

From: Rob Robinson
To: "phlavinka@gmail.com"; "senecacreekwatershedpartners@yahoo.com"; "kentlands@kentlands.org"; "lkalexander@audubonnaturalist.org"; "josh.tulkin@sierraclub.org"; "arockler@umd.edu"
Subject: 60 Day Comment Period: Draft Environment & Sustainability Element
Date: Friday, September 12, 2014 12:02:00 PM

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.

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.

Rob Robinson III, AICP CEP
FCA Qualified Professional
Lead, Long Range Planning
City of Gaithersburg
301-258-6330 Ext. 2122

The opinions expressed in this message are not necessarily those of the City of Gaithersburg Staff, Mayor or Council.

From: [Britta Monaco](#)
To: [Britta Monaco](#)
Subject: Comments Sought on Environment & Sustainability Element of Gaithersburg Master Plan
Date: Monday, September 15, 2014 2:53:29 PM

City of Gaithersburg Press Release

Contact: Britta Monaco, Public Information Director
City of Gaithersburg
301-258-6310 x2111
bmonaco@gaitthersburgmd.gov

For Immediate Release

Comments Sought on Environment & Sustainability Element of Master Plan

Gaithersburg, MD (September 15, 2014) The draft [Environment & Sustainability Element](#) of the 2009 Master Plan update is now available for the required 60 day public comment period. Fulfilling the State requirements of a Sensitive Areas Element, the proposed Environment & Sustainability Element presents recommendations for the City's continued stewardship of its environmental resources and sustainable practices.

A joint public hearing on the Element before the Mayor & City Council and Planning Commission is scheduled for November 17, 2014. Comments will be accepted at the meeting, or can be sent in advance to environment@gaitthersburgmd.gov or by mail to Planning Department, 31 S. Summit Avenue, Gaithersburg, Maryland 20877.

Updating the 2003 Environment Element and facets of the 2009 Water Resources Element, the draft Environment & Sustainability Element explores the connection between the natural and built environment in Gaithersburg. It contains goals, objectives, principles, policies and standards that are designed to protect such things as the urban forest and streams and their buffers, and also guides future development, programs and actions in a sustainable manner.

View the Master Plan and its elements under the Planning Services page of the City's website at www.gaitthersburgmd.gov.

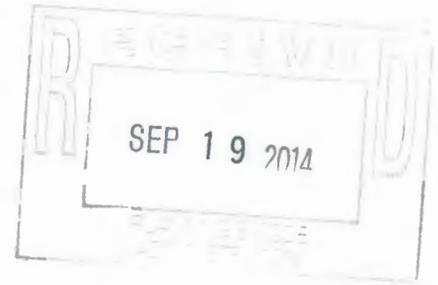
For more information on the Environment & Sustainability Element of the Master Plan contact Long Range Planning Manager Rob Robinson at 301-258-6330 or via e-mail at rrobinson@gaitthersburgmd.gov.

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The Gazette

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This is to certify that the annexed advertisement of **CITY OF GAITHERSBURG NOTICE OF JOINT PUBLIC HEARING** published in the **GAITHERSBURG** Gazette newspapers, a weekly newspaper published in **MONTGOMERY** County, Maryland. The Ad appeared once a week for 2 week(s), before 9/27/14.

Copy of Ad Attached
Ad Order Number
11343896

Publication Date(s)
9/17/14
9/24/14

Joint Hearing - MCC & PC
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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 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.

For any questions related to this Master Plan Amendment, please contact the Planning Department at 301-258-6330, or you may email your questions to environment@gaitersburgmd.gov

Rob Robinson, Long Range Planning Manager
Planning and Code Administration

October 14, 2014

City of Gaithersburg
Mayor and City Council and Planning Commission
31 South Summit Avenue
Gaithersburg, MD 20877

Dear Gaithersburg Mayor and City Council and Planning Commission:

The Environmental Affairs Committee has reviewed the draft *Environment and Sustainability* Element of the 2009 Master Plan and appreciates being given the opportunity to make suggestions at the outset of the process and to review and provide comments on this important document.

