B&O) Freight Shed, listed on the National Register of Historic Places, was restored in the 1980s as part of the revitalization of Olde Towne Gaithersburg. The Freight Shed, open on select weekdays, displays photographs and artifacts from Gaithersburg's past, and features a gift shop and model train display. The History Park, located between the Train Station and the Freight Shed, was created in 1984 and renovated in 2004. The Park includes benches and plaques describing Gaithersburg's history. Adjacent to the History Park is the City's collection of early twentieth-century rolling stock.

The B&O Train Station, 5 South Summit Avenue, is listed on the National Register of Historic Places and was restored in the 1980s. The Station sells tickets for the Maryland Rail Commuter (MARC) train and has a waiting area, small coffee shop, and public restrooms. Olde Towne Park, located on the north side of the B&O Station, was purchased by the City in the 1950s. Its location at the corner of Summit and Diamond Avenues has been a public space for much of Gaithersburg's history and serves as a community focal point. The City has budgeted for the design and construction of a bell tower in Olde Towne Park, which will hold the City's historic 1915 Howard "roundtop" clock.

³ 19th Annual Montgomery County awards for Historic Preservation (2005), presented by Montgomery Preservation for Construction, Renovation and Restoration of the History Park garden

2.1.9 Public Works, Parks Maintenance, and Engineering Building

The operations and maintenance facility for the Department of Public Works, Parks Maintenance, and Engineering (DPWPM&E) is located at 800 Rabbitt Road. The Department maintains the City's parks, streets, sidewalks, and facilities; oversees the review and construction of new facilities and infrastructure; and maintains City vehicles. For single-family residences within the City limits, DPWPM&E provides weekly recycling collection; seasonal collection of leaves, tree trimmings, and holiday trees; and a monthly bulk pick-up of large items, such as appliances and furniture. The Department provides snow removal, street cleaning, and landscaping of public areas, as needed. The DPWPM&E facility includes a public recycling drop-off area for automobile oil and antifreeze.

The DPWPM&E building sits on land that was deeded to the City as part of the development of the Rabbitt Farm in 1977. Constructed in 1981 as the City's first "green" building, it incorporates passive solar design, thermal mass, a soil/grass roof, and partial earth shelter to reduce energy consumption. As a result of its energy-efficient design, most of the building and industrial-type uses are hidden from street level and the building appears no taller than a two-story house even though it has three levels. The DPWPM&E has not been significantly renovated since its original construction, except for a 1995 addition and minor updates.

2.1.10 Casey Community Center

The Casey Community Center is located at 810 South Frederick Avenue and serves as an important gateway landmark into the City. The Center hosts various recreation programs, including camps, classes, and youth activities. The Center has six rooms available for rent by the community, ranging in capacity from 20 to 135 persons.

The Center includes a former dairy barn and two former silos, originally built in 1938. The barns were donated to the City in 1971 by the Casey Foundation. The City renovated the farm buildings and converted them to the present Community Center in 1977. The Center has not been significantly renovated since its conversion, except for a 2002 addition/renovation that installed an elevator (in the form of a third silo) and provided other minor ADA-compliance measures.

2.1.11 Gaithersburg Aquatic Center (GAC)

The indoor Gaithersburg Aquatic Center (GAC) is located at 2 Teachers Way, attached to the front of Gaithersburg Middle School. The facility is owned by Montgomery County Public Schools (MCPS) and operated by the City of Gaithersburg. The Center was constructed in 1975 as a joint project by MCPS and the City and has not been significantly renovated since its original construction.

The Center includes a 25-yard long six-lane main pool, a shallow teaching pool that is handicap accessible, lockers, and changing rooms. The Center offers various classes and open swim times to the general public after school hours, on weekends, and during the summer months. The Center can also be rented for birthday parties and other social events. During school hours, middle school students use the facility for physical education classes. One wall can be opened to transform the facility into a partial outdoor

pool. The GAC is one of only six public indoor pool facilities in Montgomery County and the only operating indoor pool in the City.

2.1.12 Planned Gaithersburg Aquatic and Recreation Center (GARC)

The City has programmed and budgeted for an indoor aquatic and recreation center, to be located on a 7.49-acre parcel at 50 Edison Park Drive, in the GE Technology Park subdivision (formerly National Geographic). The conceptual plan for the GARC includes a 25-yard long, eight-lane indoor pool; two diving boards; a shallow recreation/teaching pool with amenities for children; two hydrotherapy pools; a multipurpose room; a birthday party room; locker/shower rooms; an observation gallery; an outdoor sun deck; a fitness room; a gymnasium; and administrative offices. The Center will offer classes and recreation programs. Funding for the \$25 million Center has been provided by the City, Montgomery County, Maryland Department of Natural Resources Program Open Space, and the developers of Crown Farm. The design of the facility began in November 2006 and is expected to be completed in 12-14 months. Construction of the GARC is scheduled to begin in 2008, with a proposed opening in 2010.

2.1.13 Arts & Culture Facilities at Kentlands

As part of the development of the Kentlands, a neo-traditional “new urbanist” community, the City of Gaithersburg received several buildings and park areas as public amenities. This was the result of a public facilities charrette that the City and developer held in the early stages of the development of Kentlands. Buildings received by the City include the Mansion, the Arts Barn, the Firehouse, and the Kentlands Green building. Parks received include the stream valleys, the Kentlands Green, the Kentlands Pavilion, a former rock quarry (Little Quarry Park), and four lakes (Inspiration, Helene, Lynette, and Nirvana). Additional historic artifacts under City ownership or easement include the spring house on Inspiration Lake, the grotto and greenhouse (pheasant barn) ruins at 801 Inspiration Lane, the small building on the Kentlands Green, the carriage house at 321 Kent Square Road, and the gatehouse reproduction at 103 Kent Oaks Way.

The Kentlands Mansion, 320 Kent Square Road, was built in 1900 in the Georgian, or Colonial Revival, style by Frederick Tschiffely, Jr. Later additions were constructed by Otis Beall Kent in the 1940s. Between 1991 and 1994, the Mansion was converted to a community facility and art gallery by the City. The Mansion can accommodate up to 150 persons and offers meeting rooms, reception areas, a dining room, and a caterer’s kitchen. The original front entrance columns and steps of the Mansion are on display in the two Homeowners’ Association parks on the north side of Golden Ash Way at its intersection with Alfandre Street.

The Gaithersburg Arts Barn, 311 Kent Square Road, was built in 1900 as a horse stable and barn. The Barn is across the street from the Mansion, on the north side of Kent Square Road. During 1999-2001, the City converted the barn to an arts facility. The completed Arts Barn includes City staff offices, two artists-in-residence studios, an art gallery, a museum shop, a classroom, and a 99-seat theater for the performing arts. The Arts Barn offers classes, demonstrations, lectures, children’s activities, summer camps,

and various theatrical shows. The Arts Barn can also be rented when it is not being used for events or performances.

The Kentlands Firehouse, 321 Firehouse Lane, was built in the 1940s as a private fire station to protect the buildings on the Kent Farm and to house Mr. Kent's collection of antique fire trucks. The attached greenhouse was probably built earlier, when the property was still owned by the Tschiffely family. The Firehouse is being used for various art projects and for storage, including the tops of former silos on the Kent farm. Both the fire house and greenhouse need significant renovations if they are to be transformed into community facilities.

The small brick building on the Kentlands Green, 117 Kent Square Road, is in good structural condition, but not suitable for occupancy without significant renovations. The building is not currently being used by the City.

The Main Street Pavilion, 301 Main Street, was built by the second developer of Kentlands, Great Seneca Development Corporation. The Pavilion was constructed in 1998-1999 as a community gathering place and was dedicated to the City for public use. The Pavilion hosts the Farmer's Market once a week during the spring, summer, and fall months, as well as other events throughout the year. The park surrounding the Pavilion features an art display of sculpted stone chairs.

2.1.14 Gaithersburg International Latitude Observatory

The Gaithersburg International Latitude Observatory is the City's only National Landmark, and it is listed on the National Register of Historic Places. The Observatory was built in 1899 as one of six sites around the world chosen to measure the movement (wobble) of the Earth along its polar axis. In later years, the Observatory aided the Space Program by providing precise navigational information about orbiting satellites. The small wooden building originally housed a telescope and other instruments. The Observatory closed in 1982, being replaced by new technologies and space-based observation. The City restored the Observatory building in 1990 and is in the process of establishing a park around the Observatory to highlight its contribution to scientific knowledge. Artifacts will be on display at the Activity Center at Bohrer Park at Summit Hall Farm, including the Zenith Telescope.

2.1.15 Gaithersburg Upcounty Senior Center

In 1990, a joint partnership was formed by the State of Maryland, Montgomery County and the City of Gaithersburg to purchase the Quality Inn Hotel, built in 1983 and located at 80 Bureau Drive on a 2.23 -acre site. Following this acquisition, the first floor of the building was converted to the Gaithersburg Senior Center and the upper floors were converted to 120 age-restricted rental efficiency apartments. In 1997, Montgomery County closed the Emory Grove Road Senior Center, and its program was consolidated with the City's senior center to become the Gaithersburg Upcounty Senior Center.

The age-restricted apartments are entered from the rear of the building, and the Senior Center is entered from the front. A recent space reconfiguration added four new apartments, with two handicapped units on the ground floor. In 2005, all new windows were installed in the apartments, improving the building's ventilation for the residents.

The apartment mix consists of 120 efficiencies and four one-bedroom units. Rents are established on an annual basis by the Board of Governance, which is comprised of staff from the three joint partners. One-third of the units are affordable to low-income households, one-third are affordable to moderate-income households, and the remaining third have their rents set at the market rate.

Membership of the Senior Center is comprised of an active and diverse population of residents 55 and over, with 60% residing in the County and 40% residing in the City. Senior Center members participate in a range of social and recreational programs, activities, and services. Programs offered to members include support groups, dancing, day trips, fitness classes, wellness days, medical news, computer classes, driving for mature drivers, tax assistance, and weekday lunches. There are 743 registered members of the Center, with an average daily attendance of 100. Door-to-door daily transportation is provided for members by City buses and supplemented by Montgomery County as part of the Senior Transportation Program.

The Gaithersburg Upcounty Senior Center features a dining room, computer lab, lecture room, craft room, multi-purpose room, game tables, and a small library. In addition to providing Senior services, the Senior Center is available for rent by the general public for social events and meetings. A 2,841 square-foot addition constructed in 1996 enlarged the dining room to seat 140 people, and provided additional lobby, recreational, and office space. In 2001, the outdoor swimming pool was filled in and converted to a landscaped park for residents. The Center's space needs continue to expand as attendance numbers grow. The current 45 parking spaces allotted for the Center's use are insufficient during many popular events.

2.1.16 Proposed Senior Center

An additional Senior Center is proposed to be constructed in the future. One possible location is a site within The Spectrum (formerly known as Casey East), near the intersection of Watkins Mill Road and North Frederick Avenue. The Center is envisioned to be a stand-alone facility with amenities and services similar to the existing Upcounty Senior Center. The number of persons 55 years of age and older is expected to increase significantly over the next twenty years, and the additional Senior Center will allow the City to continue providing high-quality services to its senior citizens.

2.1.17 Youth Centers

The Olde Towne Youth Center (OTYC) is located at 402-B East Diamond Avenue, on a City-owned lot that includes three buildings, two of which are more than 85 years old. The Youth Center is located in a former iron welding shop built in the 1930's. The OTYC opened in 1992 and was expanded and renovated in 2001. The other circa-1919 houses at 402 and 404 East Diamond Avenue have been vacant since 2006.

A new Olde Towne Youth Center, to be located on Teachers Way behind 442 East Diamond Avenue, has received full funding for design and construction. Because the new Youth Center will be located on MCPS land, the City and MCPS have entered into a long-term lease agreement, which will not expire until 2027. The design phase for the new OTYC began in 2007. Proposed elements include an arts and crafts room,

computer lab, and a sound and mixing studio. Planned youth programs include after-school programs and summer camps. Construction of the new Olde Towne Youth Center is scheduled to begin in 2008, with a planned opening in 2009.

The construction of the new OTYC and demolition of the existing Center will allow redevelopment of a large portion of East Diamond Avenue, as envisioned in the Gaithersburg Olde Towne District Master Plan. The Gaithersburg Olde Towne District Master Plan recommends, as part of the East Diamond Avenue redevelopment, preserving and relocating the houses at 402 and 404 East Diamond Avenue, if possible.

The Youth Center at Robertson Park (YCRP) is located at 801 Rabbitt Road, in the northeast corner of Robertson Park. The Park was donated to the City as part of the development of the Rabbitt Farm in 1977. The YCRP was constructed in 2005-2006 and is the first City building to be LEED-certified by the U.S. Green Council. The Center uses several innovative “green” technologies and materials, including a geothermal heating and cooling system, recycled rubber flooring, high-efficiency windows, wheatboard cabinets, forest-certified wood, and recycled denim insulation.

The YCRP offers various youth-oriented programs, including summer camps. The Center features an indoor rock-climbing wall, billiards hall, and computer lab and utilizes the surrounding athletic fields of Robertson Park in its programs. The YCRP is available for rent for social events and birthday parties. In 2007, to fulfill a need, the Center began to host programs for seniors as well.

2.1.18 Educational Support Centers

The Ed Bohrer Parent Resource Center (EBPRC) is a supplemental educational support center owned by the City of Gaithersburg and located on the grounds of Gaithersburg Elementary School. The Center, named for Gaithersburg’s seventeenth mayor, is leased by Montgomery County Public Schools (MCPS) for \$1.00 per year and operated by Family Services Agency, Inc. (FSAI). The Center was created in 1999 when, at the request of Montgomery County Public Schools, the City used Federal Community Development Block Grant funds to purchase a 1,700 square foot modular building. MCPS and FSAI share the Center, which is used for parenting classes, English as a Second Language (ESOL) classes, after-school tutoring programs, and case management services provided by FSAI. At the termination of the current lease agreement between the City and MCPS, the facility will become the sole property of MCPS.

In 2002, looking to replicate the highly successful program at Gaithersburg Elementary School, MCPS again approached the City for a similar center to serve students and families at Summit Hall and Rosemont Elementary Schools. Recognizing the space limitations at the Gaithersburg Elementary site, it was determined that the needs of the community required more interior space. The City, again using federal funds, purchased a 2,300 square foot modular building and placed it in the back of Summit Hall Elementary School. A new agreement between the City and MCPS established the Gaithersburg Judy Center (GJC), which is named for U.S. Representative Steny Hoyer's late wife, who was active in child development issues. Similar to the Ed Bohrer Parent Resource Center, the Judy Center provides an array of educational and supportive services for families whose students attend Summit Hall and Rosemont Elementary

Schools. State grant funds pay for operating and staffing costs of the Center. The Judy Center lease expires in 2012, with ownership of the property passing to MCPS. As part of the ownership transfer agreement, the City must approve any change of use to the GJC for a period of ten years following the expiration of the lease.

Although different in size, both Centers have large classrooms, a smaller meeting area or private space, and offices for staff. Each facility has a kitchenette and bathroom. There are no planned renovations or changes to either Center.

2.1.19 Washington Suburban Sanitary Commission (WSSC) Site

The City's first water plant was built by the Washington Suburban Sanitary Commission (WSSC) in 1926-1928 at 112 West Diamond Avenue. The former WSSC waterworks is a designated historic site, located within the Chestnut-Meem Historic District. WSSC de-commissioned the waterworks in the 1960s, upon construction of the Potomac Filtration Plant.

The City-owned WSSC site is leased to Montgomery County through 2009, with options to renew through 2029. The County sub-leases the site to a child daycare provider, which is housed in a modular building on the northern part of the property. The southern portion of the site includes parkland and a water tank and three small buildings (former pump houses) associated with the waterworks. The City uses the pump houses for storage.

2.1.20 Olde Towne Parking Garage

The public parking garage for Olde Towne Gaithersburg, located at 112 Olde Towne Avenue, was completed in 2000 and includes 727 parking spaces, with 126 reserved for the adjacent apartments and 200 reserved for the adjacent office buildings. The 401 parking spaces for use by the general public greatly improves access to City Hall, the Civic Park and Pavilion, MARC commuter train station, and businesses in Olde Towne. An auxiliary elevator and connected pedestrian bridge over the railroad, completed in 2001, provides safe and unobstructed access to the MARC station and businesses north of the tracks.

