MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

September 7, 2004

CALL TO PODIUM:

Mark DePoe

RESPONSIBLE STAFF:

Mark DePoe,
Long Range Planning Director

AGENDA ITEM:
(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing **"JOINT"**
	Historic District
	Consent Item
	Ordinance
	Resolution
X	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	N/A
Hearing Date	N/A
Record Held Open	N/A
Policy Discussion	9/7/2004

TITLE: Policy Discussion

GE Tech Special Study Area

SUPPORTING BACKGROUND:

The GE Technology Park Special Study Area (formerly known as the National Geographic Property) is the sixth of ten Special Study Areas that are to be under review during the Master Plan update process. The five previous Special Study Areas were adopted by the Mayor and City Council on December 15, 2003 as part of the Land Use Element of the Master Plan.

Staff held a stakeholders meeting on April 29, 2004 for the GE Tech special study area. During this stakeholders meeting, staff received helpful public input that was been used to create three land use options. These three land use options were presented to the Planning Commission and Mayor and City Council during their joint work session held on June 14, 2004. In addition to the review of the three land use options, some of the topics discussed during the work session were the annexation agreement, existing structures, MXD zone, residential limitations, location of the aquatic center, and pedestrian and roadway connections.

During the June 14, 2004 joint work session review and discussion of the three options, the Planning Commission and Mayor and Council requested that Option 1 be altered to allow for a residential component. This new option (Option 2) has been provided for your review and recommendation as well as the three original options (Option 1, Option 3, and Option 4) discussed during the joint work session. As requested during the work session, a theme based analysis has been provided for your review (see Exhibit #10).

On September 1, 2004, The Planning Commission reviewed the special study area report and four land use options and made a recommendation to the Mayor and City Council to endorse Option 1, 2, and 3 and to eliminate Option 4. The purpose of the September 7, 2004 Mayor and City Council meeting is to select the land use options that will eventually be incorporate into the Land Use Element of the Master Plan. The Land Use Element will have to be amended to include the GE Tech Special Study Area. This requires the GE Tech Special Study Area to go through the Master Plan Amendment process.

Attached:
Exhibit #5: September 1, 2004 Planning Commission cover
Exhibit #6: Staff comments
Exhibit #7: Draft GE Tech Special Study Area
Exhibit #9: Communication: Planning Commission
Exhibit #10: Theme Based Analysis Memo, dated September 2, 2004
Exhibit #11: September 7, 2004 Mayor and City Council cover
Exhibit #12: Land Use Options Memo, dated September 2, 2004

DESIRED OUTCOME:

Review GE Tech Special Study Area and Select Land Use Options.

EXHIBIT
11
GE TECH SSA
9/7/2004

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 1, 2004

APPLICATION: **Special Study Area Review**

TITLE: GE TECH SPECIAL STUDY AREA

REQUEST: Recommendation of the GE Tech Special Study Area to the Mayor and City Council. The GE Tech Special Study Area is the sixth of ten Special Study Areas that are to be under review during the Master Plan update process. The five previous Special Study Areas have been adopted as part of the Land Use Element of the Master Plan.

APPLICANT: City of Gaithersburg Planning Commission

STAFF PERSON: Mark DePoe, Long-Range Planning Director

Enclosures:
Exhibit #5: September 1, 2004 Planning Commission cover
Exhibit #6: Staff comments
Exhibit #7: Draft GE Tech Special Study Area
Exhibit #8: Theme Based Analysis Memo, dated August 27, 2004

Previously Provided:
Exhibit 1: Work Session Powerpoint
Exhibit 2: Background Information
Exhibit 3: Outside Correspondence
Exhibit 4: June 14, 2004 Joint Work Session Cover

EXHIBIT
5
GE TECH SSA
9/1/2004

STAFF COMMENTS

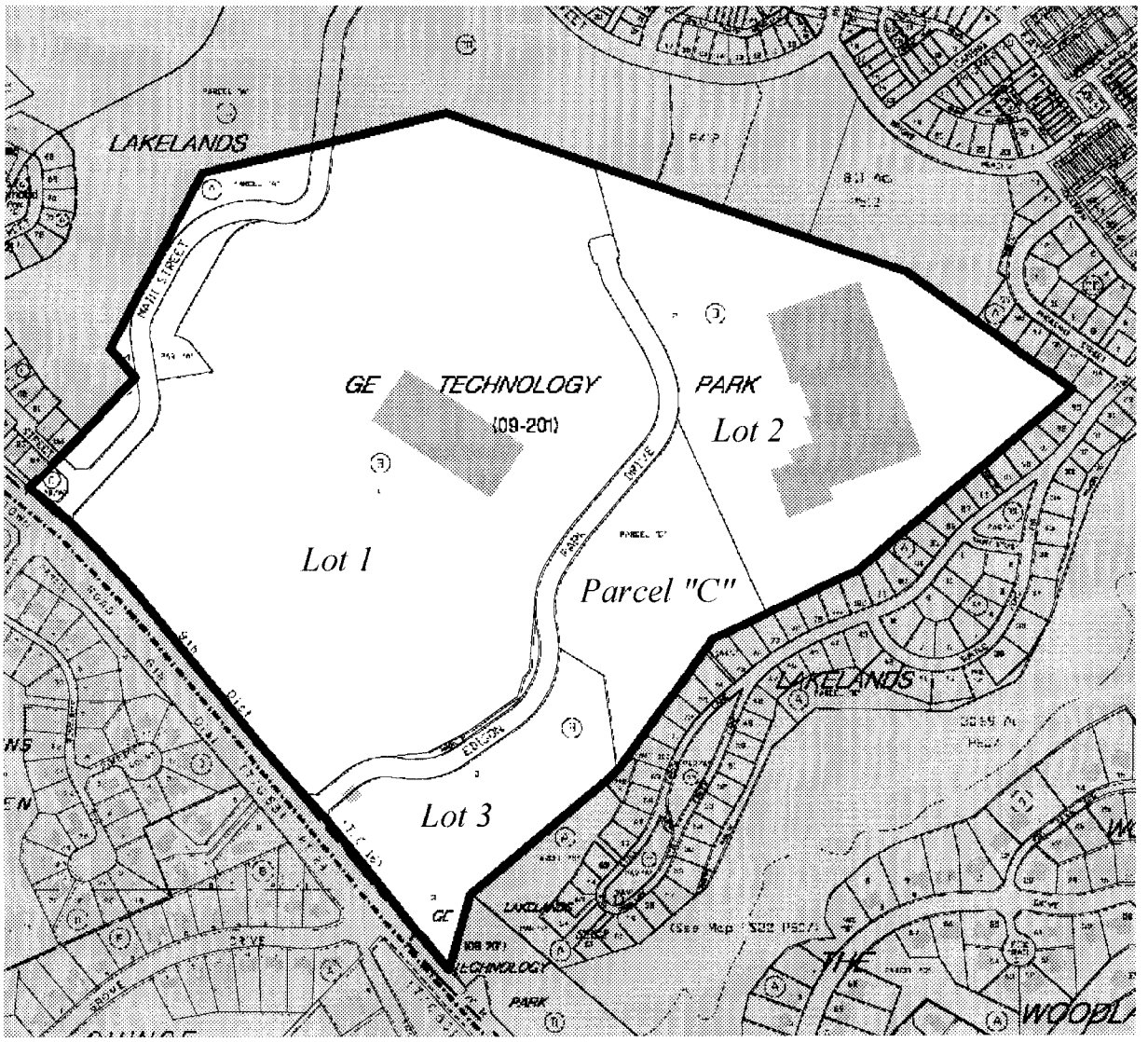
The GE Tech Special Study Area is the sixth of ten Special Study Areas that are to be under review during the Master Plan update process. The five previous Special Study Areas were adopted by the Mayor and City Council on December 15, 2003 as part of the Land Use Element of the Master Plan. The purpose of the September 1, 2004 Planning Commission meeting is to provide a recommendation of the GE Tech Special Study Area to the Mayor and City Council.

Staff held a stakeholders meeting on April 29, 2004 for the GE Technology Park (formerly known as the National Geographic Property) special study area. During this stakeholders meeting, staff received helpful public input that was been used to create three land use options. These three land use options were presented to the Planning Commission and Mayor and City Council during their joint work session held on June 14, 2004. In addition to the review of the three land use options, some of the topics discussed during the work session were the annexation agreement, existing structures, MXD zone, residential limitations, location of the aquatic center, and pedestrian and roadway connections.