The Committee supports the draft *Environment and Sustainability* Element. We feel that this is a high-level, easily understood technical document that presents many possibilities for implementation and highlights the inter-related characteristics of the topics discussed. The Element includes information on the City's existing environmental conditions and supports a renewed focus on urban forestry and watershed planning. The Element also raises important issues related to Environmental Planning, Health, and Sustainability.

The Committee recommends that the *Environment and Sustainability* Element include:

- A recommendation emphasizing the need for increased means of access to amenities and services for lower income or special needs residents;
- We would like included a narrative description with regards to Map 16 (Parks Proximity to Dwelling Units) in the document;
- We ask that a narrative be provided to explain the methodology behind the Urban Forest Effects Model (UFORE) Air Pollution Removal Calculator on page 17, explaining what the cost per pound numbers include; and
- Lastly, we request that a recommendation be made to continue to explore and diversify cutting-edge or new technologies and stay abreast of new, promising technologies with regards to alternative and renewable energy sources (Pg. 74, E).

The Committee understands that the *Environment and Sustainability* Element is a guidance document in the Master Plan and is just one component of a coordinated approach to deal with environmental and sustainability issues as they relate to future growth within the City. The

Committee looks forward to working with you on making the recommendations within the draft Element a reality.

Sincerely,

A handwritten signature in blue ink that reads "Douglas R. Wolf". The signature is written in a cursive style with a large initial 'D'.

Douglas R. Wolf, Chairperson

Environmental Affairs Committee

City of Gaithersburg

Metropolitan Washington Council of Governments

One Region Moving Forward

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Charles County
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Frederick
Frederick County
Gaithersburg
Greenbelt
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County
Rockville
Takoma Park
Alexandria
Arlington County
Fairfax
Fairfax County
Falls Church
Loudoun County
Manassas
Manassas Park
Prince William County

*Adjunct Member

October 23, 2014

Dear Rob Robinson and City of Gaithersburg:

The Metropolitan Washington Council of Governments Department of Environmental Programs staff appreciates the opportunity to review the City of Gaithersburg's Draft 2009 Environment and Sustainability Master Plan Element. First, congratulations on creating a plan element that contains a remarkable breadth and depth of information and recommendations. Particularly, the inclusion of Urban Forest and Environmental Planning, Health and Sustainability illustrate Gaithersburg's leadership in these areas.

This plan element clearly recognizes the links between environmental vitality, sustainability, energy, economic investment, and community health, which is also reflective of the goals of the regional [Region Forward](#) vision plan. Many aspects of the plan are also echoed in COG's 2013-2016 [Climate & Energy Action Plan](#). The Watershed and Stormwater Framework reflects priorities in our Regional Water Quality Management work and COG's [Chesapeake Bay Policy Principles](#), and the Air Quality section reflects values in the regional [air quality workplan](#). This plan element has the potential to provide powerful guidance for the City of Gaithersburg to play a role in creating a more economically, socially, and environmentally sustainable region. If COG can support implementation of the principles and recommendations in the element, please contact us and we can connect you with tools, experts, best practices, and others in the field.

The attached comments are COG Department of Environmental Programs professional staff's suggestions on how the plan element could be technically edited. Some comments aim to clarify meaning, others are suggested additions, should Gaithersburg choose to include them. We hope you find our suggestions to be helpful. If you have any questions regarding these comments, please contact Amanda Campbell at acampbell@mwcog.org or 202-962-3324.

