

NOTICE OF JOINT PUBLIC HEARING
MASTER PLAN AMENDMENT MP-1-14:
ENVIRONMENT & SUSTAINABILITY, AN ELEMENT OF THE
2009 CITY OF GAITHERSBURG MASTER PLAN

APPLICATION: MP-1-14

Please take notice that a joint public hearing on the above-referenced application will be conducted by the City of Gaithersburg Mayor and Council and Planning Commission on Monday, November 17, 2014 in the Council Chambers at City Hall at 7:30 p.m. or as soon thereafter as this matter can be heard. Public comment is invited at the joint public hearing.

Gaithersburg, as an incorporated city, is subject to the Land Use Article of the Annotated Code of Maryland. Codified in Land Use Division I, §3-102(a)(1)(vi) Elements-Municipal Corporations requires the development of a Sensitive Areas Element as part of the City's comprehensive master plan. Environment & Sustainability fulfills the requirements of the Sensitive Areas Element. The proposed Environment & Sustainability Element will amend the City's current Master Plan.

Further information regarding the Environment & Sustainability Element is available for public inspection from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday. The draft Environment & Sustainability Element can also be viewed on the City's website at www.gaithersburgmd.gov/services/planning-services/city-master-plan

For any questions related to this Master Plan Amendment, please contact Rob Robinson at the Planning and Code Administration at 301-258-6330, or you may email your questions to environment@gaitHERSBURGMD.GOV.

CITY OF GAITHERSBURG

By: 

Rob Robinson, Long Range Planning Manager
Planning & Code Administration

Joint Hearing - MCC & PC
MP-1-14
2

NOTICES SENT THIS 8th DAY OF SEPTEMBER, 2014 TO:

INTERESTED PARTIES:

(A list of names and addresses is on file, available at City Hall in the Department of Planning and Code Administration.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

Doris Stokes



Gaithersburg
A CHARACTER COUNTS! CITY

September 8, 2014

Mr. Scott Kovarovics, Executive Director
Izaak Walton League of America, Inc.
707 Conservation Lane
Gaithersburg, MD 20878

Dear Mr. Kovarovics,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

Comments may be submitted in writing to the Planning Department, 31 S. Summit Ave. Gaithersburg MD, 20877 or by e-mail to Environment@gaitersburgmd.gov. If you have any additional questions about the Environment & Sustainability Element of the Master Plan, please contact me at (301) 258-6330 or via e-mail at rrobinson@gaitersburgmd.gov.

Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Glenn Kreger, Chief: Area 2
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Mr. Kreger,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Maryland State Clearinghouse for Intergovernmental Assistance
c/o Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, MD 21201

To Whom it may concern,

On behalf of the City of Gaithersburg I am sending you notice that a digital copy of the draft Element & Sustainability Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>. Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Peter Conrad, Director of Local Government Assistance
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, MD 21201

Dear Mr. Conrad,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Ms. Stella S. Fiotes, AIA
Chief Facilities Management Officer
National Institute of Standards and Technology
100 Bureau Drive, Mailstop 1900
Gaithersburg, MD 20899-1900

Dear Ms. Fiotes,

On behalf of the City of Gaithersburg I am sending you notice that a digital copy of the draft Element & Sustainability Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>. Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Stephen Walz, Director
Environmental Programs
Metropolitan Washington Council of Governments
777 N Capitol Street NE, Suite 300
Washington, DC 20002

Dear Mr. Walz,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website, www.gaithersburgmd.gov, by following the Master Plan link.) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Paul DesJardin, Director
Community Planning and Services
Metropolitan Washington Council of Governments
777 N Capitol Street NE, Suite 300
Washington, DC 20002

Dear Mr. DesJardin,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. David B. Levy, Chief of Long Range Planning
Department of Community Planning & Development Services
City Of Rockville
111 Maryland Avenue, 2nd Floor
Rockville, MD 20850

Dear Mr. Levy,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

The Honorable Isiah Leggett
Montgomery County Executive
101 Monroe Street, 2nd Floor
Rockville, MD 20850

Dear County Executive Leggett,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Ms. Gwen Wright, Planning Director
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Wright,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Mr. Anderson,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Jason Dubow, Environmental Planning
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, MD 21201

Dear Mr. Dubow,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

The Honorable Joli A. McCathran
Mayor of Town of Washington Grove
300 Grove Avenue
PO Box 216
Washington Grove, Maryland
20880-0216

Dear Mayor McCathran,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. James T. Smith, Jr., Secretary
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover MD 21076

Dear Secretary Smith,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Richard Eberhart Hall, Secretary
MD Department of Planning
301 W. Preston St., Suite 1101
Baltimore, MD 21201-2305

Dear Secretary Hall,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Joseph P. Gill, Secretary
Maryland Department of Natural Resources
580 Taylor Avenue
Tawes State Office Building
Annapolis, MD 21401

Dear Secretary Gill,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Robert M. Summers, Secretary
Maryland Department of the Environment
1800 Washington Blvd
Baltimore, MD 21230

Dear Secretary Summers,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Ms. Kristin Foringer
Chesapeake Bay Trust
60 West Street
Suite 405
Annapolis, MD 21401