During the June 14, 2004 joint work session review and discussion of the three options, the Planning Commission and Mayor and Council requested that Option 1 be altered to allow for a residential component. This new option (Option 2) has been provided for your review and recommendation as well as the three original options (Option 1, Option 3, and Option 4) discussed during the joint work session.

EXHIBIT
6
GE TECH SSA
9/1/2004

SPECIAL STUDY AREA 10:
G.E. TECHNOLOGY PARK



Approximate Total Area:	**97 Acres**
Existing Land Use:	**Office-Warehouse**
Current Land Use Designation:	**Commercial/Industrial-Research-Office**
Current Zoning:	**I-3 (Light Industrial)**

TAX MAP REFERENCE:

Parcel A Block A, Lots 1, 2, 3 and Parcels A, B, C, E Block B and Parcel A Block C G. E. Technology Park

EXHIBIT 7 GE TECH SSA 9/1/2004

LOCATION:

The G.E. Technology Park Study Area is bounded on the north by Lakelands Park and the Quince Orchard Cluster Middle School #2 Site, on the east by the Lakelands Community, on the south by MD Route 28, and on the west by Lake Nirvana and the Kentlands community.

BACKGROUND:

The G.E. Technology Park Study Area includes property that was originally owned by the National Geographic Society. In September 1966, Otis B. Kent filed annexation petition X-088 with the City of Gaithersburg for 1030.69 acres, including the National Geographic Society property. Mr. Kent, however, had sold 100.036 acres to National Geographic Society. The National Geographic Society then requested that their property be excluded from the Kent annexation. The Mayor and City Council allowed the Society's property to remain in Montgomery County, reducing the Kent annexation to 928.38 acres.

In 1989, the National Geographic Society filed annexation petition X-146 with the City for 98.7962 acres of land, the remainder of the land purchased from Mr. Kent after dedicating right-of-way for MD Route 28. The City zoned the property I-3 (Industrial Office Park), which is comparable to the former Montgomery County zoning of C-P (Commercial Office Park).

The property was later purchased by Gaithersburg Realty Trust (GRT), who subdivided the land as G.E. Technology Park. In 2000, the original annexation agreement was amended by Gaithersburg Realty Trust. This amendment, subject to several conditions, provided for street dedication and other land conveyances to the City; stormwater management improvements and easements; and a development cap for new development of seven hundred thousand (700,000) square feet.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-146	06/15/1989	05/01/1989	R-33-89	98.7962
X-146 Addendum 1	09/15/2000	09/15/2000	R-75-00	98.7962

ANNEXATION AGREEMENT:

The 1989 Annexation Agreement has only one requirement that is not specifically restated or addressed in the 2000 Addendum. Paragraph I(3)(a) requires "a tree, vegetation and nature feature inventory and retention plan be submitted to Gaithersburg prior to any development review approvals on the site by the City of Gaithersburg Planning Commission." This requirement is technically included in Paragraph 2 of Addendum 1 ("Gaithersburg confirms that development of the GRT

Property is permitted in accordance with I-3 Zone standards), since Regulation 01-01 (Environmental Standards for Development Regulation) Article I §4 requires all new development to prepare a Natural Resource Inventory (NRI) and Forest Conservation Plan (FCP), in compliance with said regulation.

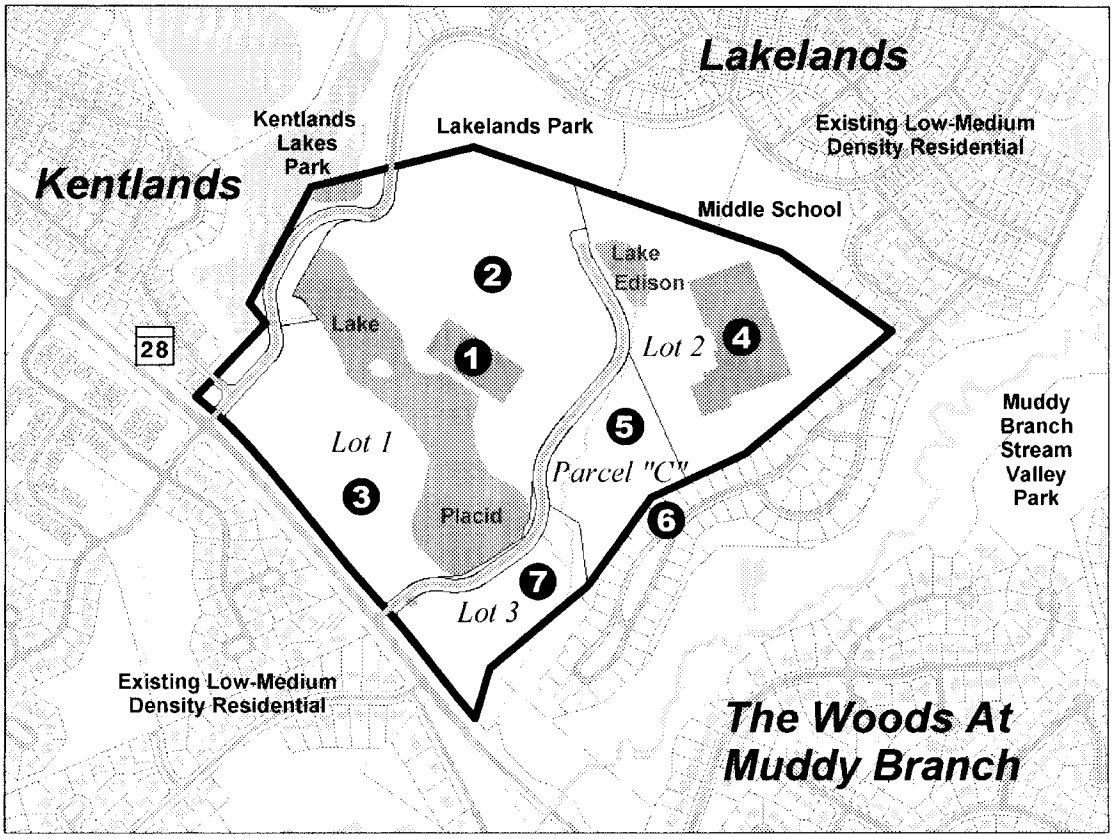
The 2000 Addendum 1 has the following requirements for additional development of the GE Technology Park:

- The amount of new development is limited to seven hundred thousand (700,000) additional square feet
- Gaithersburg and the property owner will continue to encourage the State Highway Administration to have signalization installed at the intersection of MD Route 28 and Edison Park Drive
- A minimum twenty-five (25) foot greenspace buffer shall be maintained adjacent to the MD Route 28 right-of-way
- A forty percent (40%) greenspace requirement, mandated by the original Montgomery County C-P zoning, shall be imposed on any future development, regardless of the City zoning assigned to the property
- All regulatory calculations shall be made based on the original annexation area of 98.7962 acres, including density, greenspace, open space, forest conservation, and wetlands
- Lot 3 and Parcel C, Block B will each be allowed vehicular ingress and egress from Edison Park Drive, with the new intersection locations subject to review and approval by the City Planning Commission
- A traffic study or studies is required to demonstrate the impact of new development on the surrounding road network
- Road improvements, mitigation measures, and street dedication may be required by the City, based on the traffic study or studies
- Development remains subject to the requirements of the Gaithersburg Zoning Ordinance

EXISTING DEVELOPMENT AND LAND USE

The G. E. Technology Park Study Area includes Lake Placid, Lake Edison, a tributary of the Muddy Branch Creek, a large open lawn between MD Route 28 and Lake Placid, a 5-story office building and a 1-story warehouse. There are currently two parcels of land that are undeveloped, Lot 3 and Parcel C.

The large office building, formerly used for membership processing by the National Geographic Society (NGS), was built in 1968 and was designed in the "international" style by Mills, Petticord, & Mills. The office building overlooks Lake Placid and includes a courtyard garden facing the parking lot. The warehouse was used by NGS and was constructed during the 1970's, with an 84,000 square foot addition in 1989. Edison Park Drive is partly located within the stream valley buffer for the stream that flows from Lake Edison to Muddy Branch. All existing development occurred or began while the property was located in Montgomery County.