Sincerely,



Steven Walz
Director, Department of Environmental Programs

777 North Capitol Street, NE, Suite 300 Washington, D.C. 20002
202.962.3200 (Phone) 202.962.2301 (Fax) 202.962.3213 (TDD)
mwcog.org

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Overall Suggestions

- Consider emphasizing Gaithersburg’s environmental and sustainability assets and strides it has made first, and second, how to capitalize and improve on those assets, meet challenges, and create opportunities. For example, the stormwater section could note existing Environmental Site Design implementation and installed green roofs.
- Consider including measurable goals and targets where possible, such as percent reduction in greenhouse gases or number of city buildings weatherized.
- North Arrow and reference elements such as street names or water bodies would be helpful on all maps.

5. Urban Forest

5. p. 10

- 3rd sentence insert word “...urban forest maintenance is a challenge”
- 4th sentence edit “The desire to preserve ~~untouched~~ existing forest land and create viable tree ~~save~~ preservation areas is often seen as being in conflict with a community’s desire for ~~economic~~ increased development, yet urban trees can also contribute to economic development and increasing property values”
- 2nd par., 1st sentence: add word “...healthy forests may become fragmented...”

5.1 2nd sentence edit: ...and also shade ~~cars and~~ parking lots, streets, and buildings and help in reducing urban heat island effects.

5.2 Delete “SHOW” in 2nd par.

5.3 Add at end of paragraph: (Properly positioned and maintained trees is also important to reducing sidewalk damage.)

5.5 Consider in Recommendations Part B: Implement ‘right tree, right place’ guidelines and plant tree species that will thrive in urban environments and under recent climatic conditions.

6. Watershed and Stormwater Management

- P. 23, end of 2nd paragraph, consider adding: “the State of Maryland is a signatory to the recent Chesapeake Bay 2014 agreement. The agreement now includes goals related to toxics and climate change which may have implications for watershed and stormwater management priorities in coming years.”

6.1 3rd sentence add word: “serious negative impacts”

6.3 p. 31

- 5th sentence edit: “Uncontrolled stormwater runoff from impervious areas ...”
- Water Quality Bullet: ... transports them directly into the nearest ~~stream~~ water body. Untreated, these pollutants, which may include temperature changes, can adversely...

- Figure 5: Suggest replacing with a figure that shows a category for restored urban streams, which will be a special category with its own attributes. The image should convey the concept that Gaithersburg's streams can achieve an improved level of restoration even within an urban setting, but perhaps limited by the history of degradation and the land cover conditions.
- Add color coded maps to show the fish health condition and the aquatic invertebrate health conditions per subwatershed in Appendix B.
 - Could overlay this information to the impervious levels per subwatershed.
- P. 35 2nd paragraph: (Definition of eutrophication = generally excess nutrients in a water body fuels the growth of algae. Low DO = Alga die and the bacteria decompose algae using up all the oxygen in the process.) Edit: ~~This process, called eutrophication~~ Low dissolved oxygen in the water can severely affect...
 - Add word, 4th sentence: Many of the City's lakes and ponds receive drainage from fertilized lawn areas, and are therefore subject ...
- P. 38: Note the RSAT Reference:
Galli, F. J. 1996a. Appendix A, Final Technical Memorandum: Rapid Stream Assessment Technique (RSAT) Field Methods. Prepared for Montgomery County Department of Environmental Protection. Metropolitan Washington Council of Governments, Washington, DC. 36 pp.

6.4

- Strike first sentence (Watershed and stream health tend to be related to intensity and age of development –developments prior to the 1980s have few controls and are correlated with poor watershed and stream health. However, retrofitting older developments can achieve some level of urban stream restoration.)
- 4th sentence edit: ~~Older stormwater controls included~~ In the 1980s, large regional ponds were employed to treat stormwater via an extended detention period then slowly release large volumes of water into the stream channel.