2.1.21 "Y" Site

The "Y" Site, a locally-designated historic site, is named for the shape of the railroad track turn-around that was built there in 1888. Although the tracks are gone, the iron bumper stop is still in place, a reminder of Gaithersburg's connection to the railroad. The "Y" Site is currently split by Olde Towne Avenue/West Diamond Avenue, which was relocated and extended in 2005. The northern portion of the "Y" Site was previously used as a commuter parking lot, but is now vacant. The southern portion of the "Y" Site is used for a weekly Farmer's Market during the summer and fall months. The Olde Towne District Master Plan recommends mixed-use development for the northern portion of the "Y" Site and a park highlighting the "Y" Site's rail history for the southern portion.

2.1.22 Crown Farm

The City of Gaithersburg is scheduled to receive approximately five acres of parkland from the Crown Farm development, as part of the approved annexation agreement (X-182). The City will continue to evaluate the parkland and explore various civic uses and programs that will benefit the surrounding development and City residents.

2.1.23 Art In Public Places

The Art in Public Places Program (AIPP) seeks to promote the arts and educate the public by developing works of art throughout the City. The AIPP, supported by the Art In Public Places Committee (established by resolution of the Mayor and City Council in 1997), works to create a sense of place and pride for the Gaithersburg community. As such, the Program has incorporated art pieces into building façades, public right-of-ways, and infrastructure (such as bridges), in addition to stand-alone pieces. The projects of the AIPP program are funded either by the Capital Improvement Project (CIP) process of the City budget or by developers as part of the site plan approval process. There are several examples of successful AIPP projects in the City, including City Hall, Bohrer Park at Summit Hall Farm, Olde Towne Plaza and Community Museum, Washingtonian Center, Holbrook Center, The Oaks at Olde Towne, E-Z Storage, Perry Parkway traffic circle, Quince Orchard Park, Kentlands, and Lakelands.

2.2 City Parks

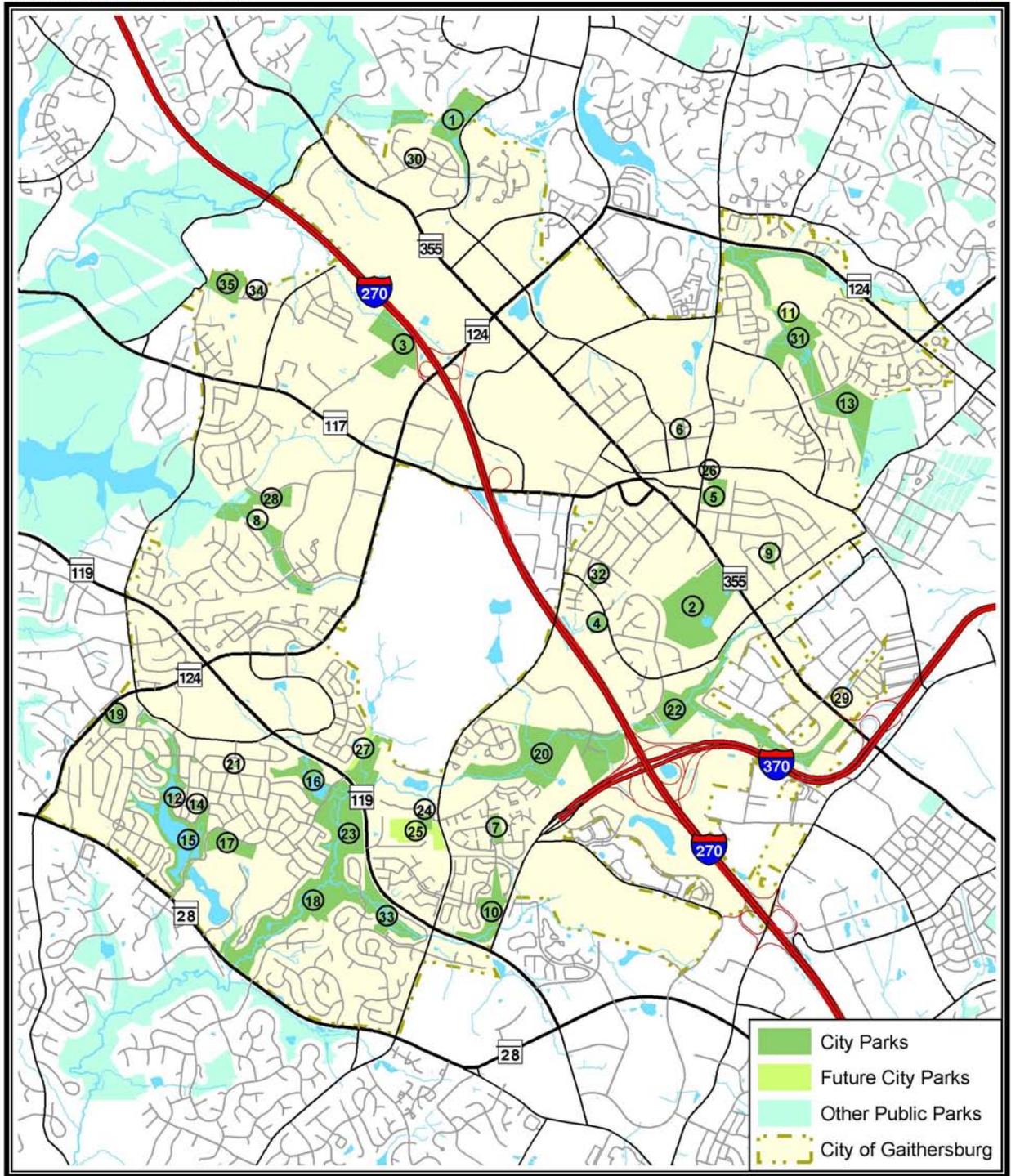
The City of Gaithersburg has 26 public parks, totaling 853.5 acres. There are 372.9 acres of “active” parks, which include recreational facilities and amenities, such as basketball courts, tennis courts, and play equipment. The remaining 480.6 acres are “passive” parks that are primarily used for preservation, hiking, and other low-impact activities. For more information about the location and names of the City’s parks, please refer to Table 2 and Map 2.

The City includes several unique parks in its system, which add to the overall character of the City. The Dog Park at Green Park provides a dog-friendly play and walk area. Inspiration Park, in Kentlands, is a memorial for those who lost their lives during the September 11, 2001 terrorist attacks. The Skate Park at Bohrer Park at Summit Hall Farm provides an unusual opportunity to practice skateboarding and roller skating tricks.

Table 2: City Owned or Operated Parks

PARK	MAP NO.	LAND AREA (AC.)	PARK TYPE.	PARKING	REST ROOMS	PICNIC TABLES	SHELTERS	PLAY EQUIP.	OTHER AMENITIES
Blohm Park	1	32.0	Active	On-street					HT, PD
Bohrer Park at Summit Hall Farm	2	56.6	Active	Y	Y	Y	Y	Y	CG, HT, MG,PD, PL, SP, VB
Brown Station Park	3	26.3	Passive	N					Undeveloped
Christman Park	4	4.3	Passive	On-street					HT, PD
City Hall Park	5	7.8	Active	Y	Y	Y	Y	Y	BB, CG, HT, TC
Constitution Gardens	6	1.4	Active	On-street			Y		
Crown Woods	7	4.3	Passive	On-street					HT
Diamond Farms Park	8	23.6	Active	On-street				Y	BB, HT, TC, VB
Duval Park	9	3.3	Active	On-street	Y	Y	Y	Y	BB, CG, VB
Green Park	10	13.7	Active	Y				Y	BB, DP, HT, TC
Hidden Creek *	11	4.6	Passive	N					
Inspiration Park	12	0.1	Active	On-street					BT
Kelley Park	13	28.0	Active	Y	Y			Y	BB, BF, TC, VB
Kentlands Green	14	1.3	Active	On-street					
Kentlands Lakes Park	15	57.8	Passive	On-street					HT
Lake Varuna	16	14.0	Passive	On-street					HT
Lakelands Park	17	11.6	Active	Y	Y	Y	Y	Y	BF, HT, SF
Lakelands SV Park	18	63.1	Passive	On-street					HT
Little Quarry Park	19	5.8	Passive	On-street		Y			HT
Malcolm King Park	20	78.4	Passive	On-street				Y	BB, HT, SF, TC
Market Square ‡	21	0.5	Active	On-street					BT
Morris Park	22	45.0	Active	Y	Y	Y	Y	Y	BB, BF, CG, TC
Muddy Branch Stream Valley Park	23	58.7	Passive	On-street					HT
Nike Missile Park (north)	24	3.1	Passive	N					
Nike Missile Park (south) *	25	14.1	Active	TBD					TBD
Olde Towne Park	26		Active	Y	Y				BT
Quince Orchard Park *	27	4.2	Passive	On-street					HT
Robertson Park	28	8.9	Active	Y				Y	BB, BF, HT, SF
Summerfield Park	29		Active	On-street					BT
Travis Avenue Park	30	1.4	Active	On-street		Y	Y	Y	BB
Victory Farms Park	31	58.6	Passive	On-street					HT
Walder Park	32	2.7	Active	On-street		Y	Y	Y	BB, CG, HT
Washingtonian Woods‡	33	22.3	Active	On-street			Y	Y	BB, HT, PD, TC
Watkins Mill TC – A	34	0.7	Active	On-street					TBD
Watkins Mill TC – C	35	12.9	Passive	On-street					TBD
<p>* Future City Park ‡ Park maintained but not owned by City</p> <p>Other Amenities: BB – Basketball Courts BF – Ball Fields BT – Benches / Tables CG – Cooking Grills DP – Dog Park HT – Hiking Trails MG – Miniature Golf PD – Pond(s) PL – Pavilions SF – Soccer Fields SP – Skate Park TBD – To Be Determined TC – Tennis Courts VB – Volleyball</p>									

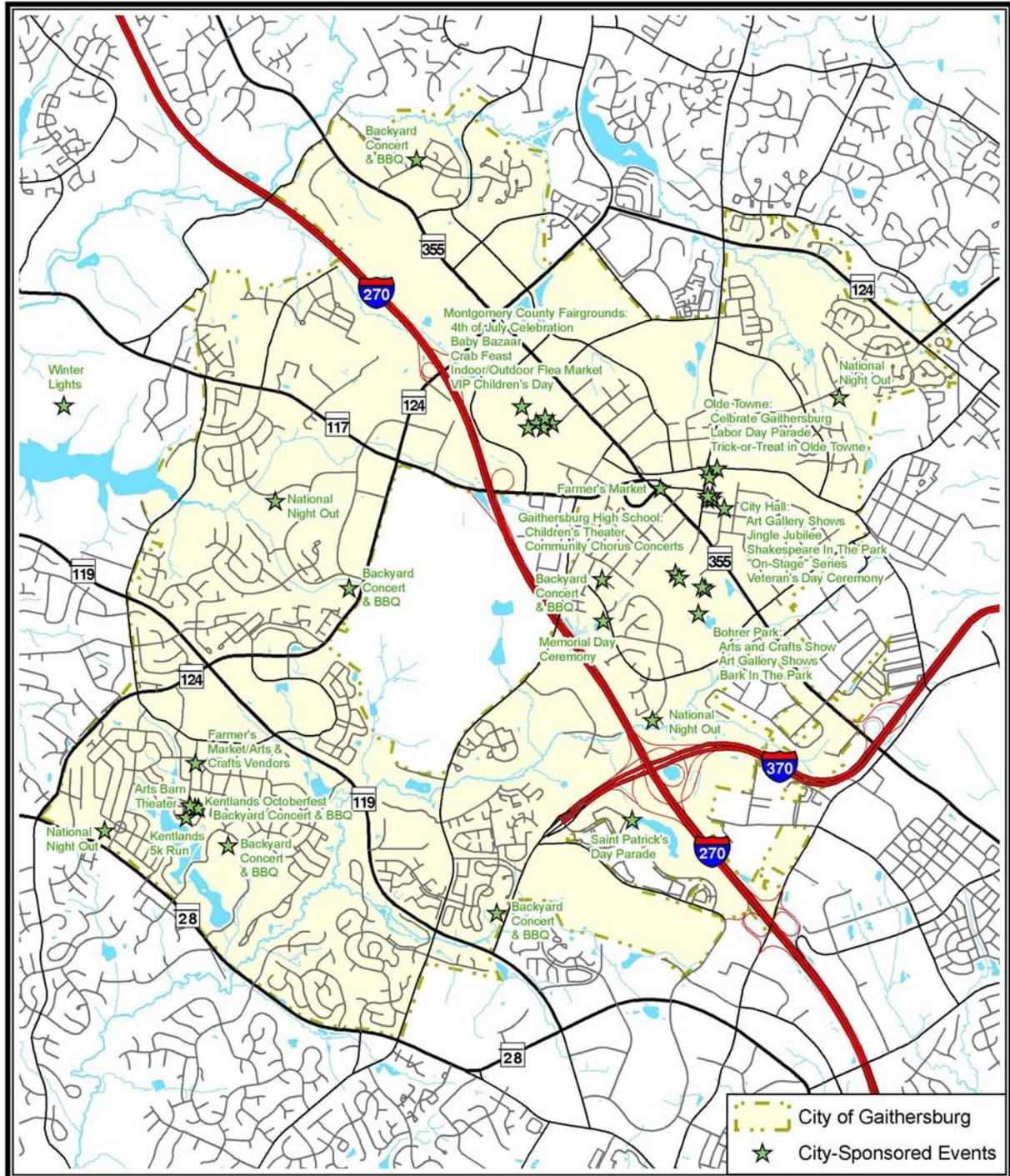
Map 2: City Parks



2.3 City Events

The City of Gaithersburg hosts an abundant variety of community events throughout the year. These events include concerts, theatrical productions, celebrations, commemorations, parades, observances, expositions, and other social and cultural activities. A map showing a sampling of City events follows.

Map 3: Sample City Events 2006-2007



2.4 Other City-owned Property

The City owns several properties that are not open to the public. These properties were acquired to facilitate development or preservation goals of the City. Two properties, the “Y” Site and Fishman Building (315 East Diamond Avenue), are included in the Olde Towne District Master Plan as significant redevelopment and revitalization opportunities. The remaining properties are used as low-priced rental housing for City employees and are located at 2 James Street, 307 South Frederick Avenue, and 300 Dogwood Drive.

Several City facilities listed in the 1997 Community Facilities Master Plan Element are not included in the 2003 Master Plan update. These facilities were sold to private individuals or entities, were demolished, remain in storage, or are no longer proposed to be built. The table below summarizes these 1997 Master Plan facilities and provides a status report of each.