The current and approved land use and build-out of the GE Technology Park is as follows:

Map Area	Legal Description	Land Use	Status	Development Size (sq ft)
1	Part of Lot 1	Office	Developed	373,116
2	Part of Lot 1	Vacant	Undeveloped	*
3	Part of Lot 1	Lake / Open Space	Undeveloped	N/A
4	Lot 2	Warehouse	Developed	261,316
5	Parcel C	Vacant	Undeveloped	*
6	Parcel E	Single-family detached houses	Developed	N/A
7	Lot 3	Recreation	Proposed	*
Total				**1,334,432**

* Addendum 1 to the Annexation Agreement specifies a total of 700,000 additional square feet of development in GE Technology Park, but does not specifically allocate it to any of the lots or parcels. These map areas are the designated areas for the additional 700,000 square feet of new development.

The current build-out density for the GE Technology Park of 1,334,432 square feet results in an overall floor-to-area ratio (FAR) of approximately 0.316. Other developments in the City, including Washingtonian Center, Quince Orchard Park, and

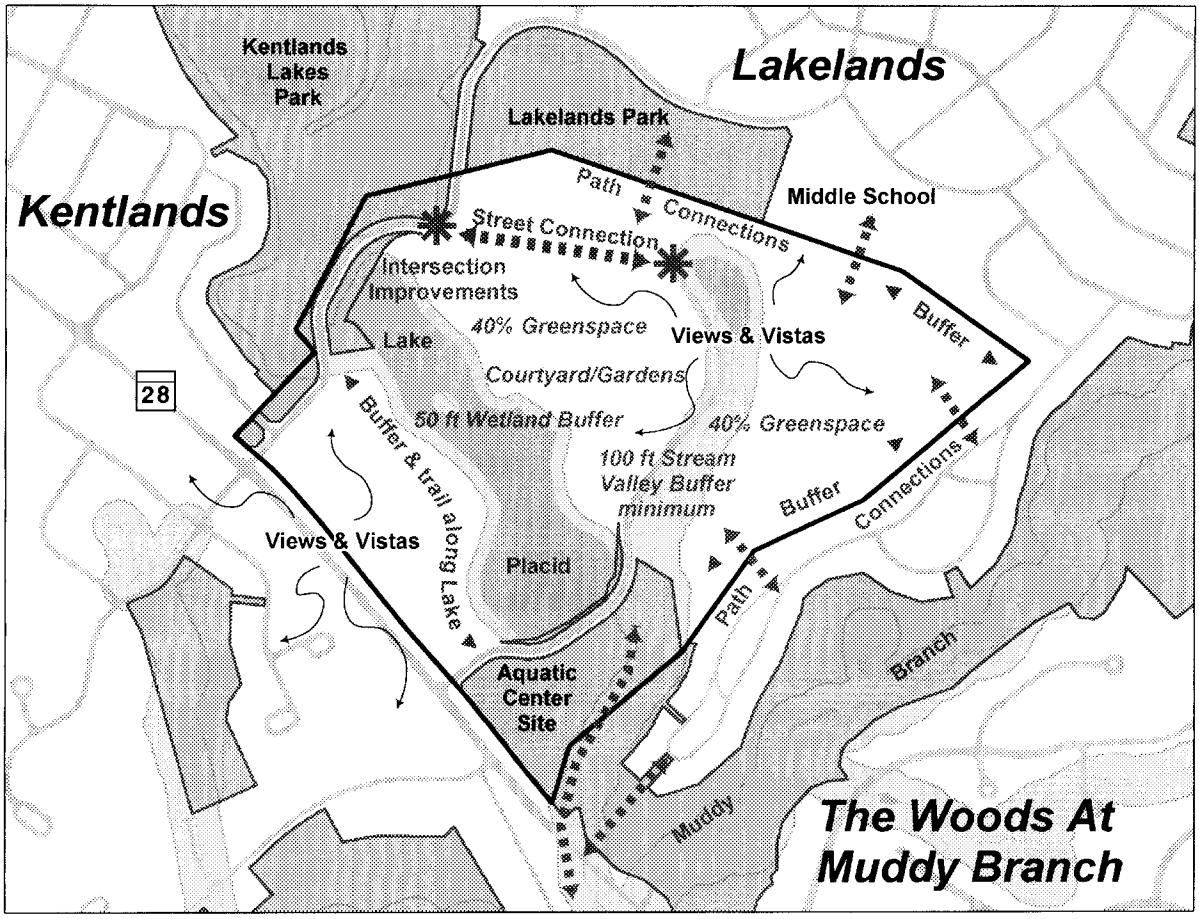
Kentlands have a higher overall FAR. The MXD zone provides a maximum FAR of 0.75 and the C-2 zone provides a maximum FAR of 1.5. The current I-3 zoning does not have an FAR limit, but does have a height limit of 110 feet.

SPECIAL STUDY AREA REVIEW

The City of Gaithersburg held a Stakeholders Meeting on April 29, 2004 for the G.E. Technology Park Study Area. City staff presented a general overview of the Master Planning process and gave general background information about the study area, including current uses and annexation information. Following the staff presentation, the community spent the remaining time brainstorming possible land use options and asking general questions. The Stakeholders Meeting raised several concerns about development on the property. This included traffic impacts, school impacts, preservation of the lawn and tree area adjacent to Darnestown Road, preservation of Lake Placid, inappropriateness of apartments as a residential use for the property, necessity of high architectural and design standards for any new development, and the size and location of the proposed Gaithersburg Aquatic/Recreation Center.

The Mayor and City Council and City Planning Commission held a joint public work session on June 14, 2004 for the G.E. Technology Park Study Area. City Staff presented baseline development requirements and three land use options for the Study Area, based upon the Stakeholder Meeting discussion.

BASELINE DEVELOPMENT REQUIREMENTS



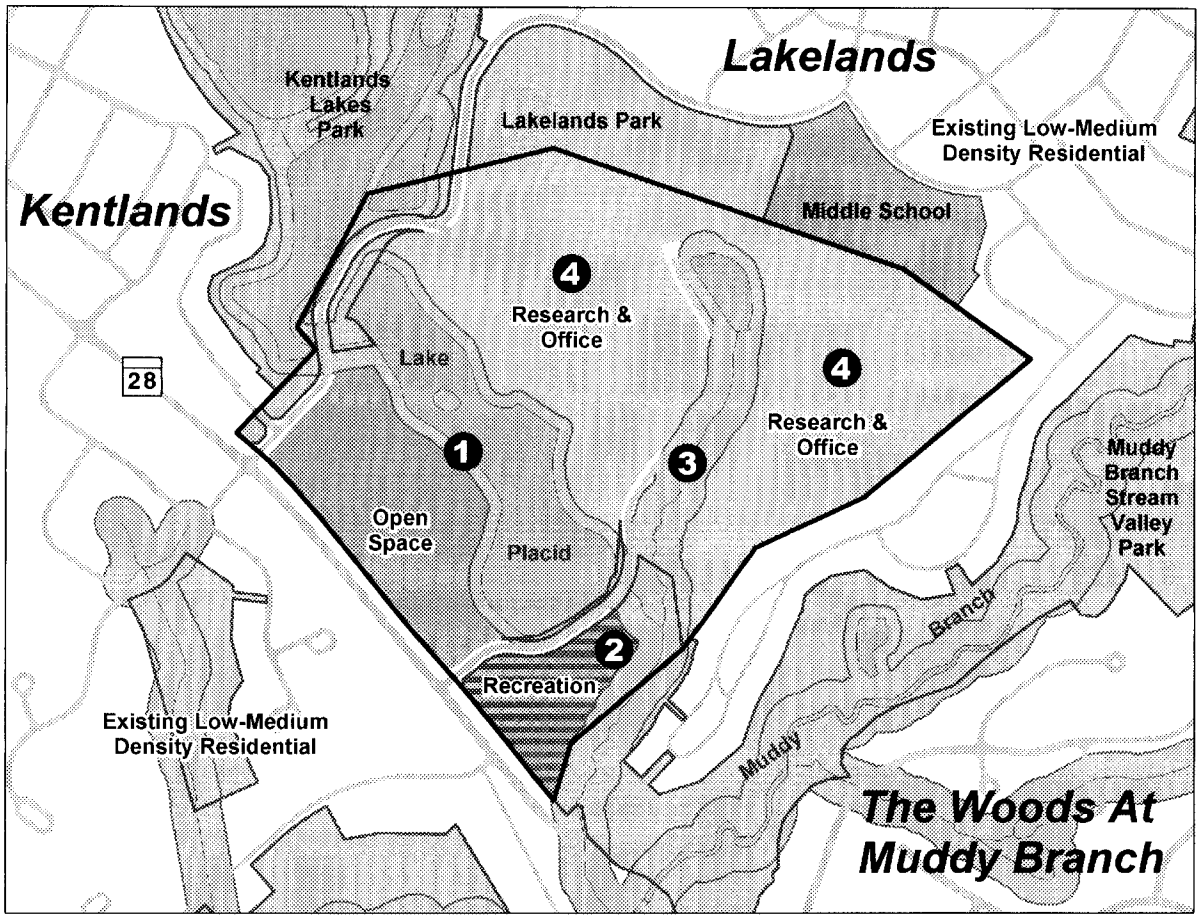
The following baseline requirements must be satisfied, in addition to any land-use option requirements.