6.5

- Reference the Montgomery County Anacostia WIP
 - http://www6.montgomerycountymd.gov/content/dep/downloads/water/AnacostiaRiverWIP_FINAL.pdf
- Consider these recommendations under D:
 - Establish a stream monitoring station network to track current conditions and post restoration conditions. Monitoring to include limited biological, physical (stream channel cross-sections) and chemical sampling.
 - Conduct a Fish Blockage Inventory
 - Develop a potential riparian reforestation location map.
- Note that the Accounting Guide is out, which may help under D, 4th bullet point:
<http://www.mde.state.md.us/programs/Water/StormwaterManagementProgram/Documents/NPDES%20MS4%20Guidance%20August%2018%202014.pdf>
- Under F, 6th bullet point: Note that the effectiveness of street sweeping is addressed in the new accounting guide and Montgomery County completed an evaluation a few years ago.

7. Environmental Planning, Health, and Sustainability

7.1 Introduction

Pg. 47 First Bullet:

- insert “US Green Building Council” in front of “Leadership in Energy and Environmental Design (LEED)”

Pg. 47: If Gaithersburg has enacted building energy tracking and benchmarking requirements, that can be included among the bullets on this page.

7.2 Climate Uncertainty

- (Although coastal storms and nor-easters have seen a slight increase in intensity, scientists are not able to make conclusions about climate change trends in small scale storms such as derechos and other thunderstorms. Derechos themselves are not rare. The heat wave probably contributed to the intensity and long-life of the storm, but attributing it to climate change is not apparent.
http://www.washingtonpost.com/blogs/capital-weather-gang/post/did-global-warming-intensify-the-derecho-in-washington-dc/2012/07/05/gJQABdr7PW_blog.html)
 - Edit p. 48, end of second paragraph: such as the October, 2012 Hurricane Sandy.
 - Edit p. 49, 4th sentence: This rare weather event...
- (The causes of climate change are not debated among scientists. IPCC Physical Science Basis Summary for Policymakers p. 17 http://www.climatechange2013.org/images/report/WG1AR5_SPM_FINAL.pdf): “It is extremely likely that human influence has been the dominant cause of the observed warming since the mid-20th century.”)
 - Suggested change to 5th sentence, P. 49 to acknowledge ambivalence: “While some may feel more or less concerned about climate change, it has observable local, regional, and global impacts.”

7.3 Urban Heat Island Effect

- Strike ‘~~while there are global dynamics at play related to climate change~~’ and start with ‘Urban heat island effect is a localized phenomenon resulting from...’ (this will clarify that urban heat island is a separate phenomenon from climate change).
- Also, you may want to note among the bullets on p. 50 that heat and resulting poor air quality can be especially problematic for vulnerable populations—old, young, those with existing medical conditions, and for those who struggle to afford air conditioning.
- List “cool pavements” and “permeable pavements” among UHI strategies in p. 51, 2nd paragraph, sentence 4.
- (If traffic congestion along 355 is temporarily reduced by road improvements or any other mitigation, more cars are likely to venture out on the road, a phenomenon known as induced travel. Environmentally, this would lead to increased air emissions from vehicles, and more vehicles might increase heat. Including traffic congestion mitigation under the recommendations for urban heat island could backfire. Consider focusing on shade, cool roofs, cool pavements, etc.)
 - Edit to 2nd paragraph, last sentence: ~~A reduction in traffic congestion along Frederick Avenue (MD Route 355) and~~ Replacement of aging HVAC systems could also reduce the urban heat island effect.
 - Some community measures (add to end of p. 51) could include outreach to the public on the locations of cooling centers and installing water spray parks or pools or the like.

7.5 and 7.6 Energy Conservation and Alternative Energy

p. 64 at end of paragraph at the top of page, add:

- The Greater Washington Regional Clean Cities Collaborative (GWRCCC) www.gwrccc.org is providing technical assistance in implementing electric vehicle readiness in the greater Washington region.
- Also, in 2014, Maryland Energy Administration (MEA) created the Microgrid Task Force, to explore legal, technical, and financial barriers and opportunities microgrid deployment. The task force report is an excellent resource for Maryland communities interested in microgrid deployment (see <http://energy.maryland.gov/MicrogridsandGridResiliencyinMaryland.htm>). MEA is focusing on public purpose microgrids to increase community resilience and energy reliability. MEA also intends to issue grants to support communities and private entities pursuing public purpose microgrids in the state, which Gaithersburg could consider utilizing.