Table 3: 1997 Master Plan City Facilities Not Described in the 2003 Master Plan

NAME	LOCATION	BUILT	NOTES	STATUS
Caretaker’s House	Latitude Observatory	1940s		Demolished in 2007 for Observatory Park
Carriage House	Chestnut Street	1890s	HRON	Donated to private citizen and relocated to 100 Prospect Street
Chicken Coop	Cedar Avenue		HRON	Still owned by City; in storage
Mills/Nash House	18 E Diamond Ave	1889	HRON	Sold
Recreation Facility	West Side Drive	N/A	In 1997 Plan	No longer proposed

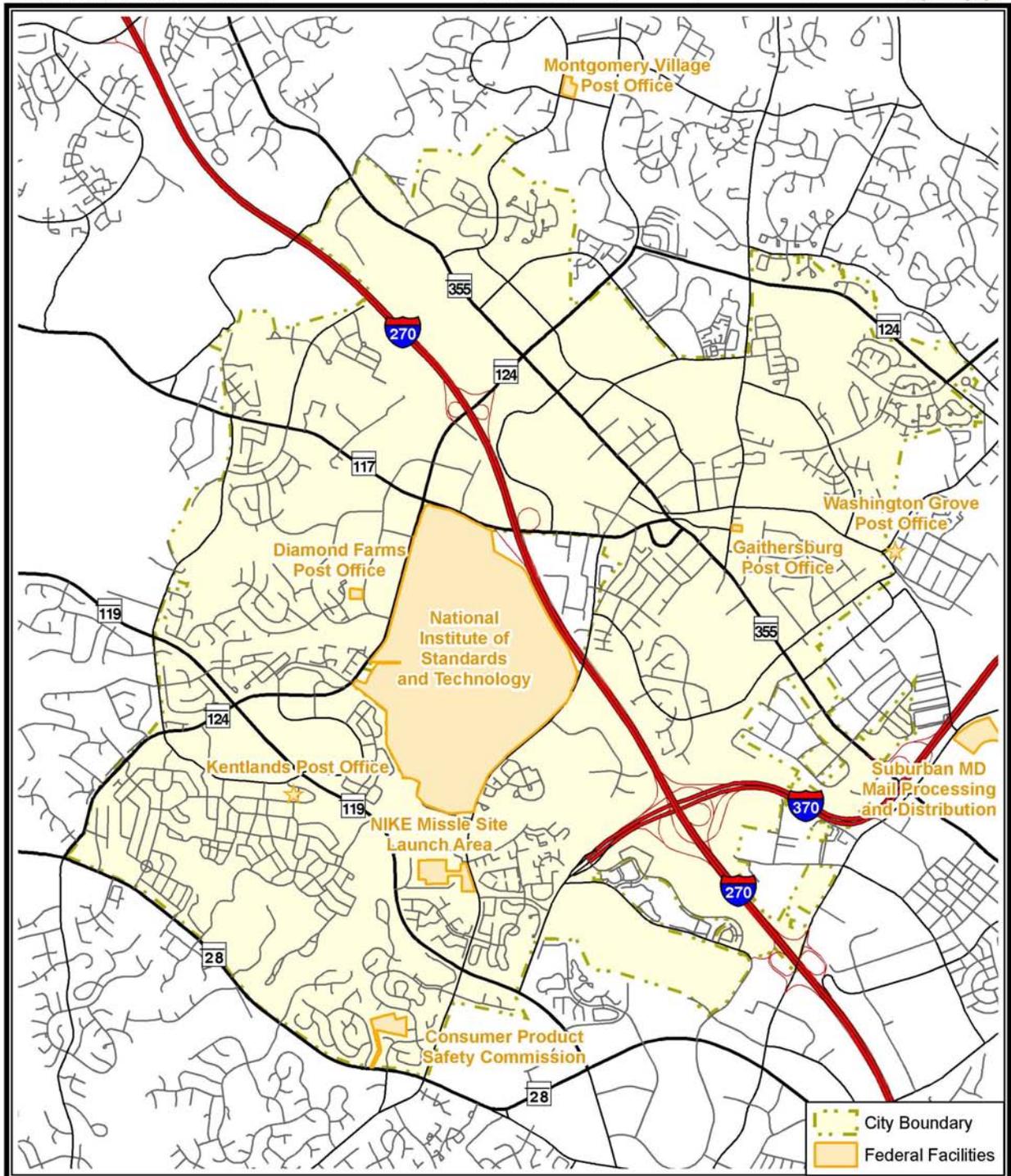
HRON = Historic Resource of Note

3. Other Public Facilities and Services

3.1 Federal Facilities and Services

The United States Government operates several facilities in the Gaithersburg area, and provides various services to the citizens and businesses of Gaithersburg. Due to the large number of federal services, the Community Facilities Master Plan Element focuses on the facilities. Each federal facility or service is managed by an agency or department, which prepares plans and budgets for day-to-day operations as well as future growth and needs. Most of these agencies and departments have publications and information available to the general public. For further information about the federal facilities and services included within this Element, please refer to the appropriate federal agency or department.

Map 4: Federal Facilities



3.1.1 Postal Service

Each day the United States Postal Service receives and delivers over 680 million pieces of mail. Distribution and transportation of these letters, parcels, catalogs, and magazines occur across a network of 38,000 Post Offices and retail outlets and 400 mail processing facilities. The mail is securely and reliably delivered to 143 million addresses. Today, the Postal Service delivers more than twice as much mail as it did two decades ago, with the same number of employees.⁴

In 2002, the Postal Service began implementing a strategic transformation to be more competitive with private mail services and to restore confidence in the Service's ability to safely handle and deliver mail in a reliable, timely manner. Over the next several years, the Postal Service will continue this transformation, reducing costs, improving productivity through automation and more efficient working environments, and improving the overall value of the service through increased reliability, stable and affordable delivery rates, ease of use and convenience, additional product offerings, and marketing tools for businesses.⁵

Postal delivery service for Gaithersburg is coordinated through the Suburban Maryland (Shady Grove) Mail Processing and Distribution Facility. Incoming mail is sorted at this main processing facility and then sent to the various post offices for delivery to homes and businesses. In addition to mail delivery, the Postal Service provides retail sales, such as postage and mail supplies, and other services, including passport applications, bulk mail processing, and leased delivery boxes.

The Gaithersburg Main Post Office is located at 21 South Summit Avenue, in the center of Olde Towne Gaithersburg, and was built in 1960. This main post office provides mail delivery service for the 20877 and 20882 zip codes and oversees the Diamond Farms, Montgomery Village, and Kentlands branches. The Gaithersburg Main Post Office leases its building and has no plans for expansion or relocation. There are no additional branch or satellite post offices planned, and no zip code changes are anticipated.

The Diamond Farms Branch Office, built in 1978, is located at 23 Firstfield Road and provides mail delivery for the 20878 zip code. The Montgomery Village Branch, built in 1987, is located at 10079 Stedwick Road and provides delivery service for the 20879 and 20886 zip codes. There are two satellite post offices, the Kentlands Station at 618 Center Point Way and Washington Grove Post Office at 111 Washington Grove Lane, which sell items and provide postal boxes but do not deliver mail. Over the last decade, the Diamond Farms Post Office has experienced substantial growth in its delivery area and has outgrown its existing building. The Diamond Farms Branch hopes to either expand the current building or move to another location within the City of Gaithersburg, sometime during the next five years. If the Diamond Farms Branch is relocated, there is a slight possibility that it may be combined with the Gaithersburg Main Post Office in a larger building and serve both the 20877 and 20878 zip codes.

⁴ *Strategic Transformation Plan, 2006-2010*; published by the US Postal Service

⁵ *ibid.*

3.1.2 National Institute of Standards and Technology (NIST)

The National Institute of Standards and Technology (NIST) was originally founded as the National Bureau of Standards in 1901. In 1988, its name was changed to reflect its expanded mission under the Omnibus Trade and Competitiveness Act. NIST is a non-regulatory federal agency within the U.S. Department of Commerce. The agency's mission is to promote U.S. innovation and industrial competitiveness by advancing measurement science, standards, and technology in ways that enhance economic security and improve the quality of life.⁶

The main campus of NIST is located on a 578-acre site surrounded by the City of Gaithersburg. In 2006, NIST employed approximately 2,300 scientists, researchers, and other staff at its Gaithersburg campus. The FY 2007 budget of \$843.3 million included initiatives for nanotechnology, hydrogen fuel, manufacturing, biometric identification, and improved building safety in hurricanes, fires, and earthquakes. For many years, NIST leased a portion of an office building located at 820 West Diamond Avenue, which was known as NIST North. Following a recent expansion on the NIST site, this leased space was longer needed and the NIST employees have been relocated to the main campus.

3.1.3 Consumer Product Safety Commission (CPSC)

The Consumer Product Safety Commission (CPSC) was established as an independent federal regulatory agency in 1973, under the Consumer Product Safety Act. Its mission is to protect the public against unreasonable risks of injuries and deaths associated with consumer products. The CPSC develops safety standards (both mandatory and voluntary), minimizes conflicting state and local regulations, provides comparative safety information, and promotes research and investigation into the causes and prevention of injuries. The CPSC is headquartered in Bethesda and operates a testing laboratory in Gaithersburg.

The CPSC testing laboratory is located on a 9.54-acre site off of Darnestown Road (MD Route 28), within the City of Gaithersburg. The CPSC employs 38 scientists, researchers, and other staff at the laboratory campus, and is expected to grow by 15-20 employees over the next ten years. The laboratory complex is the former control area for the NIKE Missile complex (Rockville W-92), and retains many of the original features of the NIKE control site. In 2003, as part of its master development plan, the CPSC renovated 2,136 square feet of existing laboratory space, added 2,880 square feet of additional laboratory space, and constructed an 18,000 square foot sample storage facility.⁷

3.1.4 Former NIKE Missile Site Launch Area

The NIKE Missile program was a military-sponsored anti-aircraft initiative that operated from 1953 to 1974. Its primary mission was to provide a last-resort defensive shield of anti-aircraft missiles in the event of an airborne nuclear or conventional attack

⁶ National Institute of Standards and Technology web site, <http://www.nist.gov/>

⁷ *Draft Environmental Assessment, Proposed Master Development Plan, Consumer Product Safety Commission Campus*, published November 2001

by another nation. The defensive missile sites were concentrated in rings around strategic military sites and major metropolitan areas, including Washington, D.C. The Soviet Union's later development of intercontinental ballistic missiles (ICBMs) made the NIKE program obsolete. Following the Strategic Arms Limitation Treaty of 1974, the missile sites have been either converted to other federal uses or decommissioned and transferred to local governments or private owners.⁸

The Rockville NIKE Missile site (Rockville W-92) is located within the present-day Gaithersburg city limits. The integrated fire control (IFC) area, located at the current CPSC facility on Darnestown Road, contained the radar, guidance, electronic, and communication equipment necessary for enemy tracking, missile guidance, and firing control.⁹ The launch area is located west of Muddy Branch Road near Timberbrook Lane. The National Institute of Standards and Technology (NIST) conducts limited research at the launch site, which it manages. In 2007, the City conducted a Phase II Environmental Assessment of the NIKE Missile Site Launch Area, in anticipation of possible acquisition by the City and conversion to a public park.

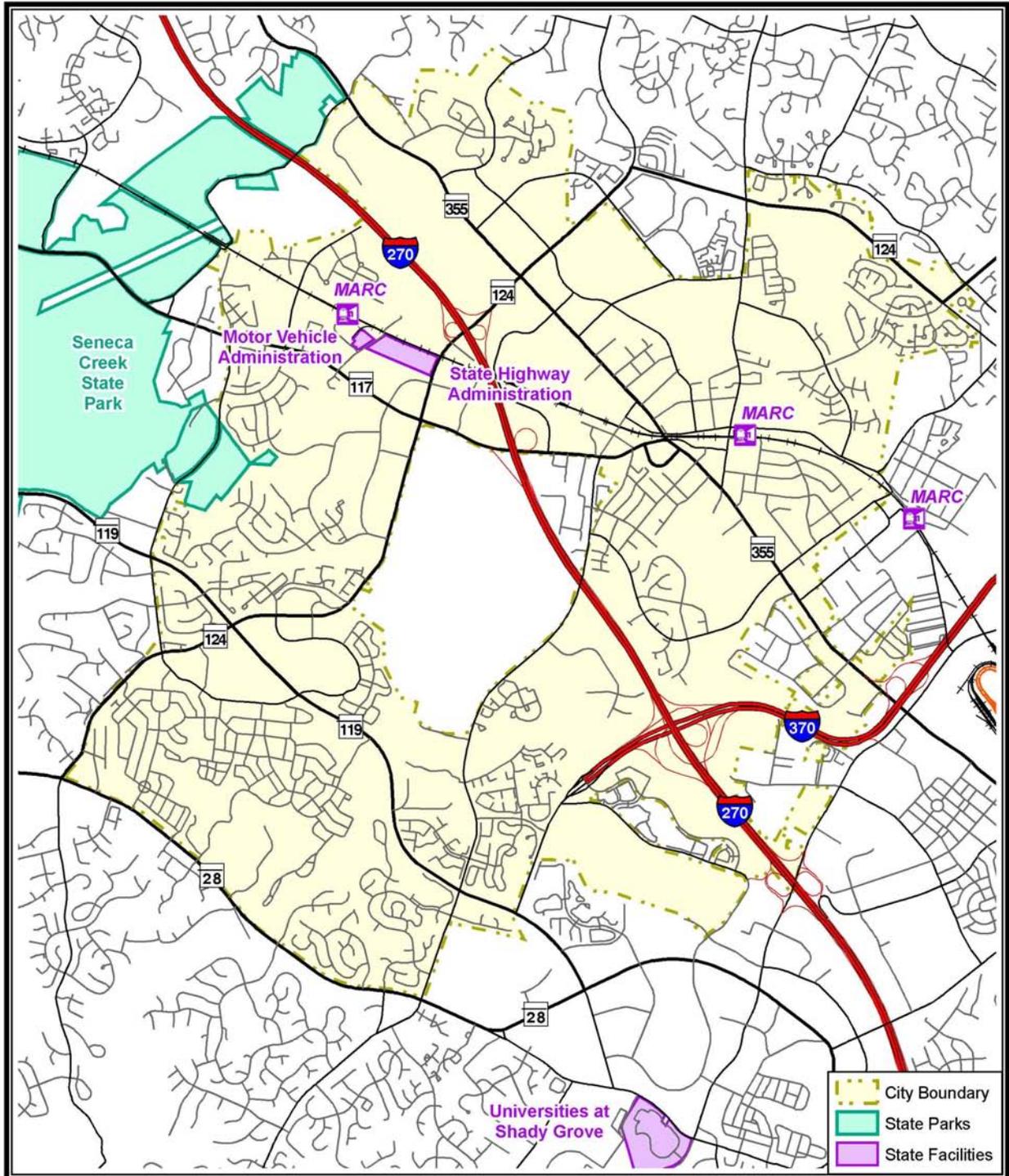
3.2 State Facilities and Services

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⁸ Donald Bender, "NIKE Missiles & Missile Sites" web page, <http://alpha.fdu.edu/~bender/nike.html>

⁹ Ibtl and Ed Thelen's NIKE Missile Web Site, <http://ed-thelen.org/loc-m.html#Maryland>

Map 5: State Facilities and Parks



3.2.1 State Highway Administration

The State Highway Administration (SHA) operates a shop/yard for District 3 at 502 Quince Orchard Road, known as Shop 30. The facility is located on a 17.97-acre site

south of the CSX railroad between MD 124 and Metropolitan Grove Road. The facility is used to store, distribute, and repair SHA equipment and supplies used in the maintenance of state highways. A portion of the site adjacent to Metropolitan Grove Road is used for driving tests conducted by the Maryland Motor Vehicle Administration (MVA) and employee parking for the MVA.

3.2.2 Motor Vehicle Administration

The Gaithersburg Branch office of the Maryland Motor Vehicle Administration (MVA) is located at 15 Metropolitan Grove Road, within the Gaithersburg city limits. The Gaithersburg Branch office provides a full range of MVA services for the citizens of Montgomery County and Gaithersburg. The office is on 3.43 acres of land and uses part of the adjacent State Highway Administration property for road tests and employee parking. Overflow visitor parking is provided at the MARC commuter lot on Metropolitan Court. The MVA has no plans for any changes to this facility.

In addition to the Gaithersburg Branch office, the MVA provides limited services at the Walnut Hill Express Office, located just outside the City limits on South Frederick Avenue, in the Walnut Hill Shopping Center.¹⁰

3.2.3 Maryland Transit Administration

The Maryland Transit Administration (MTA) operates the Maryland Rail Commuter (MARC) Train, which provides commuter service on the CSX railroad from Martinsburg, WV to Union Station in Washington, D.C. This commuter service passes through Gaithersburg and has two stations within the City limits: Gaithersburg and Metropolitan Grove. The MARC Growth and Investment Plan, announced in September 2007, will provide additional peak, off-peak, and reverse commuter service over the Plan's 2010 to 2035 timeframe.

The Metropolitan Grove MARC Train station is located just east of the Metropolitan Court cul-de-sac. There is a commuter park-and-ride lot with 352 parking spaces on the south side of the station, operated by Montgomery County. No other services are offered at the Metropolitan Grove station. Montgomery County RIDE-ON route 61 provides connecting bus service to this station.

The Gaithersburg MARC Train station is located in Olde Towne, just east of the South Summit Avenue railroad crossing. Daily, weekly, and monthly tickets are sold at the historic train station on Monday, Wednesday, and Friday. The City provides parking for commuters in the City-owned Olde Towne parking garage on an "as available" basis. Connecting bus service to the MARC train station is provided by RIDE-ON route 57.

The MTA is in the planning stages of the Corridor Cities Transitway (CCT), a proposed light-rail or bus-rapid transitway that connects the Shady Grove Metrorail station to Comsat in Clarksburg. Several CCT stations are proposed in Gaithersburg: Crown Farm, Quince Orchard Park, NIST, Firstfield, and Metropolitan Grove. The stations will generally include transit route information and may provide covered shelters

¹⁰ Motor Vehicle Administration web site:
<http://www.marylandmva.com/LOCATION/montgomerycounty.htm>

and limited parking. If funding is approved by the Federal and State governments, construction of the CCT is expected to begin no earlier than 2012.