- A community-based workshop shall be held prior to any Sketch or Concept Plan submission. The workshop agenda shall be approved by the City of Gaithersburg and the City must take part in the workshop.
- A minimum of 40% (39.5185 Acres) of the study area is required to be greenspace, with a minimum of 15% (14.8194 Acres) of the total greenspace requirement located within the developable areas.
- All tree areas outside of the stream valley buffer and/or floodplain buffer should be retained as "priority" greenspace.
- The existing tree buffer around Lake Placid shall be preserved.
- A buffer shall be provided adjacent to the residences along Still Creek Lane. The size of the buffer will depend on the type of development proposed and be determined during the development process.
- All required environmental buffers shall be provided.
- A street connection shall be provided between Main Street and Edison Park Drive

- The views and vistas to the existing office building and natural landmarks shall be preserved.
- A pathway around Lake Placid and pathway connections to adjacent neighborhoods, the proposed Gaithersburg Aquatic/Recreation Center, Lakelands Park, the proposed middle school, proposed Muddy Branch trail, and adjacent development uses shall be provided.
- Future development design should reduce the reliance on and the use of automobiles.
- Future development shall be compatible with the existing surrounding uses and natural environment.
- An additional road connection to the Lakelands community from Edison Park Drive should be further reviewed and provided, if possible.
- All annexation requirements shall be satisfied.

PROPOSED LAND USE OPTIONS

Land Use Option 1: Research & Development and Office Park



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the R-A zoning classification.

Land Use and Zoning Action
Designate land use as **recreation/open space**
Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) and preserving area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

Land Use and Zoning Action
Designate land use as **recreation**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action
Designate land use as **open space**
Zoning remains **I-3** (Industrial Office Park)
Recommend zoning change to **R-A** (Low Density Residential) at such time subdivision occurs.

Map Designation 4:

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location of development and redevelopment in the study area. Located within this map designation are the former National Geographic office building, an existing warehouse, and a vacant parcel. Any future development and uses should focus on office and research & development activities rather than warehouse and industrial uses.

Developing additional office uses similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area. Any future development adjacent to the residential dwelling units of the Lakelands must provide sufficient setbacks to buffer the differing uses and utilize lower building heights that are more compatible with the existing residential development.

Proper planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding

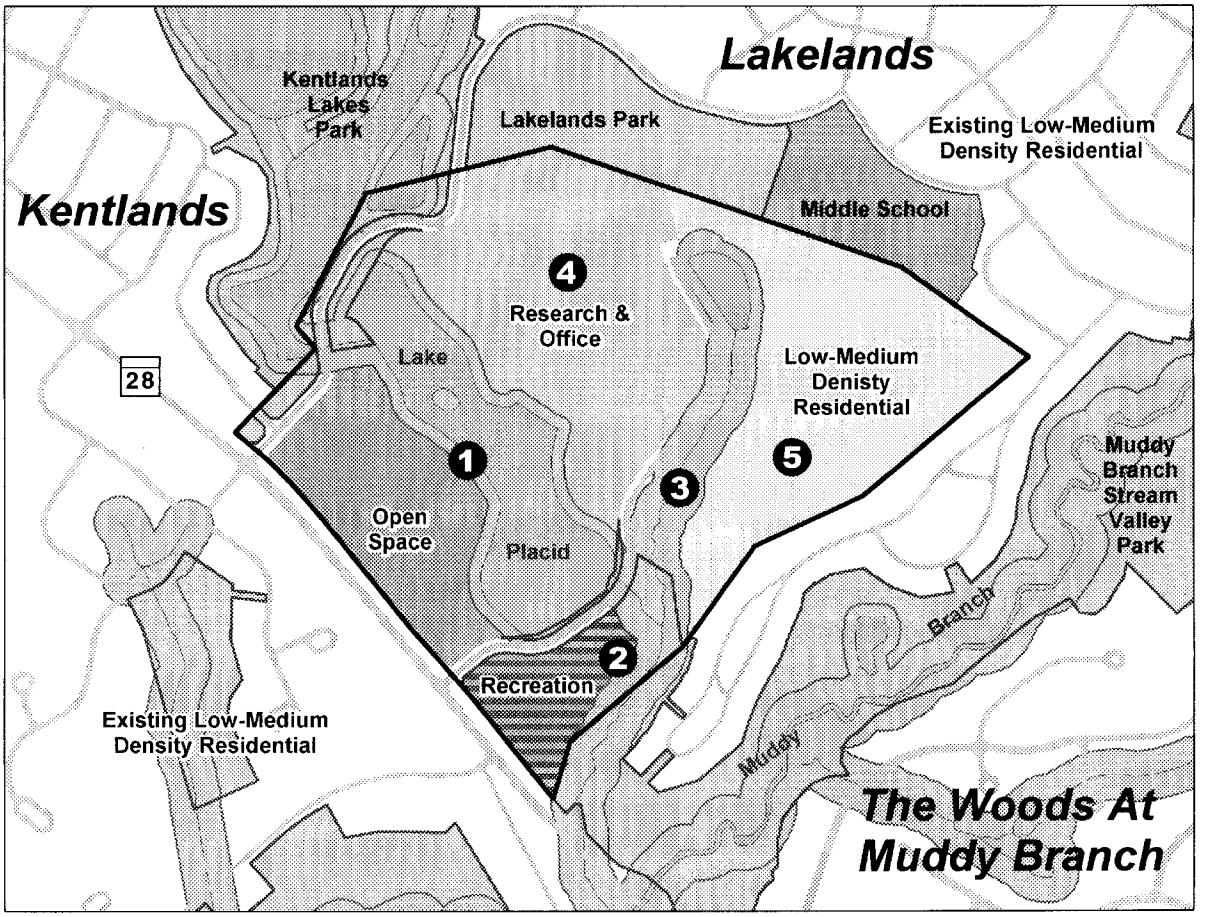
community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience. The first floor should also be taller to allow for commercial/retail uses in the event that the zoning of the property changes to allow such uses. At such time as an office development or corporate office park is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed office and/or R&D development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action
Designate land use as **office and research & development**
Zoning remains **I-3** (Industrial Office Park)

Land Use Option 2: Office Park and Low-Medium Density Residential



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the R-A zoning classification.

Land Use and Zoning Action

Designate land use as **recreation/open space**
Zoning remains **I-3** (Industrial Office Park)
Recommend zoning change to **R-A** (Low Density Residential) and preserving area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

Land Use and Zoning Action
Designate land use as **recreation**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action
Designate land use as **open space**
Zoning remains **I-3** (Industrial Office Park)
Recommend zoning change to **R-A** (Low Density Residential) at such time as subdivision occurs

Map Designation 4:

This map designation includes the existing former National Geographic office building and parking lot. Any future development should focus on office and research & development activities rather than warehouse and industrial uses. Developing additional office use similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area.

Planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience. The first floor should also be taller to allow for commercial/retail uses in the event that the zoning of the property changes to allow such uses. At such time as an office development or corporate office park is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be

conducted to review the appropriateness of the current development square footage cap.