7.6 Alternative Energy Sources

- 1st sentence edit: Increasing usage of renewable energy sources lessens the ecological and public health impacts associated with energy consumption.
- 2nd paragraph clarification: ~~The system was designed to produce about 5 kWh per hour or 5,989 kWh annually. Without the system, an additional 8,577 pounds of carbon dioxide emissions would be generated by the Youth Center. Additionally, the cost savings equate to about \$300 per year.~~ --> The system has a capacity of 5 kW and produces 5,989 kWh of clean energy annually, saving 8,577 pounds of carbon dioxide emissions each year. The Youth Center also saves \$300 per year in utility bills.

7.7 Transportation Improvements and Alternative Modes

Pg. 63 under the map:

- Replace “EVs” or “electric vehicles” with “plug-in electric technology” or “PEVs” throughout this section.
- Insert “Plug-in technology which include plug-in hybrid electric and all battery electric vehicles, are being adopted about three times as fast as hybrid vehicles during their first three years on the market.
- Replace “battery-only” with “PEVs”.
- Insert “Plug-in technology enables significant operational savings (i.e., fuel cost and maintenance) over conventional vehicles, and has great potential to reduce the carbon footprint of transportation.”

Pg. 64 EV section:

- Note how many Level 2 charging stations will be installed.
- Eighth line from the end of section 7.7 should read as: “Although plug-in electric technology vehicles could present shorter driving ranges based on various factors such as vehicle make, driving conditions....”

7.8.2 p. 65

- In place of “At this time, there are no local composting facilities for Gaithersburg residents or facilities to send food scraps to be recycled” add “At this time, there are no local, high-capacity composting facilities for Gaithersburg residents to send food scraps to be composted.”

- Either add to, or replace, the Figure 12 with a figure or table showing historic recycling rate % and per capita waste generation. Both of these measures are more relevant for Zero Waste discussion and relate to the stated goals.

7.9.1

- In addition, examine farmers markets and farm stands in the food accessibility analysis.
- Add after second sentence: “The Agricultural Reserve is a significant local resource for seasonal produce and animal products.”

7.10 Recommendations -- Consider the following:

- Consider establishing Ecodistricts as a cross-sector recommendation

A.

- Consider researching effects on natural areas, parks, city workforce, health, the economy, and the community.
- The resilience plan sounds great. Edit: “increasing transportation options”
- Improve the ability of critical infrastructure to be habitable when the power or water is out or access to fuel is limited.

B.

- Delete third bullet—urban heat island mitigation and stormwater mitigation is already covered, and holistically, some large developments in the area are good from a land use/transportation standpoint.
- Edit: Explore reductions in parking requirements or flexibility in height requirements to...
- Add: See also, section 5.5 Urban Forest recommendations

D.

- Set a city greenhouse gas emissions or electricity reduction goal of (xx)% by (year)
- Strive to implement government and community actions that support COG’s 2016 Climate and Energy Action Plan. http://www.mwcog.org/store/item.asp?PUBLICATION_ID=469
- Require building energy benchmarking and public disclosure for public buildings.
- Require building energy benchmarking and public disclosure for private buildings.
- Promote energy aligned or green leasing.
- Track community wide energy consumption trends using the data provided by utilities as part of the regional data sharing agreement.
- Support use of Energy Performance Contracts (EPCs/ ESCOs).
- Support cooperatively procuring green power with other Maryland jurisdictions.
- Bullet #9, add: Track legislation and opportunities to offer residential or commercial PACE. (Commercial PACE is likely already a viable option.)
- Adopt a light pollution ordinance that encourages more efficient outdoor lighting
- Improve energy performance of city facilities
 - Track/benchmark energy performance of city facilities in EPA Portfolio Manager
 - Strive for facilities to earn EPA Energy Star label

- Implement cost-effective energy efficiency strategies based on results of energy audits already conducted on city facilities. Conduct additional energy assessments, where necessary.
- Participate in the US DOE Better Buildings Challenge
- Promote state and utility energy programs such as EmPOWER Maryland, utility rebates, Home Performance with Energy Star, etc.