3.2.4 Seneca Creek State Park

Seneca Creek State Park includes 6,300 acres of forest and fields along a 14-mile stretch of Great Seneca Creek, from MD Route 355 to the Potomac River. The Park includes picnic areas, playgrounds, pavilions, rest rooms, boating facilities, and a 140-seat auditorium. The Park has 29 acres located within the City limits, including a portion of the Clopper Lake Day Use Area, which features the 90-acre Clopper Lake. The Park offers a variety of recreational opportunities, such as fishing, boating, and hiking. There are more than 28 miles of trails in Seneca Creek State Park, including 16.5 miles of the Seneca Creek Greenway Trail, which extends several miles north of the Park. Several trails from the surrounding neighborhoods of Pheasant Run, West Riding, and Diamond Farms connect to the Seneca Creek State Park trails.

Seneca Creek State Park hosts two annual events that are popular with Gaithersburg-area residents. The privately-sponsored Shaker Forest Festival, held in early Fall, invites artisans from around the nation to demonstrate and sell their handcrafted items and artwork. In addition to crafts, the Shaker Forest Festival offers a variety of entertainment and food. The Winter Lights Festival, organized by the City and sponsored by local businesses, is held in Seneca Creek State Park from Thanksgiving to Christmas. The Winter Lights Festival includes over 380 illuminated displays and 65 animated vignettes along a 3½ mile scenic drive through the Park. The Winter Lights Festival has operated since 1995 and donates a portion of the ticket sales to local charities.

3.2.5 The Universities at Shady Grove

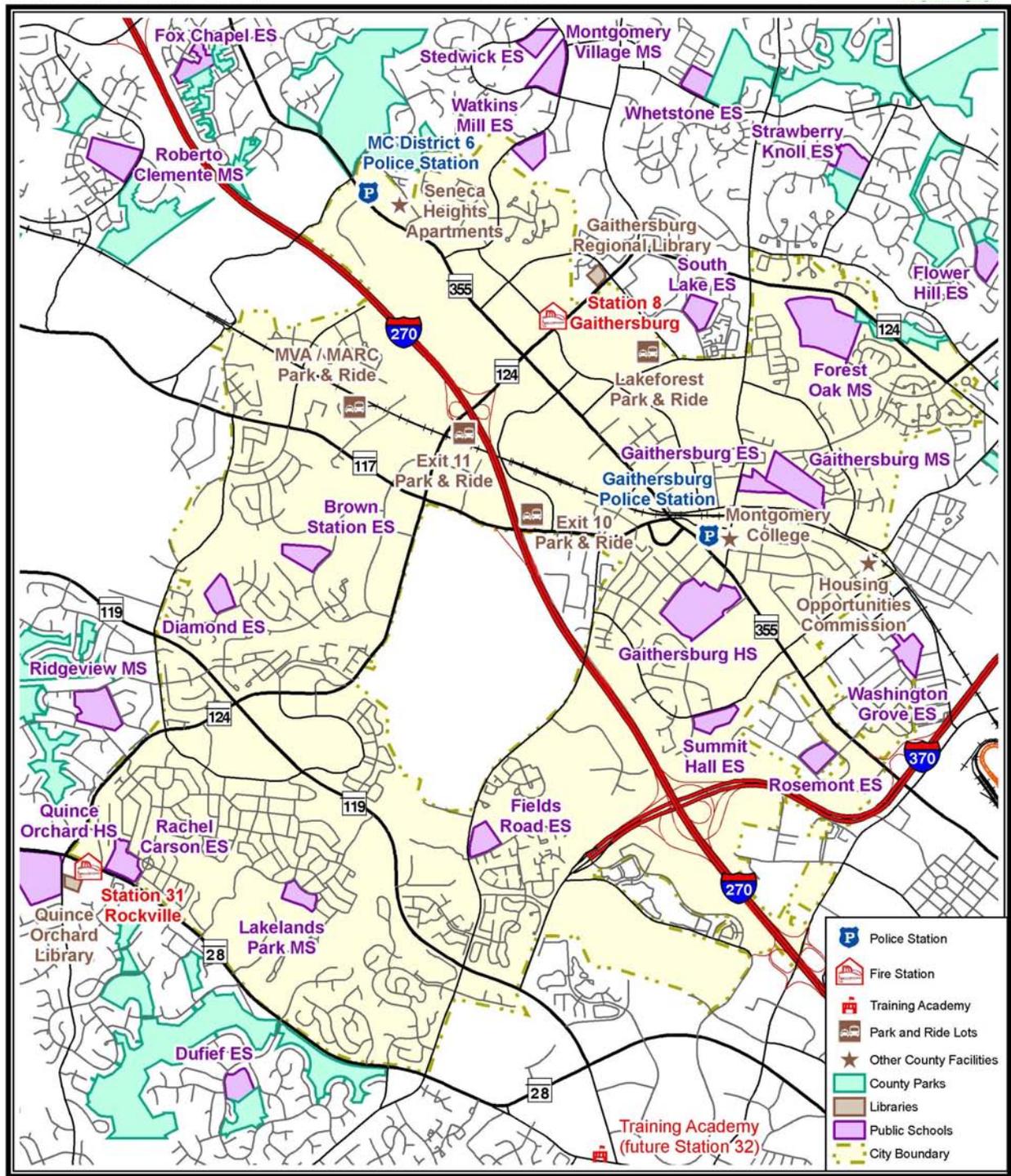
The Universities at Shady Grove (USG) was founded in 2000 by the University System of Maryland. The USG includes course offerings from eight public degree-granting institutions in Maryland: Bowie State University (BSU), Towson University (TU), University of Baltimore (UB), University of Maryland Baltimore (UMB), University of Maryland Baltimore County (UMBC), University of Maryland College Park (UMCP), University of Maryland Eastern Shore (UMES), and University of Maryland University College (UMUC). Degree programs and course offerings cover a wide variety of subjects, including biotechnology, business, communication, criminal justice, education, health, hotel management, information technology, nursing, political science, public administration, psychology, and social work. Most of the classes offered are upper-level and graduate level courses designed for working professionals.

3.3 County Facilities and Services

Although most of Montgomery County's offices and services are headquartered in Rockville (the County seat), there are several County facilities and services offered in the Gaithersburg area. Due to the large number of County services, the Community Facilities Master Plan Element focuses on the facilities. Each County facility or service is managed by an agency or department, which prepares plans and budgets for day-to-day operations as well as future growth and needs. Most of these agencies and departments

have publications and information available to the general public. For further information about the County facilities and services included within this Element, please refer to the appropriate County agency or department.

Map 6: County Facilities and Parks



3.3.1 Montgomery County Police Department

The Montgomery County Police Department (MCPD), a nationally-accredited law enforcement agency, provides police coverage to Gaithersburg 24 hours per day, 365 days per year. The MCPD works in conjunction with the Gaithersburg City Police, pursuant to a memorandum of understanding. In 2006, MCPD responded to approximately 45% of the dispatched calls for incidents within the City limits.

The City of Gaithersburg is located entirely within Montgomery County Police District 6. The District 6 police station is located within the City of Gaithersburg, in a leased retail storefront on North Frederick Avenue. District 6 has 123 sworn officers and 12 civilian officers. In 2004, the station handled an average of 109 calls per day, making it the third busiest station in the County.

The Montgomery County Police Department has identified the need for a new police station to serve District 6. Funds have been budgeted in the County's Capital Improvements Projects (CIP) to construct the new station. The new station is proposed to be located at The Spectrum (Casey East), on Watkins Mill Road, across from the Monument Technology Campus and IBM. The current station's building, as well as the proposed station's site, enhances dispatching due to the centralized location within District 6. The proposed station will be the first new Montgomery County Police station to be built in 25 years. There are no planned substations in District 6, but there may be a need for drop-in stations. Staffing for the new station will increase by eight or nine additional officers, as part of a new investigative unit.

The MCPD operates a vehicle impound lot in Gaithersburg, off of Metropolitan Grove Road. The impound lot is used to store seized, abandoned, unregistered, and junk vehicles that are removed from public streets and private property. A monthly auction is held to sell impounded vehicles and other seized property. The MCPD has received site plan approval to build a Vehicle Recovery Facility at this site, which will be used to investigate vehicles recovered from accidents and crime scenes.

3.3.2 Fire and Rescue Service

The Montgomery County Fire and Rescue Services (MCFRS) provides fire protection and emergency medical services to Gaithersburg. There are 34 fire stations throughout Montgomery County, staffed by a mix of career (paid) and volunteer fire fighters, paramedics, and emergency medical technicians (EMTs). Each fire station is assigned a "first-due" area, to which it will be the primary (first) responder to an incident.

Three fire stations provide the majority of the fire and rescue service to Gaithersburg: Stations 8, 28, and 31. These stations are supplemented by surrounding fire stations during major or concurrent incidents. The National Institute of Standards and Technology (NIST) operates a fire station (Station 53) that is primarily used for incidents on the NIST campus. Under a mutual aid agreement, Station 53 responds off-campus when needed and MCFRS will respond onto the NIST campus when needed. In addition to the fire stations, the Public Safety Communications Center and Public Safety Training Academy are located in the Gaithersburg area.

Gaithersburg-Washington Grove Fire Department, Station 8, is located at 801 Russell Avenue, at the intersection of Montgomery Village Avenue, and is the only fire station located within the City limits. Station 8 has fourteen career staff available 24 hours a day 7 days a week, plus volunteers, when available. The station's frontline equipment includes one ambulance, two medic units, one engine, an aerial unit (tower ladder), and a brush truck. In addition, a second ambulance is staffed by two career personnel seven days per week from 8 a.m. to 8 p.m. and staffed at other times by volunteers, when available. In 2006, Station 8 was the busiest fire station in the County, sending out individual units 15,303 times and responding to 10,836 up-county incidents, including about 8,600 incidents in its first-due area. Station 8 also handles repair work on a significant portion of the up-county fire and rescue fleet, including apparatus from stations located in Gaithersburg, Germantown, Laytonsville, Damascus, and Clarksburg.

Gaithersburg Volunteer Fire Department, Station 28, is located at 7272 Muncaster Mill Road. The station has six career staff available 24 hours a day, 7 days a week. Station 28's equipment includes an ambulance, one engine, and a hazmat (hazardous materials) support unit. During 2006, the station sent out individual units 4,176 times and responded to 3,433 up-county incidents, including about 2,700 incidents in its first-due area.

Rockville Volunteer Fire Department, Station 31, is located at 12100 Darnestown Road, near the intersection of Quince Orchard Road. Station 31 has nine career staff available 24 hours a day, 7 days a week, and includes the County's only urban search and rescue units. The station's equipment includes a medic unit, one engine, an aerial unit, a 3,500-gallon water tanker, rescue boat, and a brush truck. In 2006, the station sent units out 5,985 times and responded to 4,304 up-county incidents, including about 3,250 incidents in its first-due area.

In a continuing effort to meet the County Council's adopted goal of a 6-minute response time for the first-due fire rescue unit, five new stations are planned or proposed in or near the Gaithersburg area. Three of these stations, Travilah, Germantown East, and Germantown West, are included in the County's FY07-12 CIP budget.

Travilah, Station 32, will be located at the Public Safety Training Academy near the intersection of Travilah Road and Darnestown Road (MD Route 28). It is scheduled for completion in 2010-2011 and will initially house an EMS unit (ambulance or medic unit, to be determined) and one engine, with limited bay space for future units.

Germantown East, Station 34, will be located at the intersection of Boland Farm Road and MD Route 355, and will cover a portion of Station 8's current first-due area when the station opens. Scheduled completion is mid-2009 and the approximately 22,200 square foot station will initially house an EMS unit, one engine, an aerial unit, and potentially a rescue squad. Station 34 includes space for additional units in the future. The Germantown East station will also serve as a satellite facility for the MCFRS Collapse Rescue Team (Urban Search & Rescue Team – "Maryland Task Force 1"), headquartered at Station 31.

Germantown West, Station 22, will be located at the intersection of MD 117 and MD 118. The approximately 16,000 square foot station is scheduled for completion in early 2009 and will provide additional resources to the Gaithersburg area when needed.

Two additional stations, the “Shady Grove” station and “Montgomery Village North” station, are in the early stages of planning. These two stations would further reduce the call load on Station 8 and would improve response times to the northern and southern Gaithersburg area. The “Shady Grove” station has been requested in the MCFRS FY09-14 CIP budget, while the “Montgomery Village North” station is still under study for possible inclusion in a future CIP budget.

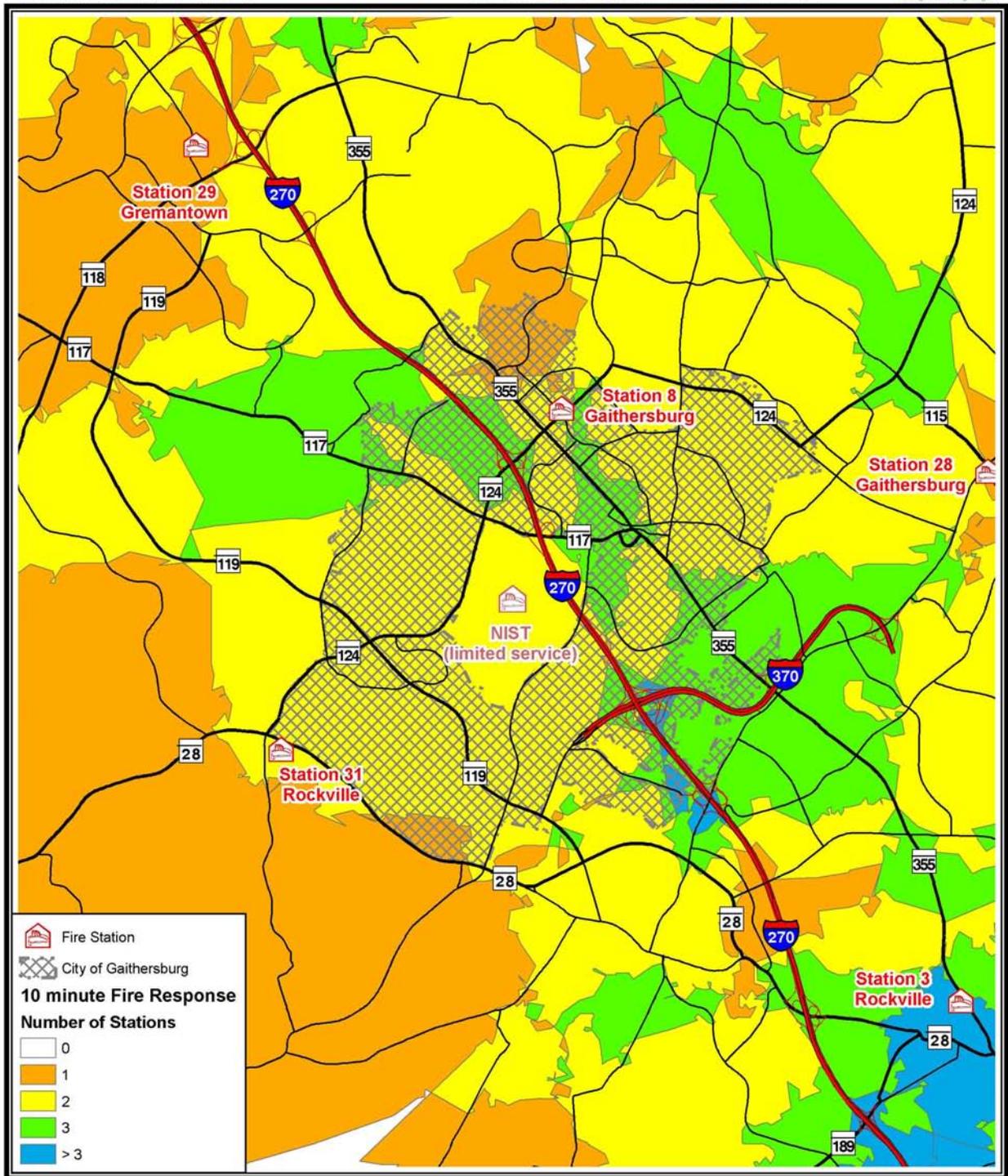
Most areas of Gaithersburg are currently covered within a 10-minute response¹¹ from at least two fire stations, as required by Chapter 24, Article XV, the City’s Adequate Public Facilities Ordinance (APFO). All areas of Gaithersburg are covered by a response from at least one fire station within 10-minutes. A larger area of the City will be covered within the 10-minute response area from two or more stations once the three new stations (Travilah, Germantown East, Germantown West) are completed in 2009. For additional information about the 10-minute response area, please refer to Map 7 and Map 8 .