Dear Ms. Foringer,

On behalf of the City of Gaithersburg I am sending you notice that a digital copy of the draft Element & Sustainability Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan> Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Lenny Hines, Director
Plant Operations and Maintenance
Asbury Methodist Village
201 Russell Avenue
Gaithersburg, MD 20877

Dear Mr. Hines,

On behalf of the City of Gaithersburg I am sending you notice that a digital copy of the draft Element & Sustainability Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan> Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



September 8, 2014

Mr. Robert Hoyt, Director
Montgomery County Department of Environmental Protection
255 Rockville Pike, Suite 120
Rockville, MD 20850

Dear Mr. Hoyt,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Environment & Sustainability Element of the 2009 Master Plan. (A digital copy of the draft Element is available for download on the City's website: <http://www.gaithersburgmd.gov/services/planning-services/city-master-plan>) Over the next sixty days we will be receiving comments on the draft Environment & Sustainability Element to forward to our Mayor and City Council and Planning Commission for review. We are seeking input from your organization, and we appreciate your timely review and comment on this document. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process.

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Sincerely,

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration



Gaithersburg
A CHARACTER COUNTS! CITY

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaitthersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Maraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Tony Tomasello



September 8, 2014

Mark Johnson, Legal Advertising Manager
The Gazette Newspaper
2-A North Market Street
Frederick, Maryland 21701

Dear Mr. Johnson:

Please publish the following legal advertisement in the **September 17** and **September 24, 2014**, issues of the Gaithersburg Gazette.

Sincerely,

Rob Robinson, Long Range Planning Manager
Planning & Code Administration

ASSIGN CODE: **MP-1-14** Acct.# **133649**

NOTICE OF JOINT PUBLIC HEARING

**MASTER PLAN AMENDMENT MP-1-14:
ENVIRONMENT & SUSTAINABILITY, AN ELEMENT OF THE
CITY OF GAITHERSBURG 2009 MASTER PLAN**

The Mayor and Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Master Plan Amendment MP-1-14 to incorporate Environment & Sustainability, an element of the City's 2009 Master Plan, on

**MONDAY
NOVEMBER 17, 2014
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

Gaithersburg, as an incorporated city, is subject to the Land Use Article of the Annotated Code of Maryland. Codified in Land Use Division I, §3-102(a)(1)(vi) Elements-Municipal Corporations requires the development of a Sensitive Areas Element as part of the City's comprehensive master plan. Environment & Sustainability fulfills the requirements of the Sensitive Areas Element.

Environment & Sustainability is the last element of the 2009 Master Plan update to be reviewed. Environment & Sustainability, will present recommendations for the City's continued stewardship of its environmental resources and sustainable practices while being consistent with the State and City visions

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-258-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Tony Tomasello

**Joint Hearing - MCC & PC
MP-1-14
4**



laid forth in the City's 2009 Process and Overview Element. Public comment is invited prior to and at the joint public hearing on the Environment & Sustainability Element.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday. The 2009 Master Plan can be viewed on the City's website at www.gaithersburgmd.gov/services/planning-services/city-master-plan.

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Rob Robinson, Long Range Planning Manager
Planning and Code Administration

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-258-6149 • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Tony Tomasello

MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Rob Robinson, Long Range Planning Manager

DATE: September 8, 2014

SUBJECT: Advertisement of MP-1-14, the 2009 Environment & Sustainability Element

On September 8, 2014, staff released MP-1-14, the draft Environment & Sustainability Element of the 2009 Master Plan update, for the required 60 day public comment period. A joint public hearing before the Mayor & City Council and Planning Commission is scheduled for November 17, 2014. Both the Mayor & City Council and Planning Commission are receiving copies of the draft element prior to the public hearing date. The full document is currently available on the City's Master Plan website.

The City of Gaithersburg is empowered, under the Land Use Article of the Annotated Code of Maryland to exercise autonomous planning and zoning powers. Land Use establishes the requirements of a municipal comprehensive master plan and its required elements, and the procedures for approving said master plan. Codified in Land Use Division I, §3-102(a)(1)(vi) Elements-Municipal Corporations requires the development of a Sensitive Areas Element as part of the City's comprehensive master plan. Environment & Sustainability, fulfilling the State requirements of a Sensitive Areas Element, will present recommendations for the City's continued stewardship of its environmental resources and sustainable practices while being consistent with the State and City visions laid forth in the City's 2009 Process and Overview Element.

MP-1-14 is an update to both the 2003 City of Gaithersburg Environment Element and facets of the 2009 Water Resources Element. The 2009 Environment & Sustainability Element will serve as an informational and policy document to the Mayor and City Council, the Planning Commission, other boards and committees of the City, and the residents of Gaithersburg.

Environment & Sustainability will discuss the connection between the natural and built environment. It will contain goals, objectives, principles, policies, and standards that are designed to both protect natural sensitive areas, such as: streams, their buffers, and the urban forest, but to also guide future development, programs, and actions within the City in a sustainable manner that support the "public welfare" both locally and regionally over the next six years.