E.

- 4th Bullet: ~~Encourage new homes to be Solar Ready.~~ --> Consider creation of municipal ordinances requiring new homes to be built Solar Ready, and enforce these standards through the building, permitting, and/or zoning processes.
- Promote renewable energy parks or renewable energy at parks.
- Support implementation of community solar/virtual net metering.
- Work with a solar mapping service such as mapdwell. <http://www.mapdwell.com/en/dc>
- Support provision of solar charging tables or benches in public spaces. See <http://ow.ly/i/71vcj>
- Support for launch and implementation of Solarize Gaithersburg or solar coop program in the community.
- Explore City participation and awareness of the goals of the US Department of Energy's SunShot Initiative Rooftop Solar Challenge II. Through participation in the Challenge, the city will be able to benchmark and track progress towards national best practice using the solar roadmap <http://my.solarroadmap.com/ahj/mwcog/view>.
- The City should promote online solar tools for residents such as the energysage marketplace: <http://www.energysage.com/mwcog/>.

F.

- Promote and support the use of alternative fuel vehicles, including PEVs, in the City's fleet as appropriate. Adopt a Green Fleet Policy
- Explore and create public/private partnerships to advance the deployment of alternative refueling infrastructure, including electric vehicle charging stations, for City fleet and public (non-governmental) use.
- Participate in cooperative purchase programs or contract riders for alternative fuel vehicles and alternative refueling stations when possible.
- Look into becoming a designated Walk Friendly and Bike Friendly Community

G.

- Utilize State of Maryland contracts to purchase green products and services (<http://www.dgs.maryland.gov/GreenOperations/GreenPurchasing/Guidelines/specifications.html>)
- Adopt the State's green contract language into local contracts.
- Explore green cooperative purchasing with other members of MWCOG.

H.

- Explore public/private partnerships to develop green affordable housing.
- Based on the bulleted recommendations, the title of section H could perhaps be similar to "Promote and implement community gardens, healthy living, and equitable open space access."



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

October 24, 2014

Rob Robinson III, Long Range Planning Manager
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD, 20877

Dear Mr. Robinson,

Thank you for offering the City of Rockville the opportunity to review a draft copy of the City of Gaithersburg Environment and Sustainability Element of the 2009 Master Plan.

We have reviewed the document and are delighted to note that it supports continuing our long history of partnership to promote our mutual environmental goals, especially in the areas of watershed management, stormwater management and air quality programs.

We look forward to collaborating with the City of Gaithersburg in future environmental initiatives.

Sincerely

David B. Levy
Chief of Long Range Planning, CPDS

Mark Charles
Chief of Environmental Management, DPW

Joint Hearing - MCC & PC

MP-1-14

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Gaithersburg

City of Gaithersburg
31 S. Summit Avenue
Gaithersburg MD 20877

Joint Hearing - MCC & PC

MP-1-14

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NOTICE OF JOINT PUBLIC HEARING
*** MONDAY, NOVEMBER 17, 2014 at 7:30 PM**
City Hall Council Chambers
31 S. Summit Avenue, Gaithersburg MD 20877

The Mayor & City Council and the Planning Commission will be conducting a Public hearing on:

MASTER PLAN AMENDMENT MP-1-14:

**ENVIRONMENT & SUSTAINABILITY, AN ELEMENT OF THE 2009 CITY OF
GAITHERSBURG 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 and/or comments to environment@gaithersburgmd.gov