Fire prevention is a key component of the City’s and County’s fire protection program. Both the County and the City have adopted the 2003 National Fire Protection Association (NFPA) Life Safety Code, with amendments, as part of their building construction requirements. The City is preparing to adopt the 2006 NFPA Code, and will no longer adopt the County’s amendments, instead adopting amendments developed by the City. In addition, the City and County follow the Maryland State Fire Code.

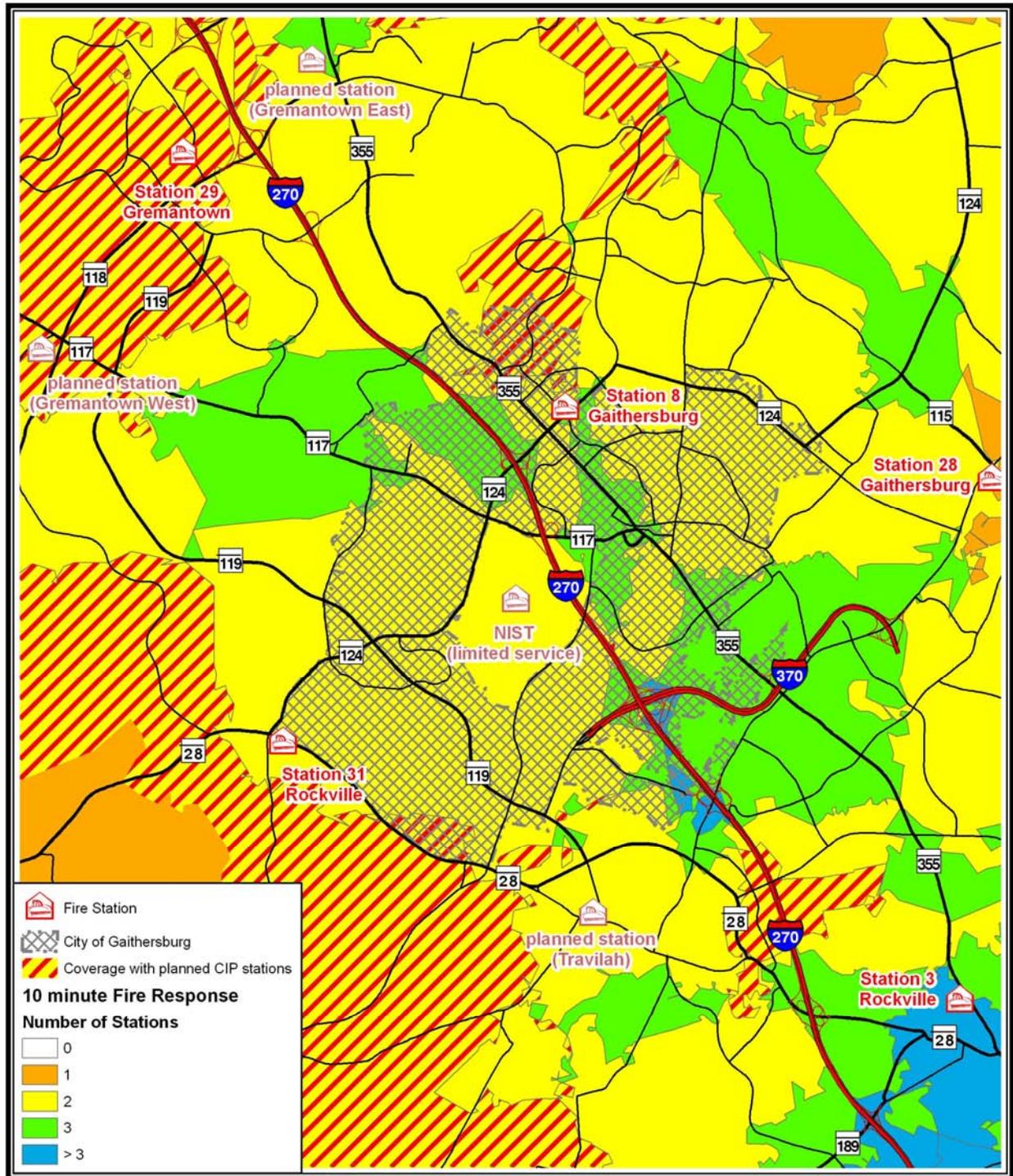
Several new City and County laws continue to reduce the risk of fire through prevention. A 2005 City ordinance requires that all new residential construction, including detached houses, include sprinkler systems. (Montgomery County has a similar sprinkler law that became effective on January 1, 2004.) A 2007 City ordinance requires sprinkler systems be installed in multifamily complexes that have not been occupied for a period of ninety days or more. The County is considering if and how to implement regulations requiring sprinklers in older residential high-rises that were constructed before sprinkler systems were required by the County Code.

¹¹ Response time is defined as the time required for receiving, processing, and traveling to the site of an emergency call. (Section 24-248 of the City Code)

Map 7: Number of Existing Fire Stations Within a 10-Minute Response Area



Map 8: Number of Existing and Planned Fire Stations Within a 10-Minute Response Area



3.3.3 Montgomery County Public Schools

Montgomery County Public Schools (MCPS) provides elementary and secondary public education for Gaithersburg residents. The public schools are organized around the capstone High School clusters, which receive students from “feeder” elementary and middle schools. The service areas of each cluster, elementary, and middle school are established by resolution of the Board of Education after extensive public input.

City residents attend 16 elementary schools and eight middle schools in six high school clusters. The Gaithersburg High School cluster includes Gaithersburg, Rosemont, Strawberry Knoll, Summit Hall, and Washington Grove elementary schools and Forest Oak and Gaithersburg middle schools. The Magruder High School cluster includes Judith A. Resnik Elementary and Redland Middle schools. The Northwest High School cluster includes Diamond Elementary and Lakelands Park Middle schools. The Quince Orchard High School cluster includes Brown Station, Rachel Carson, Fields Road, Jones Lane, and Thurgood Marshall elementary schools and Lakelands Park and Ridgeview middle schools. The Watkins Mill High School cluster includes South Lake and Watkins Mill elementary schools and Montgomery Village and Neelsville middle schools. The Thomas Wootton High School cluster includes Dufief and Fallsmead elementary schools and Robert Frost Middle school.

Funding for the public schools is primarily provided by Montgomery County, with supplemental funding from the State of Maryland. County funding sources include General Obligation Bonds, Recordation Tax, School Impact Tax, and Current Revenues (all other taxes). State funding averages 25-30% of the total cost of eligible projects.

The City of Gaithersburg continues to supplement the County’s public education efforts with several programs. The Ed Bohrer Parent Resource Center and The Judy Center offer several programs for low-income families, as described in the City Facilities and Services section of this Master Plan Element. An annual educational grant program is available to those schools where at least ten percent (10%) of the enrolled students are City residents. The Mayor and City Council and other City staff serve as liaisons for school events and school needs as part of the Adopt-a-School Program. Other programs include the Read Aloud Program, Arbor Day Celebration, Family Fun Nights, after-school programs, youth sports, summer camps, and “CHARACTER COUNTS!” training for students, teachers, and other MCPS staff.

Recently, MCPS has begun to expand the mission of public schools by offering additional social services. The Linkages to Learning-School Based Health Center (LTL-SBHC) program, offered at Gaithersburg and Summit Hall Elementary Schools, is a collaboration between MCPS, the Montgomery County Department of Health and Human Services (MCDHS), and non-profit community-based service providers. The Linkages to Learning program provides accessible services to at-risk children and their families to improve adjustment to and performance in school, home, and community by using prevention and early intervention services, including health, mental health, social services, and educational support. The School Based Health Centers program provides primary medical care as well as other social, mental health, and health education services for students and their families.

School facilities are publicly owned and, after hours, the facilities can be used for recreational, civic, and educational purposes. Schools provide recreational facilities, including ball fields, playgrounds, and running tracks, as well as gymnasiums and auditoriums for public performances. The Interagency Coordinating Board (ICB) for Community Use of Public Facilities is responsible for the rental and liaison work of the use of the schools.

The Facilities and Planning Division of MCPS is responsible for demographic projections and analysis of facility needs. The City coordinates with MCPS to assess the impact of new development on the schools and to ensure that new development complies with Chapter 24, Article XV, the City's Adequate Public Facilities Ordinance (APFO). As a result of this coordination, the City has worked with MCPS and the developers of Crown Farm to reserve approximately 30 acres for use as a future high school. The MCPS *Superintendent's Recommended FY 2008 Capital Budget and Amendments to the FY 2007- 2012 Capital Improvements Program (CIP)* has not identified a need for any additional school sites within the City.

MCPS has two important policies that govern new school construction. The first is that land for the school must, in most cases, be purchased by MCPS rather than donated. This policy is part of the County's goal of providing a certain level of financial equity across all school clusters. The second policy is that there are minimum "usable" acres required for each school type: elementary - 10 acres; middle - 20 acres; and high - 30 acres.

For the most recently-constructed school in the City, Lakelands Park Middle, the City partnered with MCPS to locate the school on a much smaller site. The smaller site did not impact the school's programming or required facilities because the building has three floors instead of one and the athletic facilities are shared with the adjacent City park.

More information about Montgomery County Public Schools, including current enrollment, future needs, and existing facility capacity, can be found in the Superintendent's Recommended FY 2008 Capital Budget and Amendments to the FY 2007-2012 Capital Improvements Program.

3.3.4 Montgomery College

Montgomery College (MC) is an accredited two-year community college offering Associate's Degrees and Certificates in more than 100 areas of study. The College is chartered by the State of Maryland and governed by a Board of Trustees. Montgomery College has three main campuses in the County: Rockville, Germantown, and Takoma Park. The College has three off-campus satellite centers, in Wheaton, Gaithersburg, and Silver Spring. The satellite centers offer credit and non-credit continuing education and workforce development courses. Montgomery College enrolls almost 60,000 students each year at its campuses and satellite centers.

Montgomery College maintains an off-site satellite educational center in Gaithersburg. The Gaithersburg Business Training Center (GBTC) occupies 14,747 square feet on the fourth floor of 12 South Summit Avenue, across from the Post Office and City Hall. The Center offers non-credit and some credit courses for working

professionals and other non-traditional college students. Courses offered at the Center include information technology, business, personal finances, and real estate licensing. The Center's primary focus is on training rather than academic degree programs.¹²

The 2002-2012 Montgomery College Facilities Master Plan proposes no changes to the off-campus centers. The Facilities Master Plan states that there is an excess of 6,651 net square feet available (NSFA) at the Gaithersburg and Wheaton off-campus centers, with an anticipated deficit beginning in 2012. The Plan recommends leasing space for the off-campus centers rather than constructing/owning, as it is more economically feasible and provides flexibility in locating close to the populations served.

The GBTC has the potential to provide a greater economic contribution to Olde Towne Gaithersburg. If the Center were to expand and broaden its mission, it could result in a significant increase in the number of college students coming to Olde Towne. The Center could become an additional convenient location for students to take credit courses that are part of a degree program. The walking-distance proximity of Gaithersburg High School provides a unique opportunity to create a "college immersion" program for high school students, where MC credit courses could be taken outside of a public school setting. This "immersion" program could supplement Montgomery College's existing program of offering college courses within high schools. Overall, an increased Montgomery College presence in Olde Towne would advance the revitalization that has already begun.

3.3.5 Public Libraries

Montgomery County Public Libraries are the gateway for easy and equitable access to information, ideas and enrichment; where the lifelong learning needs of people are met by a diverse staff through traditional library services and new methods of information delivery; and where community needs and interests are understood in the planning and provision of all types of library services. The public library offers free and equal access to services and resources to assist the people of Montgomery County in finding ideas and information to sustain and enrich their lives.¹³

Although no public libraries are located within the City limits, Gaithersburg residents are served by several County libraries in the area. Two libraries, Gaithersburg and Quince Orchard, are located adjacent to the City limits and are among the busiest libraries in the County. The Germantown, Rockville, and Twinbrook libraries are within a 15-minute drive of Gaithersburg. In addition to books, periodicals, and reading programs, all libraries provide free access to the internet via public computers and a wireless network.

In August 2006, the Library Department's Collection Management Unit moved from offices in Rockville to leased space on Metropolitan Court near the MVA and the MARC parking lot in Gaithersburg.

¹² Additional information is available at <http://www.montgomerycollege.edu/wdce/index.html>

¹³ Montgomery County Public Libraries, *Vision and Mission*

The Gaithersburg Library is the third-largest library in the County, with over 240,500 volumes and 33,726 gross square feet of space. The Gaithersburg Library is scheduled to be renovated and receive a small addition in FY 09-10. The new Rockville Library opened in November 2006 and houses over 250,000 volumes. The Rockville Library includes 64,285 gross square feet devoted to the library, 34,740 gross square feet for County Offices, and a 3,645 gross square-foot retail area. The new 44,193 gross square foot Germantown Library opened in March 2007 and contains over 215,000 volumes. The Program of Requirements for a new 30,000-plus gross square foot Shady Grove library has been completed and is under review by Montgomery County's Department of Public Works and Transportation, Capital Projects Division, Design Section. This proposed library was included in the County's Shady Grove Sector Master Plan (adopted March 15, 2006), but will not be constructed until 2013 at the earliest.

3.3.6 RIDE-ON Bus Service

Montgomery County's RIDE-ON bus service provides mass transit to most areas of Gaithersburg. The 2007 bus system includes 14 routes serving destinations in the City, with two additional routes on the weekend. These include routes 54, 55, 56, 57, 58, 59, 61, 65, 67, 71, 74, 76, 78, and 124. In addition, Metrobus operates two routes during the week, J7 and J9.

A recent change in bus routes has eliminated routes and stops along North Frederick Avenue between Travis Avenue and Montgomery Village Avenue. Two of the City's largest employers, Lockheed-Martin and IBM, have experienced reduced bus service as a result of the route changes. Additionally, the only bus stops serving the future offices and residents of the Monument Technology Campus and Casey East property are located on Travis Avenue and Montgomery Village Avenue, each approximately 0.4 miles away.

There is a regional bus stop located at Lakeforest Mall, which connects to most of the bus routes serving Gaithersburg. The Lakeforest Regional Bus Stop includes a covered station, route brochures, public phones, and other amenities. The majority of the other bus stops in the City are marked with signs, and many have bus shelters.

In 1998, the City developed a prototype Gaithersburg Bus Shelter, which was designed to be unique and different from the standard County shelters. In conjunction with the final shelter design (pictured right), the City developed a goal of providing a shelter at all bus stops that have 30 or more boardings per day, which results in more shelters being installed than under the Montgomery County standard of 50 or more boardings per day. Over the last eight years, the City has been able to increase the number of bus shelters on various routes by requiring developers to contribute the cost of a shelter as part of their site plan approval. The City recently partnered with a private advertising company, which has reduced the cost of



Typical City of Gaithersburg Bus Shelter installed under the partnership program with an advertising company

each shelter and permitted shelter installation at stops that were not part of recent development. This partnership has also allowed the installation of bus shelters at stops that are highly visible for advertising, even if the stop's daily boardings are below the minimum of 30.

3.3.7 Commuter Park-and-Ride Lots

Four free commuter park-and-ride lots are operated by Montgomery County in Gaithersburg¹⁴. The first, with 517 parking spaces, is located at the southeast corner of Exit 11 (MD Route 124) on I-270. This lot is served by Montgomery County RIDE-ON bus route 124, Metrobus Route J9, and the MTA Commuter Bus 991. The second commuter lot, with 350 spaces, is located at the northeast corner of Exit 10 (MD 117) on I-270, and is served by RIDE-ON bus route 124. The third lot provides 300 parking spaces at the Lakeforest Transit Center, located northwest of Lost Knife Road and Odend'hal Avenue. This lot is served by RIDE-ON bus routes 54, 55, 56, 57, 58, 59, 61, and 62 and Metrobus routes J7 and J9. The fourth commuter lot, with 352 parking spaces, is located on a 4.3-acre County-owned parcel adjacent to the Metropolitan Grove MARC Train station, and is served by RIDE-ON bus route 61. This lot is primarily for the use of MARC Train commuters.