Land Use and Zoning Action
Designate land use as **office and research & development**
Zoning remains **I-3** (Industrial Office Park)

Map Designation 5:

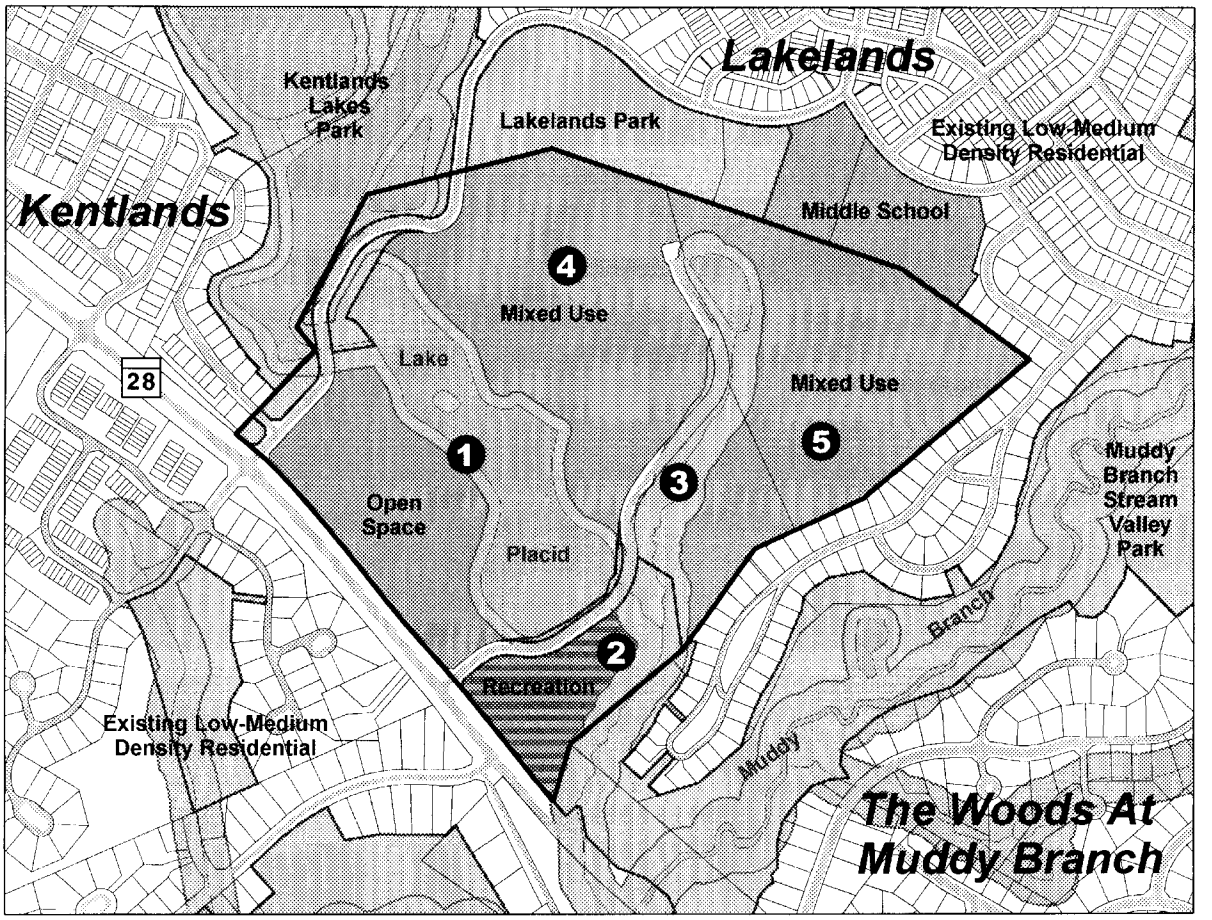
This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and contains the existing warehouse building and a vacant parcel, respectively. It is recommended that these properties be designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation would be compatible with the single-family detached development of the Lakelands that borders both properties.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Single-family detached housing that is compatible with the Lakelands (Lane in The Woods) residential development should be located adjacent to the community/greenspace buffer. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities.

Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed residential development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action
Designate land use as **low-medium density residential**
Recommend zoning change to **MXD** (Mixed Use Development)

Land Use Option 3: Mixed-Use Development



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement.

Land Use and Zoning Action

Designate land use as **recreation/open space**

Recommend zoning change to **MXD** (Mixed Use Development).

Preserve area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

Land Use and Zoning Action
Designate land use as **recreation**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action
Designate land use as **open space**
Recommend zoning change to **MXD** (Mixed Use Development)
Recommend zoning change to **R-A** (Low Density Residential) at such time as subdivision occurs.

Map Designation 4:

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location for development in the study area. Located on this map designation is the former National Geographic office building. Any future development and uses should focus on a mix of office, residential and commercial/retail uses. Developing office use similar to the former National Geographic office building and the addition of a residential component would be compatible with the surrounding residential community and the current use on site. .

Proper planning and architectural design should play an important role in any mixed-use development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, trails, enhanced architectural standards, pocket parks and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should be taller and provide additional architectural detail to allow for commercial/retail uses and provide a better pedestrian experience. At such time as a mixed-use development is proposed and all of the above stated elements and any special conditions are

incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

It is recommended that these properties be designated as mixed office, residential and commercial/retail uses and rezoned from the I-3 zoning classification to the MXD zone. The primary land use for this map designation should be the expansion of the office use. Residential uses may be permitted, but should clearly be smaller in both size and density. The preferred residential housing types are single-family attached and detached houses and 2-over-2 condominiums rather than multi-family housing. The commercial/retail uses are intended to be incidental to the primary office and residential uses and will be limited to the first floor of any multi-level office structure and the first two floors of 2-over-2 condominium units. Uses other than the office, residential and the incidental commercial/retail uses, such as warehouse and industrial uses, are not recommended and would not be considered compatible or the best/highest use of the property.

The MXD zone provides the flexibility of staging development; therefore any development with particular attention to residential uses should provide a detailed staging plan that addressed both transportation and school capacity issues. At such time a development proposal is submitted the City will work with the developer to define an appropriate approach for staging residential development.

Land Use and Zoning Action
Designate land use as **mixed office, residential, commercial/retail use**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 5:

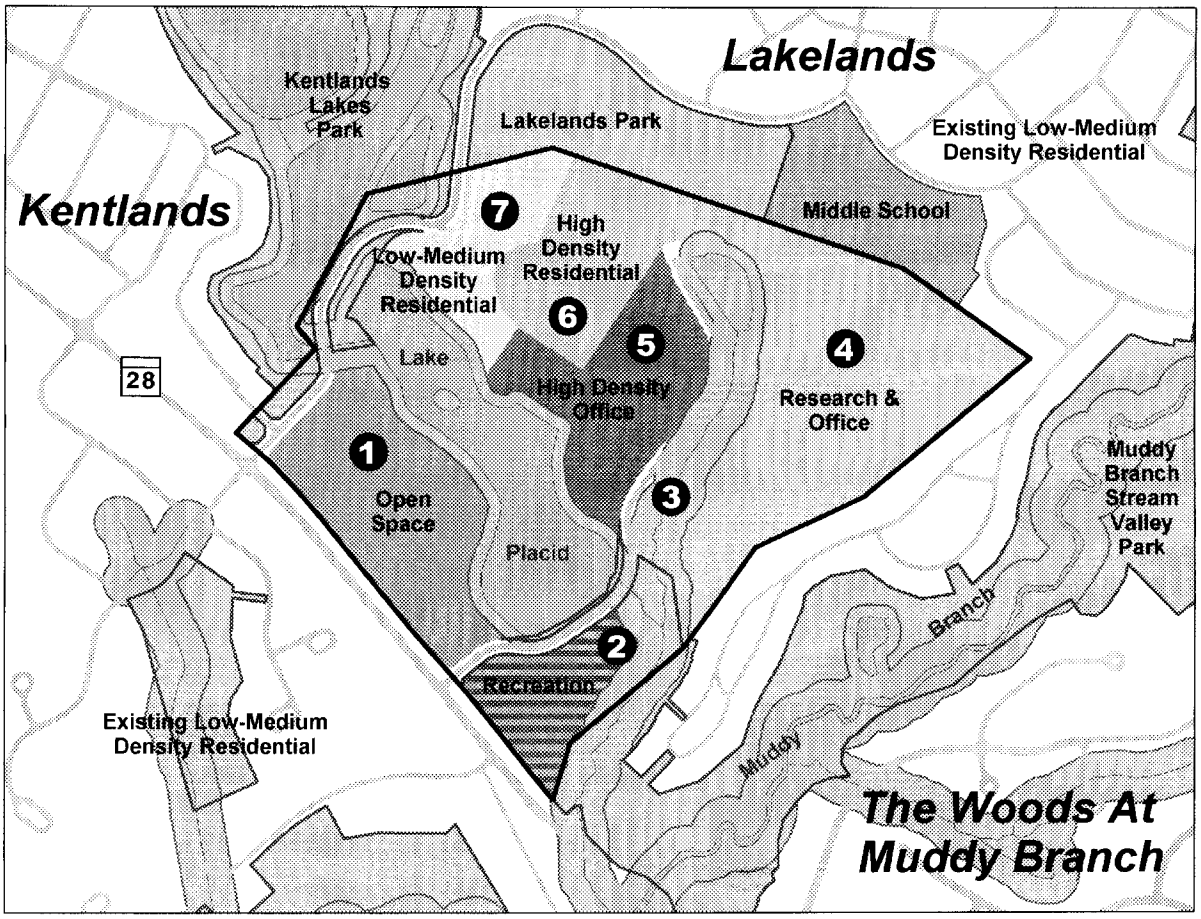
This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and includes the existing warehouse and a vacant parcel. It is recommended that these properties be designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation is compatible with the single-family detached development of the Lakelands that borders both lots.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Single-family detached housing that is compatible with the Lakelands (Lane in The Woods) residential development should be located adjacent to the community/greenspace buffer. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities.

Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed residential development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action
Designate land use as **low-medium density residential**
Recommend zoning change to **MXD** (Mixed Use Development)

Land Use Option 4: Residential and Office



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the **MXD** (Mixed Use Development) zone

Land Use and Zoning Action

Designate land use as **recreation/open space**

Recommend zoning change to **MXD** (Mixed Use Development).

Preserve area as an open space easement at such time development of *Map Designations 5, 6 and 7* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

Land Use and Zoning Action
Designate land use as **recreation**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action
Designate land use as **open space**
Zoning remains **I-3** (Industrial Office Park)
Recommend zoning change to **R-A** (Low Density Residential) at such time subdivision occurs.

Map Designation 4:

This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and contains the existing warehouse building and a vacant parcel, respectively. It is recommended that these properties be designated as research and development and retain the I-3 zoning classification. Any future development or redevelopment should focus on office and research & development activities rather than warehouse and industrial uses.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed office and/or R&D development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Developing additional office uses similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area. Any future development adjacent to the residential dwelling units of the Lakelands

must provide sufficient setbacks to buffer the differing uses and should utilize lower building heights that are more compatible with the existing residential development.

Proper planning and architectural design should play an important role in any mixed use development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan. The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience.

Land Use and Zoning Action
Designate land use as **office and research & development**
Zoning remains **I-3** (Industrial Office Park)

Map Designation 5:

This map designation consists of part of Lot 1, Block B GE Technology Park. Located within this map designation are the former National Geographic office building and part of the existing parking lot. It is recommended that this area be designated as high density office and rezoned to the MXD zoning classification. Developing additional office uses similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area.

Proper planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, trails, enhanced architectural standards, pocket parks and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should be taller and provide additional architectural detail to allow for commercial/retail uses and provide a better pedestrian experience. At such time as an office development is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

Land Use and Zoning Action
Designate land use as **office**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 6:

This map designation consists of part of Lot 1, Block B GE Technology Park and contains most of the existing surface parking lot. It is recommended that this area be designated as high density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation would be compatible with the mixed residential development of the Lakelands community that borders the map designation.

Proper planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. The architectural form of the high density residential development should be unique to the surrounding area and should have architectural elevations and materials that are consistent with the high standards of the neighboring communities. Additionally, any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, pocket parks, and open space.

Land Use and Zoning Action
Designate land use as **high density residential**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 7:

This map designation consists of part of Lot 1, Block B GE Technology Park and contains most of the existing surface parking lot. It is recommended that this area be designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation would be compatible with the mixed residential development of the Lakelands community that borders the map designation.

Proper planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Single-family detached housing should be located adjacent to Lakelands Park and Main Street. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities. Additionally, any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, pocket parks, and open space.

Land Use and Zoning Action
Designate land use as **low-medium density residential**
Recommend zoning change to **MXD** (Mixed Use Development)

CPC FORM

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

VIA: David Humpton, City Manager

FROM: Mark DePoe, Long-Range Planning Director

DATE: September 2, 2004

SUBJECT: MP-1-03 -- Master Plan Amendment for the GE Technology Park Special Study Area to be incorporated into the adopted 2003 Land Use Element of the Master Plan

At its regular meeting on September 1, 2004, the Planning Commission made the following motion:

> Vice-Chair Bauer moved, seconded by Commissioner Levy, to endorse the GE Technology Park Special Study Area, with Land Use Options 1, 2, and 3.
> Vote: 5-0

EXHIBIT 9 GE TECH SSA 9/7/2004

Planning and Code Administration Director Greg Ossontl

MEMORANDUM TO: Mayor and City Council

VIA: David B. Humpton, City Manager

FROM: Greg Ossont, Planning and Code Administration Director

SUBJECT: Theme Based Analysis of GE Special Study Area Options

DATE: September 2, 2004

During the June 14, 2004 joint worksession on the GE Special Study Area Land Use Options, staff was asked to provide an analysis of each option based on the Master Plan themes. As the Mayor and City Council will recall, the Mayor and City Council and Planning Commission identified the following key themes for the Master Plan update: Identity, Redevelopment, Town Centers, Environment, Transportation, Community Facilities, Housing, Economic Development, and Education.

Option #1

Research and office. This option is basically the status quo and consistent with the annexation agreement. Language would be included that discourages, but does not prohibit, additional warehouse space. Ideally, this option would attract a major corporate headquarters type user. Zoning would remain I-3.

Analysis. This option is extremely supportive of the Economic Development theme because it would facilitate the creation of quality jobs in close proximity to the Lakelands, Kentlands, Quince Orchard Park, and Woods at Muddy Branch communities. It is also noteworthy that the uses envisioned in this option require very little direct services from the City, and could result in a significant increase in our tax base.

Given that no residential is included, this option would have no affect on the school system.

While the recent widening of MD Route 28 has provided additional volume capacity, a significant increase in office space in this special study area would obviously result in additional single occupant vehicle trips in the morning and evening rush hours; however, any development would have to be phased to meet the City's critical land volume (CLV) requirements. Additionally, staff believes the transportation impact could be lessened somewhat if the City required the developer to promote ride sharing, flexible schedules, and other traffic mitigation measures.

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GE TECH SSA
9/2/04

Option #2

Research and office with residential component. This option would maintain a research and office designation for the main GE campus site, but would allow residential on the eastern parcels currently owned by Solomon (existing warehouse parcel and vacant seven acre + parcel). Staff would recommend against multi-families, but permitting townhouses or two over two condominiums on the eastern parcels could encourage redevelopment of the warehouse site and would provide a buffer between GE and the Lane in the Woods.

Analysis. The Economic Development and Transportation analysis outlined in Option #1 above are also applicable for this option; however, the proposal to permit medium density residential on the eastern parcels would have some impact on the Redevelopment, Housing, and Education themes.

While the Residential Density contained in this option is relatively minor, there are currently school capacity issues. This special study area is located within the Quince Orchard Cluster. Pursuant to current boundaries, any students who would live in homes built in this special study area would attend Rachel Carson Elementary School. Rachel Carson Elementary School currently has a capacity deficit of 24 classroom seats and this deficit is projected to increase to 83 by the 2008-2009 school year. While the boundaries are not yet established, it is unlikely that middle school capacity will be an issue at this point due to the scheduled opening of Quince Orchard Middle School II in September 2005. Quince Orchard High School currently has a deficit of 148 classroom seats, and this deficit is projected to increase to 232 for the 2009-2010 school year. At this point, Montgomery County Public Schools does not have any projects planned to improve capacity at Quince Orchard High School.

It is anticipated that any residential development permitted under this option would be single family attached dwellings in compliance with the City's Housing theme.

Map designation 5 of this special study area has an existing 261,316 square foot warehouse. While this warehouse is currently occupied by a number of successful businesses, it is not very compatible with the adjoining single family homes in the Lakelands community. Permitting residential at this location could provide an incentive for redevelopment.

Option #3

Mixed use. This option would permit a comprehensively planned mixed use development on the site including office, a hotel, and supporting retail and a residential component; however, staff recommends that multi-family dwellings not be permitted as part of any residential component.