*Subject to Change

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LISA FRANKLIN	PROCAM LLC	116 DUVALL LN	GAITHERSBURG	MD	20877

LORI COHEN	FIRSTSERVICE RESIDENTIAL	3949 PENDER DR 205 STE	FAIRFAX	VA	22030
MEREDITH METSCHULAT	PROPERTY MANAGEMENT PEOPLE, INC.	955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
MICHELE KENNEDY	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR	OLNEY	MD	20832
MIKE POTTER	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD	DAMASCUS	MD	20872
NANCY GOGLIO		905 WILD FOREST DR	GAITHERSBURG	MD	20879
PATTY FLOYD	PAUL ASSOCIATES INC	6935 WISCONSIN AVE SUITE 400	CHEVY CHASE	MD	20815
PAULA KURTZWEIL- WALTER		9108 EDGEWOOD DR	GAITHERSBURG	MD	20877
PEGGY TOLAND	COMMUNITY ASSOCIATIONS, INC.	15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
PEYTON HARRIS	CAPITAL MANAGEMENT	12011 LEE JACKSON HWY SUITE 350	FAIRFAX	VA	22033
QUINNE CHASE	THE MANAGEMENT GROUP ASSOCIATES INC	20440 CENTURY BLVD	GERMANTOWN		
RALPH CAUDLE	IKO REAL ESTATE, INC.	3416 OLANDWOOD CT STE 210	OLNEY	MD	20832
RAMON ESPIN	COMSOURCE MANAGEMENT, INC.	16 EXECUTIVE PARK CT	GERMANTOWN	MD	20874
RANDY FOX	KENTLANDS CITIZEN ASSEMBLY	4840 WESTFIELDS BLVD STE 300	CHANTILLY	VA	20151
RICHARD SKOBEL	MAIN STREET PROPERTIES	9 PARK AVE	GAITHERSBURG	MD	20877
ROB O'BRIEN	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR	OLNEY	MD	20832
ROBERT FOGEL	ABARIS REALTY INC	12009 NEBEL ST	ROCKVILLE	MD	20852
RON GODSEY	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD	DAMASCUS	MD	20872
SANDRA EWING	VANGUARD MANAGEMENT INC	PO BOX 39	GERMANTOWN	MD	20875
SHIREEN AMBUSH	ABARIS REALTY	12009 NEBEL ST	ROCKVILLE	MD	20852
STEVE LESKOWITZ	THE MANAGEMENT GROUP	20440 CENTURY BLVD SUITE 100	GERMANTOWN	MD	20874
TIMOTHY MULFORD	PROPERTY MANAGEMENT PEOPLE	955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
TOM ARMSTRONG		108 LONGDRAFT RD	GAITHERSBURG	MD	20878

From: [Sandra Olek -DNR-](#)
To: [Environment External Mailing](#)
Subject: Environment and Sustainability Comments
Date: Thursday, October 30, 2014 11:44:02 AM
Attachments: [Gaithersburg_DNR.pdf](#)

Attached please find comments from the Maryland Department of Natural Resources on the City's Sustainability Element. We appreciate the opportunity to review and provide comments on the plan. We commend the City on a job well done and look forward to working with you on sustainability policies and projects in the future.

Thanks, Sandi Olek

Sandi Olek
Integrated Policy & Review Unit
Maryland Department of Natural Resources
sandra.olek@maryland.gov
410.260.8979



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Joseph P. Gill, Secretary
Frank W. Dawson III, Deputy Secretary

October 28, 2014

Mr. Rob Robinson III, Long Range Planning Manager
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877-2098

Dear Mr. Robinson,

Secretary Joseph P. Gill forwarded me your request for review and comment on the Environment and Sustainability Element of the 2009 Master Plan. We were pleased to see focused attention on urban forests including the clear connections with community health and economic benefits, along with an impressive list of management actions to advance urban forestry within the City. Likewise, the recommendations for stormwater and watershed management clearly demonstrate Gaithersburg's commitments to Bay and waterway restoration. The sustainability section is well rounded out to encompass various aspects of sustainability. The following list offers some additional suggestions and/or resources for your consideration.