3.3.8 Housing Opportunities Commission

The Housing Opportunities Commission (HOC) is a non-profit independent agency that serves as the housing authority and housing finance agency for Montgomery County. HOC manages and finances low and moderate income housing units and administers the federal public housing and housing choice voucher program for the County. An HOC satellite office is located on East Deer Park Drive in Gaithersburg.

The City partners with HOC and Montgomery County on several housing programs within the City, including Seneca Heights and Diamond Square Apartments. In June 2007, HOC purchased Forest Oak Towers Apartments, which is home to 175 low-income elderly and disabled City residents.

3.3.9 Seneca Heights Apartments

Seneca Heights Apartments, located at 18715 North Frederick Avenue, was purchased by the Montgomery County Department of Housing and Community Affairs (DHCA) in 2002. The building, formerly a 99-room motel, was completely renovated, and subsequently converted to transitional and permanent housing for low-income single adults and families. The program is operated by the Montgomery County Coalition for the Homeless, which provides intensive case management to the 17 families and 41 single adults living in the facility. Although the singles sign formal leases, and may live in their units permanently, the families sign occupancy agreements, and are expected to become self-sufficient and move out of Seneca Heights within two years.

¹⁴ <http://www.mtmaryland.com/about/mtaparkingprofile/>
<http://www.montgomerycountymd.gov/tsvtmpl.asp?url=/content/dpwt/transit/routesandschedules/brochures/parklots.asp>

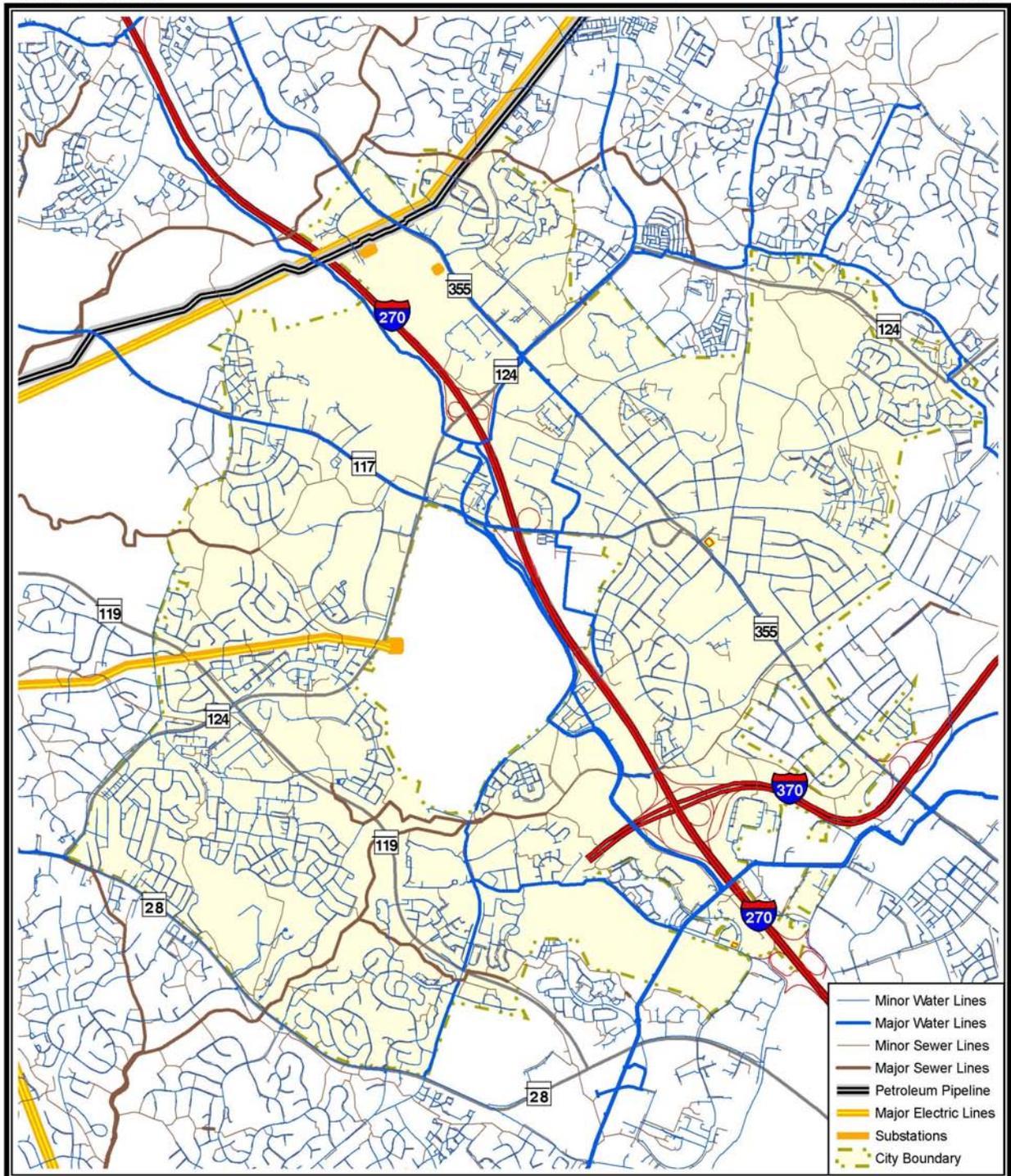
The Montgomery County Coalition for the Homeless meets quarterly with the Board of Governance, comprised of the Director of the Montgomery County DHCA, the Director of the Montgomery County Department of Health and Human Services, a senior member of the County Executive's Office, and the Assistant City Manager of the City of Gaithersburg (as a non-voting member). This Board approves the annual budgets, any significant staff changes, and makes major policy decisions for the operations of Seneca Heights.

3.3.10 Solid Waste and Recycling

Montgomery County maintains a solid waste transfer station, which is free for County residents. The transfer station is next to the railroad, just south of the City limits, off of MD Route 355. In addition to disposal of household refuse, residents may recycle items such as tires, appliances, newspapers, magazines, cardboard, paper, branches, grass clippings, leaves, bedding material, clothing, textiles, construction materials, glass, metal, and plastic. Collection of hazardous materials is provided twice a month to supplement the on-going separate collection of batteries, antifreeze, and motor oil. The waste transfer station's proximity to the railroad affords easy removal of the waste and recyclables. A separate entrance off Shady Grove Road is used by waste collection companies, construction companies, and other users who are required to pay a disposal fee.

3.4 Utilities

The City of Gaithersburg is served by several private and quasi-public utility companies. These companies provide vital services for the citizens and businesses of Gaithersburg. The City directly regulates cable providers through franchising agreements and participates in regulatory processes for the other utility companies. For further information about the services and facilities provided by the various utilities included within this Element, please refer to the appropriate utility company.

Map 9: Utility Facilities

3.4.1 Utility Easements

A public utility easement (PUE) is a designated area of a land that permits the distribution of utilities to multiple buildings. The easement includes the right of a utility

company to enter and maintain its infrastructure. The City has a “blanket” PUE document recorded in the Land Records of Montgomery County at Liber 3834 Folio 458, which includes PEPCO, Washington Gas, and Verizon. A legal ruling about the blanket PUE document allows other utility companies, such as Comcast and Starpower, to use the utility easement, even though they are not specifically named in the document. This “blanket” PUE refers to a standard ten-foot PUE that is to be provided along public right-of-ways and other areas designated on a subdivision plat.

Similar to PUEs, the Washington Suburban Sanitary Commission (WSSC) requires easements and right-of-ways for its water and sewer lines. These WSSC easements and right-of-ways are required to be shown on subdivision plats and are usually thirty or forty feet in width. A separate document is recorded in the Land Records of Montgomery County to specify the rights, responsibilities, terms, and other details of the WSSC easement.

3.4.2 Electricity

The Potomac Electric Power Company (PEPCO) distributes electric power to the majority of residents and businesses in the City of Gaithersburg. Electric power generation is provided by several suppliers, including PEPCO, who generate electricity using fossil fuels, such as coal and oil, which are finite and non-renewable. As of 2007, PEPCO has not identified any system capacity or distribution deficiencies. Future needs include new power generation sources resulting from a slowly increasing demand, new or modified electrical substations, and additional Public Utility Easements (PUE) to distribute electric power. The City of Gaithersburg can help reduce the future demand for electricity by encouraging energy efficiency in building and landscaping design.

There are smaller, private power generators in the City, but these are typically for back-up power only during a short interruption of PEPCO’s primary electric distribution service. The City of Gaithersburg has back-up generators at City Hall and the Department of Public Works. Several area businesses and other government agencies have back-up generators as well. These private power sources could provide supplemental power to meet public needs during an emergency.

3.4.3 Natural Gas

The Washington Gas and Light Company (WGL) distributes natural gas from various suppliers to City of Gaithersburg residents and businesses. In 2006, WGL employed 1,673 persons and served 1,031,916 natural gas meters in the WGL service area (up from 959,922 meters in 2003). The amount of natural gas delivered in the service area decreased from 1,722,533,000 therms (a measure of heat energy) in 2003 to 1,576,906,000 therms, likely due to milder winters, a reduced number of heating degree days in 2006 relative to 2003, and increased energy conservation practices by customers.¹⁵

Natural gas is a fossil fuel with finite reserves and is non-renewable. According to the Energy Information Administration (EIA), the United States is estimated to have a

¹⁵ *WGL Holdings, Inc. 2006 Corporate Financial Report*, page 4: “Financial and Operating Highlights”
<http://library.corporate-ir.net/library/61/614/61494/items/228170/WGL2006AR.pdf>

proven dry natural gas reserve supply of 189,044 billion cubic feet. Since 1977, new discoveries of natural gas fields have added an average of 13,124 billion cubic feet to the reserves each year. At the current national annual consumption rate of 22,375 billion cubic feet, the reserves and continued new discoveries are not expected to be depleted for more than 20 years. There are an estimated 1,168,150 billion cubic feet of unproven reserves in the United States, which could provide more than 50 additional years at current consumption rates.

Future needs will include installation of pipelines to new areas of development and the retention of Public Utility Easements to house the lines. The City of Gaithersburg can also help reduce the future demand for natural gas by encouraging energy efficiency in building and landscaping design.

3.4.4 Water and Sewer

The Washington Suburban Sanitary Commission (WSSC) provides public drinking water and sanitary sewer service to City of Gaithersburg residents and businesses. Chapter 24, Article XV, the City's Adequate Public Facilities Ordinance (APFO), requires that WSSC review and approve development proposals to ensure that adequate water and sewer capacity exist to support the proposed development. Most areas of the City of Gaithersburg are within Montgomery County's Category 1 Water and Sewer Supply, and are served by existing public water and sewer systems. The newer communities of Hidden Creek, Crown Pointe, and Aventiene are within the Category 3 Sewer Supply, indicating that sewer system improvements and new construction are allowed. Hidden Creek is also within the Category 3 Water Supply, indicating that water system improvements and new construction are allowed.

The primary sources for drinking water are the Potomac and Patuxent Water Filtration Plants (WFPs), which can provide 345 million gallons per day (MGD) of potable water. The current demand for water is only 167 MGD, so the current capacity of the two WFPs is expected to be adequate for the foreseeable future, including potential development within the service area. The WSSC maintains a reserve supply of 14 billion gallons of untreated water in four reservoirs throughout the service area. This reserve is used to meet peak demand and to provide a buffer during times of drought.

Sewage and wastewater are delivered to the Blue Plains Wastewater Treatment Plant (WWTP) in Washington D.C. and the Seneca WWTP in Montgomery County. The Blue Plains WWTP, with a capacity of 170 MGD allocated to the WSSC service area, is expected to have adequate capacity for the foreseeable future. The Seneca WWTP will require additional capacity by 2015. In 2003, the Seneca WWTP was expanded from 5 MGD to 20 MGD and upgraded to improve nutrient removal. The Seneca WWTP is currently being expanded to 26 MGD and is included in Montgomery County's "Ten-year Comprehensive Water Supply and Sewerage System Plan 2003-2012" and is scheduled to be completed by 2012.

The WSSC is entering into the third year of a Consent Decree to reduce sanitary sewer overflows. One component of reducing overflows is identifying sewer pipe defects and areas where repairs are needed. In addition, WSSC is planning to increase its program for replacement of older water lines. It is anticipated that some areas of the City

will require water and sewer repairs and replacement over the next several years. Additional water and sewer service lines will be constructed in new development projects and WSSC will continue to require water and sewer easements in these new areas.

The WSSC has a maintenance yard in the City, at 111 West Diamond Avenue, which is used as an up-county staging area for the Commission and its projects. There are several WSSC pumping stations and other supplemental infrastructure scattered throughout the City.

3.4.5 Telecommunications

There are several providers of telecommunications service to City of Gaithersburg residents and businesses. Verizon is the primary provider of land-line phone service and offers a DSL-based broadband internet service. The primary providers of land-line cable television service are Comcast and Starpower, who also offer a cable-based broadband internet service and voice telephone service. In November 2006, Verizon was granted a cable television franchise by Montgomery County, but will need a separate franchise agreement for the City of Gaithersburg.

The City participates in the local government access program as part of its cable franchise agreements with Comcast and Starpower (RCN). The local Gaithersburg government channel (13) is available 24 hours a day to resident subscribers on both cable systems and is broadcast over the internet. Gaithersburg government programming is also available at select times on Comcast cable channel 95, which can be viewed throughout Montgomery County.

In addition to the land-based telecommunication providers, there are several wireless telecommunication providers. These include AM and FM radio stations, broadcasts from local television stations, and cellular phone, satellite radio, satellite television, internet, and voice-over-IP (internet phone) providers that serve Gaithersburg.

3.4.6 Other Utilities

Colonial Pipeline Company is the largest refined petroleum pipeline in the world, by volume. Each day, an average of 100 million gallons of refined petroleum products is transported along its 5,519 mile pipeline system to terminals in 13 states. The system stretches from Houston, TX to the New Jersey shore of New York Harbor, passing through the northern portion of the City of Gaithersburg. A large portion of the available gasoline, diesel fuel, and aviation fuel in the Northeast and Middle Atlantic is supplied by the pipeline.

4. Private Facilities and Services

The City of Gaithersburg is served by several private, non-profit, and quasi-public organizations and associations. These private entities provide vital services for the citizens and businesses of Gaithersburg. Privatization of these facilities and services allows maintenance and financial responsibility to be allocated to those who are directly affected and most knowledgeable.

4.1 Homeowner Associations and Multifamily Complexes

Homeowner Associations (HOAs) are private, non-profit organizations comprised of community members from a specific neighborhood or subdivision. Most HOAs are formed by legal deeds and covenants when land is subdivided. The responsibilities and duties of HOAs include oversight of the community's budget, enforcement of the community's covenants and restrictions, maintenance of "common" areas and facilities, snow and trash removal, and supervision of the community's management company. A Condominium Association (CA) is similar to an HOA, but is responsible for condominium buildings and grounds only; Condo Associations are often administered by an umbrella HOA or larger Community Association. Multiple-family rental communities usually have a management company that oversees and maintains the complex on behalf of the owner. Most of the larger rental apartment communities have clubhouses, pools, green space, and other amenities.