Analysis. This land use option is the most supportive of the City's Identity theme because the City is well known for its quality comprehensively planned developments such as the Kentlands, Lakelands, and Washingtonian Center.

From a Transportation perspective, a true mixed used development tends to balance vehicle trips throughout the day rather than simply a high concentration of trips during the morning and evening rush hours.

The comments concerning school capacity in Option #2 above would also apply to this option. Pursuant to the Housing theme, this option would only allow single family attached and detached homes in any residential component.

Option #4

Residential in-fill. This option would allow the undeveloped portions of the GE property to be developed with a mix of single family homes, townhomes, and multi-family dwellings. The western parcels would remain as research and office.

Analysis. This option would include a significant multi-family housing component which would appear to be in direct conflict with the Housing theme that only encourages multi-family dwellings to support existing town centers or redevelopment projects.

As discussed in Option #2 above, both Brown Station Elementary School and Quince Orchard High School are currently over capacity. While Option #2 and #3 both include residential components, this option clearly would have the highest residential density and the most significant impact on all ready over crowded public schools.

As indicated in Option #1 above, the recent widening of MD Route 28 has provided additional volume capacity. Like Option #1, this option would generate a significant number of single occupant vehicle trips in the morning and evening rush hours; however, it is significantly more difficult to implement trip mitigation measures in residential communities than it is for an office use.

I hope this information is helpful in your consideration of land use options for the GE Special Study area. If you have any questions or wish to discuss this matter, please contact me or Long Range Planning Director Mark Depoe.

Gjo/lme
cc: Frederick J. Felton, Assistant City Manager

MEMORANDUM TO: Mayor and City Council

VIA: David B. Humpton, City Manager

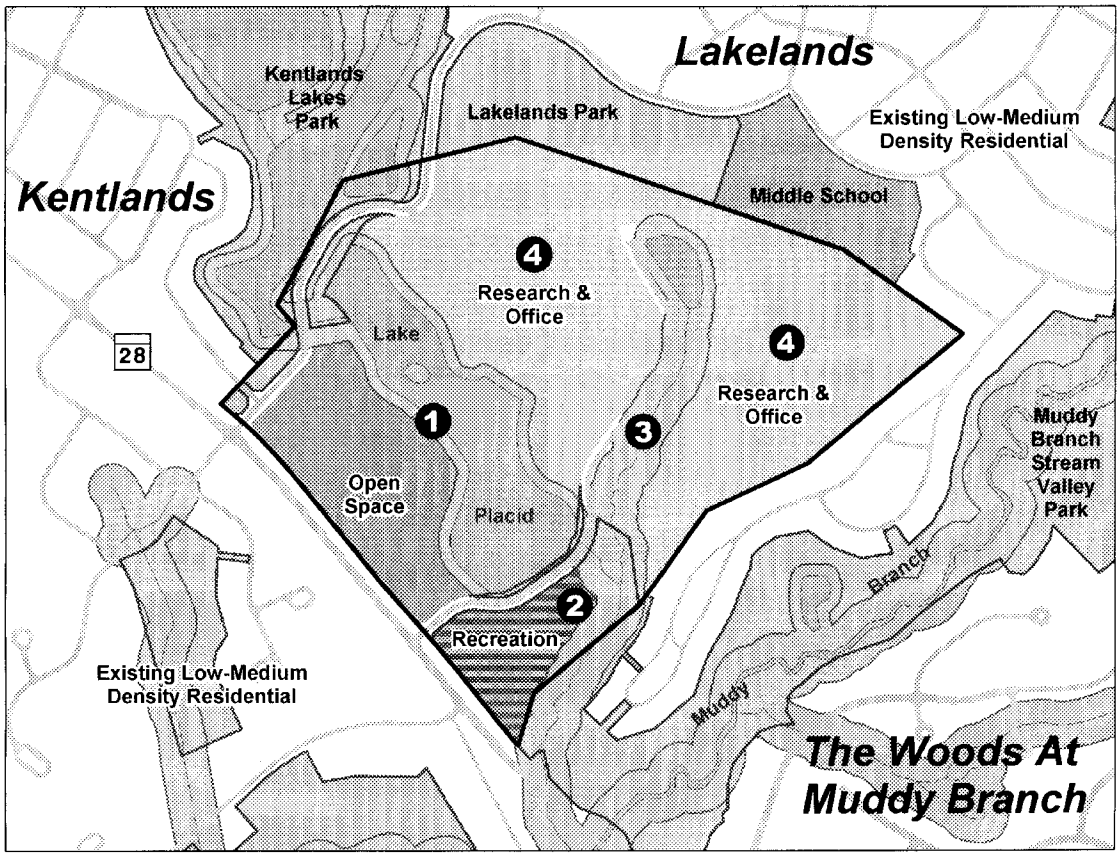
FROM: Mark DePoe, Long Range Planning Director

SUBJECT: GE Tech Land Use Options

DATE: September 2, 2004

The following is a breakdown of the proposed land use and the zoning recommendations for each of the GE Tech Land Use Options map designations.

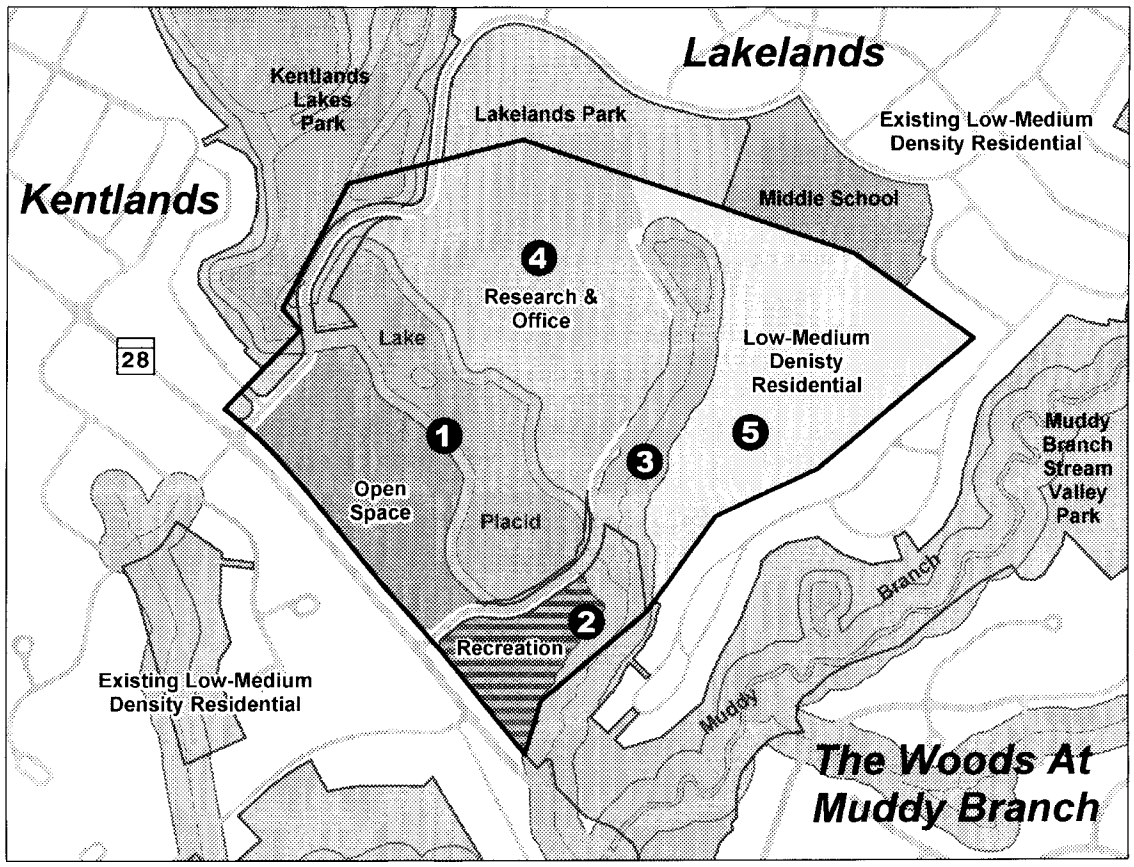
LAND USE OPTION 1



Map Designation	Proposed Land Use	Zoning
1	Preserve Lake and Field as Open Space	Remain I-3 (Future R-A)
2	Aquatic Center	Recommend MXD
3	Preserve Stream Valley Buffer as Open Space	Remain I-3 (Future R-A)
4	Office and Research & Development	Remain I-3