1. We are very interested in opportunities to increase access to open space and Gaithersburg had demonstrated a useful linkage between park deserts and food deserts and how they may be addressed simultaneously. We are very excited about the planned nature play space installation in the Constitution Gardens Park as an additional element to green space. We look forward to pointing to this project as a model for municipal parks encouraging nearby nature play for citizens.
2. As an element of the proposed climate change resiliency plan, consider the use of green infrastructure to improve community and environmental resiliency to the impacts of climate change. Strategically placed buffers, wetlands, trees, etc. can help address the water management issues of extreme storm events. Evaluate if stormwater management facilities are being designed to address greater precipitation events.
3. Consider investment in hybrid or electric fleet vehicles for City staff use.
4. Sustainability planning benefits from evaluating linkages and leveraging resources across multiple programs, such as Sustainable Communities, Community Legacy, Chesapeake and Coastal Trust Fund, Community Parks and Playgrounds and others. The opportunity to coordinate environmental enhancement and protection with community development and redevelopment strengthen projects and offer great benefits to citizens.
5. Consider developing a sustainability tracking tool, like the Genuine Progress Indicator (GPI), to evaluate prosperity, quality of life and the value of natural and human capital. Maryland's GPI can be downscaled to a municipality and used to evaluate alternative policy and spending options: <http://www.dnr.maryland.gov/mdgpi/>

Please contact me if you have any questions about the comments or would like further information. Great job on the plan!

Christine Conn, Director
Integrated Policy and Review Unit
Maryland Department of Natural Resources



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 30, 2014

Mr. Rob Robinson
Long Range Planning Manager
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Dear Mr. Robinson:

Montgomery County Planning Department staff members have reviewed the draft City of Gaithersburg Environment and Sustainability Master Plan Element dated September 5, 2014. Overall, staff comments were positive. Staff applauds the development of thoughtful recommendations to address significant changes in law, policy, and the state of knowledge over the past two decades, and to incorporate emerging concepts for creating sustainable development.

Our staff does have one suggestion for clarifying language and expectations:

Section 5.5 Recommendations, first bullet point under Section B: We suggest adding the words "Afforestation and reforestation projects should" to the beginning of the bullet point, or using similar clarifying language. Otherwise, the language could be taken to mean that existing forests should be manipulated to achieve these species diversity targets. Our staff believes that existing, established forests should largely remain undisturbed unless they need to be managed to address a specific problem.

Thank you very much for providing us the opportunity to review this document. Our staff hopes to follow the progress of this document and its implementation through our periodic coordination meetings with the City of Gaithersburg. We look forward to working collaboratively with you to create a more sustainable future throughout Montgomery County.

Sincerely,

Steve Findley
Planner Coordinator
Area 2 Planning Division

Mark Symborski
Planner Coordinator
Functional Planning and Policy Division

c: Gwen Wright, Planning Director
Glenn Kreger, Chief, Area 2 Division
Pam Dunn, Acting Chief, Functional Planning and Policy Division

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Fariba Kassiri
Acting Director

October 30, 2014

Rob Robinson III, Long Range Planning Manager
Planning & Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877-2098

Dear Mr. Robinson:

Thank you for forwarding a copy of the Environment & Sustainability Element of the 2009 Master Plan for the City of Gaithersburg for review and comment. We appreciate receiving a copy of this document and have reviewed the comprehensive analysis reflected in it. With regard to Section 6.1.1.G Watershed and Stormwater Management - Regulatory Framework – Federal Regulations - Moving Forward, we note that success in protecting and restoring our local watersheds will require continued and expanded coordination between the City and Montgomery County (and other regulated entities) on watershed-based restoration. We look forward to working with the City as we complete assessments and project inventories for our shared local watersheds as well as our jointly-compiled programmatic submissions to the State on making progress toward Chesapeake Bay restoration goals.

We have no further comments on this document at this time.

Sincerely,

Fariba Kassiri
Acting Director

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