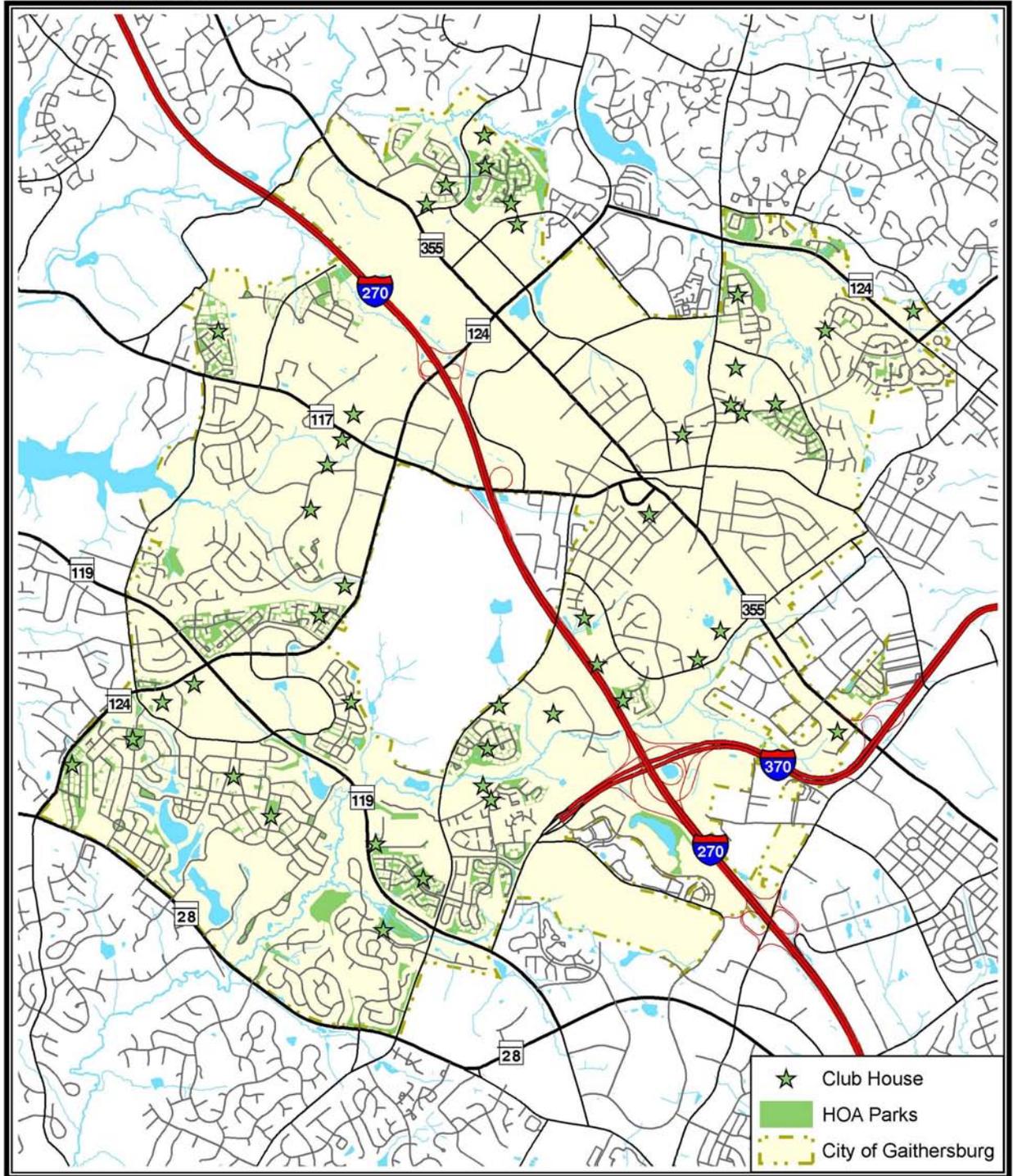
4.1.1 Club Houses, Community Centers, and Similar Facilities

Many homeowner's associations and multiple-family complexes have a club house or community center, which serves as a meeting space for residents and the HOA or CA board of directors (or similar body). These club houses or community centers often serve additional functions, such as pool house, indoor play area, fitness center, management office, or storage area for community records. Club houses may also be used to provide a variety of resident services, such as a community "bulletin board" with news and classifieds, general community information and regulations, and important public notices.

4.1.2 HOA and Multifamily Private Parks

In many subdivisions, the privately owned and maintained common areas serve as the primary parks and green space for the residents. These HOA, CA, or multiple-family parks include active areas, such as tot lots, playgrounds, tennis and basketball courts, and swimming pools, that promote physical activity and general health. Other HOA, CA, and multiple-family parks are passive, with a primary goal of preserving trees, wetlands, streams, and other natural areas, while still offering hiking and animal-watching opportunities. These private park areas reduce the City's financial obligations and confer the bulk of budgetary and maintenance control to the primary users of the parks. In general, HOA-owned parks are subdivided as individual parcels that are separate from other non-park HOA property, such as alleyways. These HOA park parcels are also separate from privately-owned residences and businesses, Condominium areas, and multiple-family complexes.

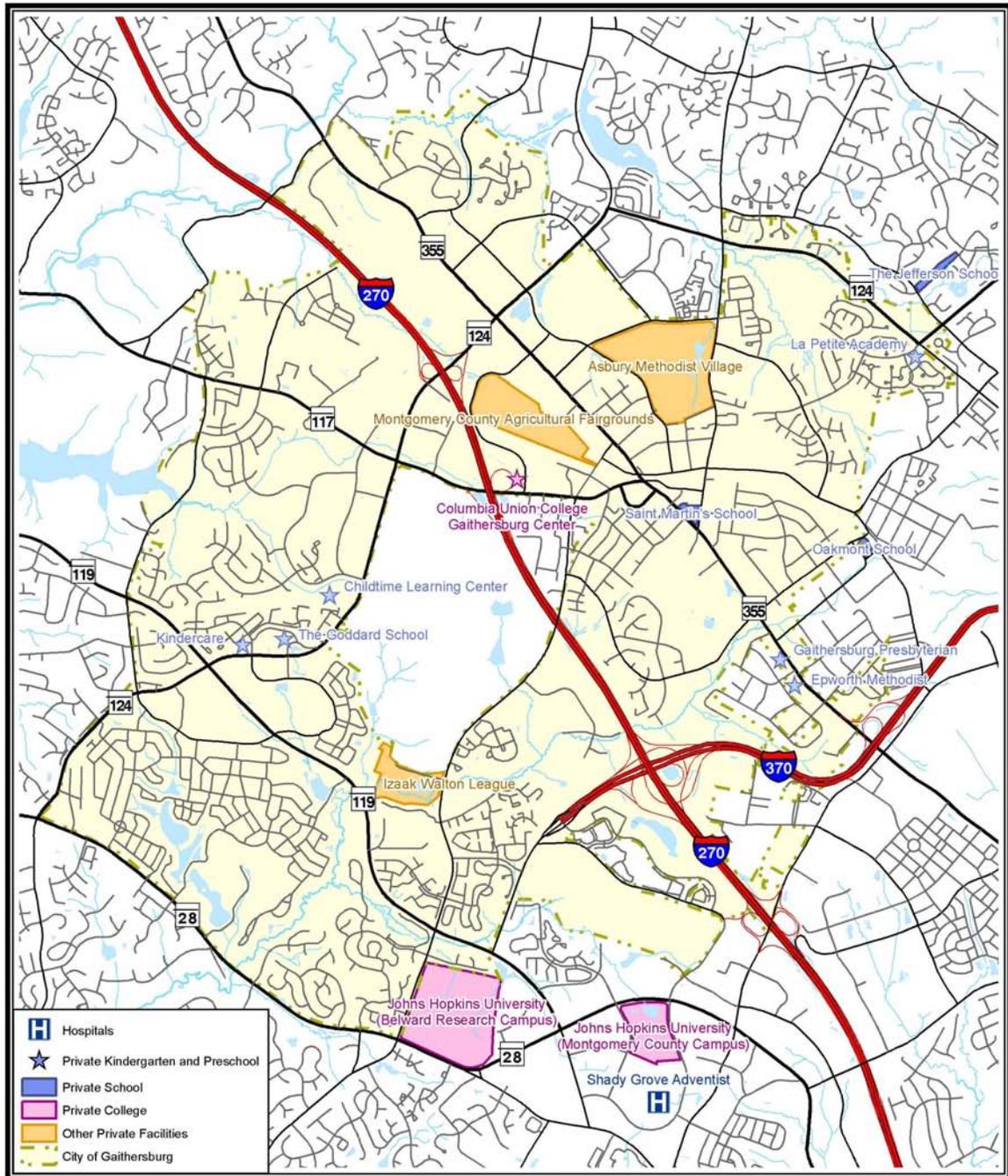
Map 10: HOA and Multifamily Club Houses and Parks



4.2 Private Education

Gaithersburg is home to several private educational institutions, which enhance and supplement the public educational opportunities in the area. Each institution establishes its own goals, standards, policies, responsibilities, and operating budgets. For additional information about private educational institutions, please contact the institution of interest directly.

Map 11: Private Education and Non-profit Facilities



4.2.1 Private Schools

There are several private schools in the City of Gaithersburg and the surrounding area. These private educational institutions provide distinct educational opportunities and may feature classes in specialized subjects and topics, provide additional services to students, or offer a unique teaching philosophy. Private schools offering elementary and middle school programs include the Saint Martin of Tours School at 115 South Frederick Avenue and the Church of the Redeemer School at 19425 Woodfield Road. The Jefferson School, at 8507 Emory Grove Road, offers a pre-school and elementary school program. Sheppard Pratt Health System operates two private schools in Gaithersburg that offer middle and high school educational programs for children with emotional issues or autism: The Lodge School at 610 East Diamond Avenue and The Forbush School at Oakmont at 17051 Oakmont Avenue.¹⁶ The Foundation School of Montgomery County, which offers middle and high school educational programs for children with emotional disabilities, plans to relocate in 2007 from Bethesda to 220 Girard Street, in Gaithersburg.¹⁷

4.2.2 Private Kindergarten and Pre-school Education

Several of the larger private daycare facilities in the Gaithersburg area include an educational component as part of their child care services. Daycare providers that offer accredited pre-school and/or kindergarten programs include Gaithersburg Presbyterian Church at 610 South Frederick Avenue, Epworth Methodist Church at 9008 Rosemont Avenue, Good Shepherd Lutheran Church at 16420 S. Westland Drive, Kindercare at 18000 Sioux Lane, La Petite Academy at 101 Saybrooke View Drive, The Goddard School at 900 Wind River Lane, and Childtime Learning Center at 1199 Quince Orchard Boulevard. In addition, there are several smaller educators and daycare providers in the area, but only the larger facilities are shown on Map 11.

4.2.3 Johns Hopkins University (Montgomery County Campus)

The Johns Hopkins University is a private research university founded in 1876 in Baltimore. The Montgomery County Campus of Johns Hopkins University (MCCJHU) is next to the Shady Grove Adventist Hospital complex, at 9601 Medical Center Drive. The MCCJHU includes 215,000 square feet of office, education, and lab space, situated on 36 acres of land. The Campus employs 450 faculty in five academic schools and serves a student body of 4000, offering more than 60 part-time degree and certificate programs. Johns Hopkins has expressed interest in expanding its Montgomery County campus by 700,000 square feet and intends to develop the Belward Research Campus (Banks Farm) with 1.5 million square feet. While the Montgomery Campus is outside the City limits, the Belward Research Campus is within the City's maximum expansion limits and could be annexed in the future.

The Montgomery County Campus at the Shady Grove Life Sciences Center is the result of a cooperative effort involving Johns Hopkins University, the Montgomery County government, and many of the Technology Council firms in the I-270 corridor.

¹⁶ http://www.sheppardpratt.org/sp_htmlcode/sp_about/sp_about.aspx

¹⁷ http://www.foundationsschools.org/About_Us.html

Since opening for classes in 1988, the campus has become a major educational resource for Montgomery County and the surrounding Washington, D.C. area. Facilities and services include 40 classrooms, a state-of-the-art teaching wet lab, six computer labs, a library with electronic search capabilities, a 300-seat auditorium, 150-seat presentation room, faculty and student lounges, bookstore, vending areas, and CJ's Café.¹⁸

4.2.4 Columbia Union College (Gaithersburg Center)

Columbia Union College is a private Christian college founded in 1904 in Takoma Park. The College's School of Graduate and Professional Studies maintains a satellite center in Gaithersburg. The Gaithersburg Center is located in leased space at 201 Perry Parkway Suite 2. The Center offers Bachelor of Science degree programs and general education courses that accommodate working professionals by scheduling night and weekend classes.

4.3 Non-profit Organizations

Each organization and association has its own goals, standards, policies, responsibilities, and operating budgets, but all strive to make Gaithersburg, and the world in general, a better place for all people. For additional information about private organizations and associations, please contact the non-profit of interest directly; most are listed in local telephone books and through internet search engines and web sites.

4.3.1 Hospitals

There are five major hospital complexes in Montgomery County that are open to the general public: Montgomery General Hospital in Olney, Holy Cross Hospital in Silver Spring, Suburban Hospital in Bethesda, Washington Adventist Hospital in Takoma Park, and Shady Grove Adventist Hospital in Rockville and Germantown. The closest hospital to Gaithersburg is Shady Grove Adventist Hospital, which is located just south of the City limits.

In addition to the general-service hospitals, there are several facilities that restrict their services to particular patients. The Children's National Medical Center, specializing in children's health care, is based in Washington, D.C. and has outpatient facilities in Rockville. The National Naval Medical Center in Bethesda, Washington D.C. Veterans Affairs Medical Center, and Walter Reed Army Hospital in D.C., provide treatment and services to military veterans.

Supplementing the work of the hospitals, several medical research facilities in Montgomery County contribute to advances in medical knowledge and technology. The largest of these research facilities are the National Institutes of Health in Bethesda and Saint Luke Institute in Silver Spring.

¹⁸ Johns Hopkins University, Montgomery County Center website (<http://advanced.jhu.edu/contact/campuses/montgomery/index.cfm>)

4.3.2 Montgomery County Agricultural Center

The Montgomery County Agricultural Center, commonly known as “The Fairgrounds,” was founded in 1945 and settled into its present location in 1948. The Center is overseen by a private, non-profit organization called the Montgomery County Agricultural Center, Inc. (MCAC), whose main program is dedicated to enhancing the experiences of and providing a platform for performance and achievement by the 4-H, Family Career and Community Leaders of America (FCCLA)¹⁹, Future Farmers of America (FFA), and the community at large. The Center continues to grow as a vital part of the Montgomery County business community, promoting agricultural issues and acting as an agriculture educator for Montgomery County and the surrounding areas. The MCAC utilizes a large network of more than 2,000 volunteers to staff and maintain the Center²⁰.

The 59-acre complex is home to the annual Montgomery County Fair, held during August of each year. In 2006, the fair had an attendance of 215,000, making it the largest county fair in Maryland. In addition to the fair, events are held year-round, ranging from trade shows, craft fairs, and flea markets to wedding receptions, training seminars, and company picnics. The City of Gaithersburg partners with the Montgomery County Agricultural Center for the annual Montgomery County Fair, as well as for several City events throughout the year, including the 4th of July Celebration.

The Center has several facilities that help it meet its program goals. Outdoor facilities include two open-sided covered pavilions, a 5,200-seat grand stand, a 60-foot by 120-foot horse arena, thirteen 35-foot by 120-foot barns, and wooded areas for picnicking. Camping facilities are available to accommodate 30 water/sewer and electric hook-ups. Indoor facilities include a home arts/4-H building and an auditorium that is ideal for corporate training sessions, auctions, or trade shows. A semi-formal dining hall, 50 feet by 100 feet, accommodates 360 seated guests or up to 800 people theater-style, and can be used for lectures, seminars, and other similar events.

4.3.3 Asbury Methodist Village

Asbury Methodist Village (AMV) is a non-profit retirement community that was founded in 1926 when a dairy farm, Rolling Acres, was converted to a home for Methodist seniors and orphans. Today, AMV has grown to more than 130 acres and over 1,700 residents, who reside in independent-living apartments and villas, assisted living suites, and nursing care accommodations. The Rosborough Cultural Arts and Wellness Center offers classes and other programs for Asbury residents. The Center includes an indoor pool, a fitness area, an indoor walking track, a TV station, and a 300-seat performing arts theater. The theater is open to the public, with weekend performances given by the non-profit Montgomery Playhouse²¹, as well as other theater companies.

There are 1,325 housing units at AMV, all of which are restricted to occupancy by seniors (persons 62 years of age and older). The City has approved a master site plan for

¹⁹ The FCCLA was previously known as Future Homemakers of America (FHA)

²⁰ Montgomery County Agricultural Center, <http://www.mcagfair.com/history.htm>

²¹ <http://www.montgomeryplayhouse.org/index.htm>

AMV that allows a maximum build-out of 2,400 to 2,800 independent living and assisted living units. The site plan also approved a maximum of 600-700 healthcare beds.

4.3.4 Izaak Walton League of America

Founded in 1922, the Izaak Walton League of America (IWLA) is one of the nation's oldest and most respected conservation organizations. With a powerful grassroots network of 40,000 members and nearly 300 local chapters nationwide, the League takes a common-sense approach toward protecting our country's natural heritage and improving outdoor recreation opportunities for all Americans.²²

The National Headquarters of the Izaak Walton League of America is located on a 32-acre parcel off Muddy Branch Road in Gaithersburg. The headquarters building reflects the IWLA's commitment to environmental sustainability and includes "green building" features like passive solar heating, natural cooling and ventilation, energy-efficient lighting, and water-saving faucets. The League maintains most of the headquarters property in its natural state, preserving such environmental features as the 3.4-acre Lake Wiles (formerly Lake Halcyon), second-growth forest stands, Muddy Branch Creek, and small areas of wetlands. Unlike other IWLA properties, the headquarters property is open to the public, who are permitted to use the hiking trails and fish in Lake Wiles, which is stocked with trout by the Maryland Department of the Environment (MDE). A portion of the IWLA headquarters can be rented by private companies and individuals for use as conference and meeting space.