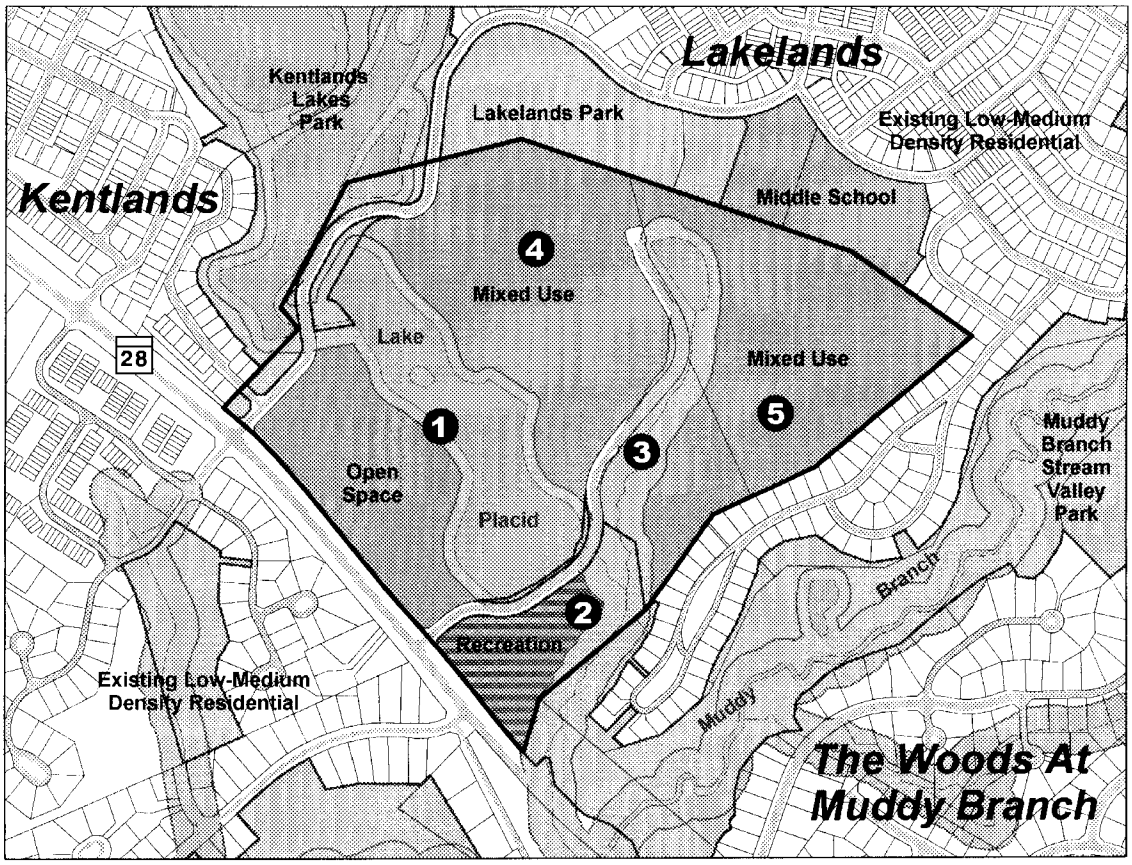
EXHIBIT 12 GE TECH SSA 9/1/04

LAND USE OPTION 2



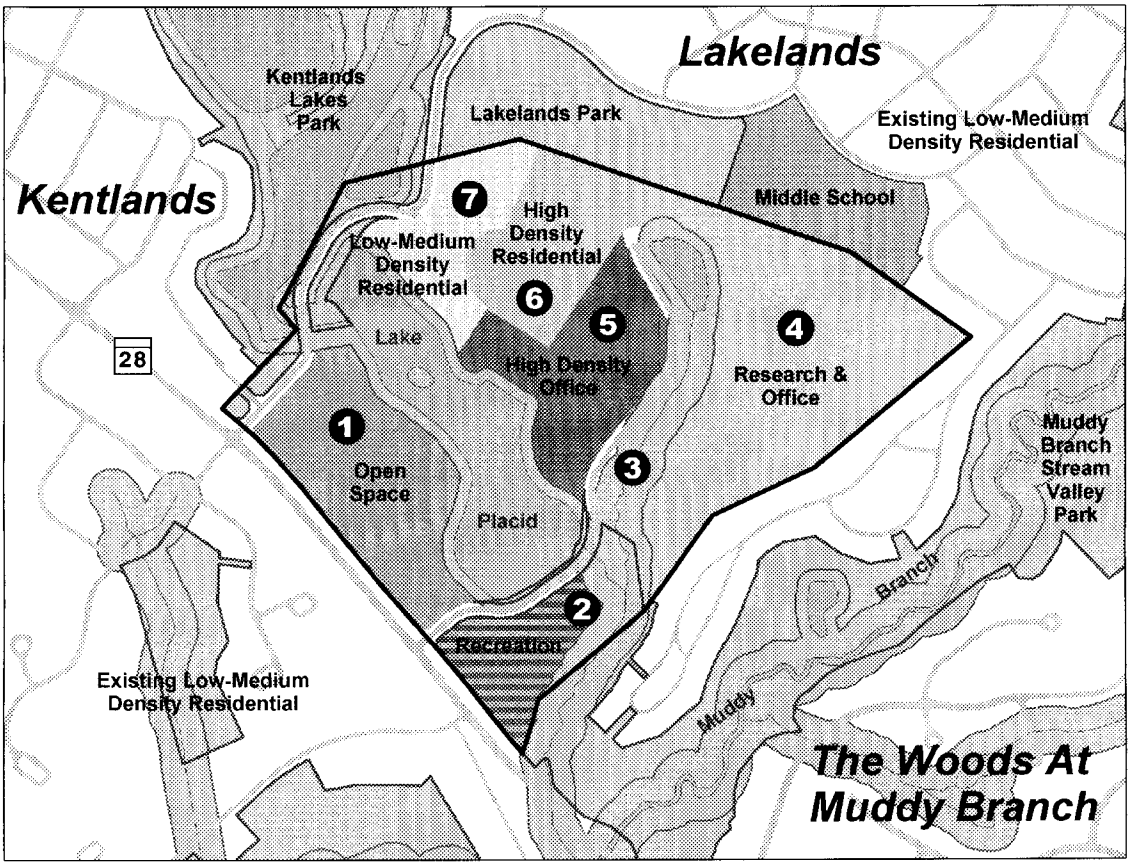
Map Designation	Proposed Land Use	Zoning
1	Preserve Lake and Field as Open Space	Remain I-3 (Future R-A)
2	Aquatic Center	Recommend MXD
3	Preserve Stream Valley Buffer as Open Space	Remain I-3 (Future R-A)
4	Office and Research & Development	Remain I-3
5	Single-Family Detached and Attached (townhouse) Units	Recommend MXD

LAND USE OPTION 3



Map Designation	Proposed Land Use	Zoning
1	Preserve Lake and Field as Open Space	Recommend MXD
2	Aquatic Center	Recommend MXD
3	Preserve Stream Valley Buffer as Open Space	Recommend MXD
4	Priority is Office Use. Residential is Secondary Use and is limited to Single-Family Detached and Attached (townhouse) and 2-over-2 Condominium Units. Commercial/Retail is limited to First Floor and no stand alone Comm./Retail Buildings.	Recommend MXD
5	Single-Family Detached and Attached (townhouse) Units	Recommend MXD

LAND USE OPTION 4



Map Designation	Proposed Land Use	Zoning
1	Preserve Lake and Field as Open Space	Recommend MXD
2	Aquatic Center	Recommend MXD
3	Preserve Stream Valley Buffer as Open Space	Remain I-3 (Future R-A)
4	Office and Research & Development	Remain I-3
5	Office High-Rise	Recommend MXD
6	Multi-Family Residential	Recommend MXD
7	Single-Family Detached and Attached (townhouse) and 2-over-2 Condominium Units.	Recommend MXD

I hope this information is helpful in your consideration of land use options for the GE Special Study area. If you have any questions or wish to discuss this matter, please contact Greg Ossont or myself.

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cc: Frederick J. Felton, Assistant City Manager
Greg Ossont, Planning and Code Administration Director