4.3.5 Volunteer Service Organizations

Many volunteer service organizations provide valuable support and assistance to the citizens of Gaithersburg. These non-profit organizations usually have a limited number of permanent staff and a large number of dedicated volunteers. The larger, well-known national and international organizations include the American Red Cross, the Salvation Army, the Society for the Prevention of Cruelty to Animals International (SPCA), the Humane Society of the United States, the Freemasons, the Knights of Pythias, the Fraternal Order of Police, The Veterans of Foreign Wars, Rotary International, Lions Clubs International, Fraternal Order of Eagles, Loyal Order of Moose, Habitat for Humanity, and The Benevolent and Protective Order of Elks (BPOE), to name a few. Local service organizations include Hospice Caring Inc.; Family Services; On Our Own; Identity, Inc.; the Spanish Catholic Center; and Saint Martin's Kitchen. A more complete list of service organizations can be found in telephone books and through internet directories. Please note that these organizations are not shown on Map 11.

4.3.6 Religious Organizations

The City of Gaithersburg is fortunate to have a large offering of religious organizations and facilities. Religious organizations provide valuable services to the community, including counseling, social services, mentoring, education, outreach, reliability, charity, and overall spiritual health. The religious buildings themselves serve

²² Izaak Walton League of America, <http://www.iwla.org/>

as a community asset because they can be used as shelters and gathering places during special events or emergencies. A few of the City's religious organizations were founded more than a hundred years ago, and have been serving the community for as many years. A complete and up-to-date listing of religious organizations can be found in telephone books and through internet directories. Please note that religious organizations are not shown on Map 11.

5. Recommendations

5.1 City of Gaithersburg Facilities and Services

- ❖ **OBJECTIVE 1: The City shall continue to implement Chapter 24, Article XV, the adopted Adequate Public Facilities Ordinance (APFO), which ensures that there are sufficient community facilities available for use by Gaithersburg residents.**
 - Continue to require adequate infrastructure as part of site development plan approvals, including appropriate access and connections to public services, existing infrastructure, and utilities.

- ❖ **OBJECTIVE 2: The City should continue to provide adequate capital funding for maintenance, improvements, and enhancements to the City's physical facilities (buildings and property) and infrastructure (stormwater management facilities, storm drains and pipes, streets, sidewalks, pathways, street trees, street signs, maintenance equipment, etc.).**
 - Continue to support the Gaithersburg Upcounty Senior Center on Bureau Drive.
 - When facility renovation is necessary, reasonable attempts should be made to preserve the overall character of the existing building's exterior when practicable, to provide consistency with other facilities and continuity with the City's history.
 - Continue to seek opportunities to create and fund community facilities, infrastructure, and services through public and private partnerships.
 - Continue to support and fund the future relocation of the Olde Towne Youth Center.
 - Identify a relocation site for the City Police Station, as described in the Olde Towne District Master Plan.

- Develop a master plan for Bohrer Park at Summit Hall Farm to incorporate the historic farm area into its environmental setting and offer interpretive programming.
 - Continue working to create a unified, connected, comprehensive pedestrian/bicycle trail system, with appropriate signage and connections to regional trails.
 - Continue to maintain the City's park system, including landscape upkeep, tree plantings, and equipment and path maintenance.
 - Perform an in-depth analysis of all City-owned buildings and create a long-term plan for managing and maintaining the physical plant.
- ❖ **OBJECTIVE 3: The City should continue to fund and support capital projects that are in progress and should continue to plan for future capital improvement projects.**
- Continue to update the *Parks, Recreation, and Open Space Plan for the 21st Century*.
 - Continue to develop a *Planned Life-Cycle Asset Replacement (PLAR) Program* and periodically update this facility-specific plan.
 - Continue to develop a *Capital Work Plan* for the renovation, reconfiguration, expansion, construction, acquisition, and disposal of City-owned and operated facilities.
- ❖ **OBJECTIVE 4: As Gaithersburg continues to grow in population and area, the City should frequently evaluate its existing facilities and services to ensure that they are adequately meeting the needs of its citizens and City staff.**
- Continue working with the Maryland State Archives, which is providing long-term storage and protection of City records.
 - Study expanding the Public Works facility, yard, and storage area.
 - Consider establishing a fund to build additional parking in Olde Towne and other areas of the City with limited parking. One funding source for this adequate parking initiative could be a fee paid for each parking space that is included in a parking waiver.
 - Review the recycling and solid waste programs to ensure they are utilizing the best practices for the environment and adequately meeting the needs of citizens and businesses.
 - Complete a comprehensive analysis of the City's facility space needs to include existing conditions, current needs, and future needs.

- Retain and continue to support the existing indoor aquatic center in Olde Towne.
- Review the building and site design of new City facilities to ensure they are adequately sized for current and future program and space requirements.

❖ **OBJECTIVE 5: The City should enhance existing facilities and services to realize their full potential.**

- Continue to support the construction of a tower to hold the City's antique 1915 Howard "roundtop" clock.
- Consider increasing the hours and days the Olde Towne Museums are open.
- Continue to encourage the existing uses at the B&O train station (MARC commuter train stop, ticket office, coffee shop, waiting areas)
- Consider renovating the Community Museum in Olde Towne.
- Restore the Fire Museum's hose tower and provide interpretive displays.
- Explore possible uses for the Kentlands fire house, greenhouse, and small brick building on the Kentlands Green.
- Pursue acquisition of land for passive and active parks in conjunction with new development and redevelopment projects.
- Continue to negotiate a joint use agreement with MCPS to share use and maintenance of public school athletic fields.
- Continue to offer unique parks that foster the City's position as a leader and innovator in recreational amenities.
- Continue evaluating the use of alternative and green materials for use in its recreational facilities.
- Evaluate the effectiveness of public parking with time limits (both on-street and surface lots) and consider alternative parking policies, if appropriate.
- Review the existing senior program, evaluate the existing and proposed centers' roles in relation to the overall program, and revise or develop new programs, if needed.

❖ **OBJECTIVE 6: The City should evaluate additional facilities or services to complement its existing portfolio of community resources.**

- Complete the design and begin construction of a regional indoor aquatic center at GE Technology Park.
- Implement the Gaithersburg Arts Walks program.

- Establish an additional senior center and explore the feasibility of combining other City programs or uses at the new senior center.
 - Continue evaluating the site near Watkins Mill Road and North Frederick Avenue (The Spectrum/Casey East) as a potential location for the new senior center.
 - Consider adding a “splash park” or other new features to the Water Park at Bohrer Park at Summit Hall Farm.²³
 - Explore establishing an outdoor camping area, possibly associated with Seneca Creek State Park or the Seneca Creek Greenway Trail.²⁴
 - Study the feasibility of establishing a cultural arts facility in Olde Towne, with a seating capacity of 300-500 persons.²⁵
 - Evaluate the need for an additional multi-use facility, similar to Casey Community Center, which would provide additional space for summer camps, classes, and room rentals.
 - Explore development of the NIKE site as a public park that may include a museum, multi-use facility, or active recreation amenities.²⁶
 - Continue working towards installing unique signage, entrance features, and boundary markers on various roads that cross the City limits
 - Consider other potential facilities, such as public meeting areas, a science center, a nature center, a non-profit services campus (private partnership), and a roller hockey rink.²⁷
- ❖ **OBJECTIVE 7: The City should continue to support the preservation of historic resources of note and designated historic sites.**
- Continue to hold protective easements for the grotto and greenhouse (pheasant barn) ruins, carriage house, and gatehouse reproduction at the Kentlands.
 - Continue to maintain City-owned designated historic sites: B&O Railroad Station and Freight Shed, International Latitude Observatory, and WSSC Site.
 - Continue to maintain City-owned historic resources of note: Casey Community Center, City Hall (Schwartz House), Firehouse Museum (old Station 8), Gaithersburg Arts Barn, Kentlands Firehouse, Kentlands Mansion, small building on Kentlands Green, Wells-Robertson House, and the Manor House, Tenant House, Barn, and Smokehouse at Bohrer Park at Summit Hall Farm.

²³ Recommendation of the 2007 Update of the Parks, Recreation and Open Space Plan for the 21st Century

²⁴ Recommendation of the 2007 Update of the Parks, Recreation and Open Space Plan for the 21st Century

²⁵ Ibtl.

²⁶ Ibtl.

²⁷ Ibtl.

❖ **OBJECTIVE 8: The City should continue to support and promote arts and cultural activities throughout the City.**

- Continue to support and fund the Art in Public Places program and should continue to require cultural amenities as part of site development plan approvals.
- Continue to sponsor and encourage community events throughout the year.
- Continue to offer the arts and cultural programs at the Kentlands Mansion and Gaithersburg Arts Barn.
- Continue to support and maintain the Community Museums and parks in Olde Towne.

5.2 Federal Facilities and Services

❖ **OBJECTIVE 9: The City should continue to support federal facilities and services located in and around the City.**

- Encourage the U.S. Postal Service to continue offering a postal station/store in Olde Towne, even if the delivery and processing functions are relocated.
- Support the expansion of the Diamond Farms post office branch and encourage the Postal Service to keep the branch office located within the City.
- Request that any significant change to the Consumer Product Safety Commission complex's current use and mission be reviewed by the City.

❖ **OBJECTIVE 10: The City should monitor federal facilities located in the City and should encourage their use as community facilities.**

- If the existing Gaithersburg Post Office building should become available for sale, the City should evaluate purchasing the site and incorporating it into a larger civic use, as conceptualized in the Gaithersburg Olde Towne District Master Plan.
- Continue to pursue the acquisition of the former NIKE Missile Site, which may be used as a City park or other public amenity.
- Continue to perform environmental assessments of federal property that is offered for acquisition by the City.

5.3 State Facilities and Services

❖ **OBJECTIVE 11: The City should continue to support state facilities and services located in and around the City.**

- Continue to support the MARC commuter train service operated by the MTA.

- Continue to support the construction of the Corridor Cities Transitway and related facilities.
- Continue to support the location of the main County office of the Motor Vehicle Administration (MVA) in Gaithersburg and support the MVA's use of satellite offices to reduce the wait times at the main office.
- Continue to support Seneca Creek State Park and its related active and passive uses. The City will continue to partner with the state park and local businesses to produce the annual Winter Lights Celebration.

❖ **OBJECTIVE 12: The City should identify and encourage enhancements to certain state facilities and services located in the City.**

- Encourage the Motor Vehicle Administration (MVA) to coordinate with the Mass Transit Administration (MTA) to annually evaluate the parking needs of commuters and MVA customers.
- Encourage the State Highway Administration (SHA) to periodically evaluate the location and redevelopment potential of its existing facilities within the City.
- Encourage the MTA to upgrade and improve the Metropolitan Grove and Washington Grove MARC stations by providing shelters, schedule information, and status information for trains that are currently operating.
- Encourage the MTA to consider a pedestrian bridge connection over the Metropolitan Grove Station, which would connect Watkins Mill Town Center and the Metropolitan Grove Business Park and provide better access to the MARC train.
- Encourage the MTA to consider providing "reverse" commuting opportunities on the MARC train during rush hours. These "reverse" routes would provide additional transportation options for the expanding employment centers around the Metropolitan Grove and Gaithersburg stations.

5.4 County Facilities and Services

❖ **OBJECTIVE 13: The City should continue to support county facilities and services that are included in Chapter 24, Article XV, the adopted Adequate Public Facilities Ordinance (APFO), which ensures that there are sufficient community facilities available for use by Gaithersburg residents.**

- Continue to support Montgomery County's decision to build a new police station for District 6 at The Spectrum, near the proposed Watkins Mill interchange.

- Continue to support the construction of the three new fire stations that will serve Gaithersburg (Germantown East, Germantown West, and Travilah).
- Continue to work with Montgomery County to identify a location for an additional fire station in the Shady Grove area.
- Continue to work with MCPS to ensure that no individual school has an enrollment that is greater than 110% of its programmed capacity, without considering the “sharing capacity” of other schools.

❖ **OBJECTIVE 14: The City should continue to support county facilities and services located in and around the City.**

- Continue to encourage Montgomery County Public Schools (MCPS) to keep sharing public schools and facilities with the community and various organizations.
- Continue to support the site evaluation process and funding for the new Shady Grove Library and continue to support any expansion plans for the existing Gaithersburg Library.
- Continue to coordinate with Montgomery County to install the Gaithersburg standard bus shelter at stops that have 30 or more boardings per day.
- Continue to work with the County on optimizing bus service to all areas of Gaithersburg.
- Continue to coordinate with the County to provide bus service to new large-scale developments within the City, such as Watkins Mill Town Center and Crown Farm.
- Continue to support the use of commuter parking lots at Exits 10 and 11 on Interstate 270.
- Continue to strongly support the presence of the Gaithersburg Business Training Center operated by Montgomery College in Olde Towne.
- Continue to support the Housing Opportunities Commission (HOC) and the services it provides to residents.
- Continue to coordinate with and support the Seneca Heights transitional housing facility in Gaithersburg.

❖ **OBJECTIVE 15: The City should encourage changes to certain county facilities and services located in the City.**

- Continue to discourage the long-term use of relocatable classrooms at schools.

- Continue to encourage MCPS to reduce its site size requirements for new schools within the more urban setting of the City, particularly where opportunities for joint use and sharing of facilities by MCPS and the City exist.
- Encourage Montgomery County to locate a public library within the City limits.
- Encourage Montgomery County to name the bus stops, post signs indicating the bus route numbers that serve each stop, and include route schedules and maps at each stop.
- Encourage the County to evaluate the need for additional bus service to large employment and population centers, such as the Lockheed-Martin and IBM offices on North Frederick Avenue and the apartment complexes on North Summit Avenue.
- Continue to support the efforts of Montgomery County and the State Highway Administration (SHA) to discourage the use of commuter parking lots as storage for commercial trucks.
- Encourage Montgomery College (MC) to consider expanding the Gaithersburg Business Training Center's (GBTC) role to include parallel course and degree offerings to those offered at MC's main campuses, similar to the satellite centers of Northern Virginia Community College.

5.5 Utilities

❖ **OBJECTIVE 16: The City should continue to support private companies and quasi-public agencies that provide utility services to the City.**

- Continue to support each of the utilities' efforts to reduce demand by promoting conservation practices.
- Continue to support each of the utilities' efforts to reduce their impact on the environment.
- Continue to support each of the utilities' efforts to increase their capacity and efficiency through the use of new technology.
- Encourage the expansion of broadband communication offerings and support increased telecom competition to improve service and reduce costs to consumers.
- Continue coordinating with the utilities to ensure that adequate service is provided to existing and future development.
- Formalize the City's policy of requiring adequate infrastructure to accommodate utility service.
- Formalize the City's policy of coordinating with utility providers.

❖ **OBJECTIVE 17: The City should enhance its preparedness to respond to disasters and emergencies.**

- Identify, inventory, and map the location of public utility infrastructure in the City, and should identify any potential hazardous risks associated with the utility infrastructure.
- Identify, inventory, and map the location of private electric generation sources in the City.
- Pursue the sharing of information about emergency-related facilities and resources with other government agencies and area public safety officials.

5.6 Private Facilities and Services

❖ **OBJECTIVE 18: The City should continue to support private community facilities and services.**

- Continue to support and provide grants to Homeowner Associations (HOAs) and Condominium Associations (CAs) and their associated parks and facilities.
- Continue to support Asbury Methodist Village, which includes a community theater, offers a wealth of volunteer opportunities for residents, and serves as a polling place during City elections.
- Continue to support and utilize the Montgomery County Agricultural Center (Fairgrounds), which hosts many regional events, draws visitors from the entire Washington metropolitan area, and significantly improves the City's economy, recognition, and business climate.

❖ **OBJECTIVE 19: The City should include areas for private community facilities and services as part of development plan approvals, where appropriate.**

- Continue to negotiate with and encourage developers to include areas for private community facilities and services that provide the most benefit to citizens and businesses, such as private parks, private community centers, private recreation centers and facilities, child day care centers, elderly day care and housing, and medical centers.
- Periodically review and compare the City's private facilities to those of other similarly-sized cities to ensure that no deficiencies or surpluses exist.