

CITY OF GAITHERSBURG

NEIGHBORHOOD FOUR
LAND USE PLAN

A MASTER PLAN ELEMENT



Published July 1997

NEIGHBORHOOD FOUR LAND USE PLAN
Adopted February 1996

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NEIGHBORHOOD FOUR LAND USE PLAN

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NEIGHBORHOOD FOUR LAND USE PLAN

BACKGROUND

INTRODUCTION

The area designated as Neighborhood Four is undergoing a land use element amendment due to the following:

- Neighborhood Four was studied for Master Plan revision in conjunction with Neighborhoods Two and Six because all three neighborhoods have existing master plans and only amendments to these plans are currently under consideration.
- Neighborhood Four underwent an ambitious master plan review in 1988, at which time significant changes to the land use were adopted anticipating the construction of the traditional neighborhood development known as Kentlands which encompasses a large segment of this neighborhood. In 1988, large portions of the neighborhood were undeveloped, under construction, or subject to development pressure.
- The build out of Kentlands and the sale of the National Geographic land, known as Lakelands, adjacent to Kentlands, has opened up new vistas for land use and development in this neighborhood which remains highly residential in character. Seamless connections between the two developments are encouraged throughout this document.
- A design charrette, conducted in March 1996 by Andres Duany and Elizabeth Plater-Zyberk (DPZ), created a vision for the soon-to-be developed "Lakelands" and incorporated the remainder of Kentlands, which is undeveloped. The 100 acres purchased by Manor Care Corporation for their corporate headquarters to be situated in the existing buildings constructed by National Geographic Society was not officially considered during the charrette. This design exercise was authorized by Natelli Communities who worked with developers of the Kentlands to create a single plan for the neighboring properties. This land use plan seeks to emulate recommendations which emanated from the charrette and place them in the appropriate form for implementation by the City of Gaithersburg. In some instances, staff has proposed options or alternative suggestions from those derived from the charrette in order to spur creative thinking about the future of this neighborhood.
- The number of housing units, density and mix for the Lakelands community is undoubtedly a major issue given the size and scope of the development. Its 343 gross acres should be used to calculate a proposed density that is substantially similar to that of Kentlands, which ranges between 5 and 6 units per acre. This density will generate a range of dwelling units from 1,700 to 2,000, the latter of which is proposed herein as a cap on the total number of units. The net density on the property will undoubtedly be greater than that of Kentlands since more open space will be left undeveloped. The target overall mix of housing types for areas outside the Town Center is also proposed herein to be equally distributed between the three major types of housing: single-family detached, townhouses, and multi-family with the goal of improving the City's current housing mix. It is also important that the main body of the Lakelands (Map Designation 18) has a variable mix of unit and lot types throughout. The housing in Map Designations 18 and 20 shall have a separate target percentage of 50 percent single-family detached units.

- The Economic Growth, Resource Protection, and Planning Act of 1992 requires that on or before July 1, 1997, all local jurisdictions shall adopt and include in their plans all elements enumerated under State law as well as the visions described in Section 3.05 and 3.06(b) of Article 66B, *Annotated Code of Maryland*.
- It is important to abide by the newly adopted Environmental Standards with respect to development impacts on the lower Muddy Branch. However, it may be appropriate to consider storm water management waivers in certain locations within Lakelands in order to preserve existing forested areas. The developer must provide justification for the waiver by demonstrating that The Muddy Branch will not be negatively impacted.
- The City also envisions the provision of artistic features in public places throughout the neighborhood.

WORK SCHEDULE

Citizen participation is always an integral part of the preparation of the draft land use document. The Ad Hoc Liaison Committee for Neighborhoods Two, Four, and Six was established by Resolutions No. R-107-95, R-3-96, and R-7-96 during December of 1995 and January 1996. This 22-member committee consisted of representatives from all three neighborhoods, with a predominance of Neighborhood Four property owners. This group planned and orchestrated a Neighborhood Informational Meeting held on February 6, 1996. On February 10, 1996, the committee participated in an extensive bus tour with staff which included Neighborhood Two destinations along with an overview of Neighborhoods Four and Six. The group continued to meet on a weekly basis during the months of February and March to formulate the issues indigenous to each neighborhood.

On March 20, 1996, representatives of the multi-neighborhood committee presented their final report to the Planning Commission at a regularly scheduled meeting, at which time pressing land use issues within each neighborhood were highlighted. The issues identified by the Committee form the basis for master plan recommendations contained within the staff's recommended land use revisions.

The Planning Commission, at their January 16, 1997 meeting, adopted Resolution PCR-1-97 and recommended approval of the Neighborhood Four Land Use Plan. The City Council went on to adopt the land use plan by Resolution R-18-97 on February 3, 1997. The Mayor and City Council then comprehensively rezoned Neighborhood Four by Ordinance O-14-97. These resolutions and ordinance can be found in the exhibit files located in the Planning and Code Administration at the City Hall.

CURRENT POPULATION

The estimated 1996 population of Neighborhood Four as of July 1996 is 7,031. Neighborhood Four's population makes up 15% of the City's total 1996 population of 47,313.

TRANSPORTATION NETWORK: EXISTING AND PLANNED

Neighborhood Four is well served by existing highways, including Maryland Route 28 (Darnestown Road), Maryland Route 124 (Quince Orchard Road), Muddy Branch Road, and Great Seneca Highway. Maryland Route 124 is presently being widened to four-lanes with expanded intersections and Maryland Route 28 is slated for the same improvement in the near future.

Several major roads have been constructed since the 1988 plan and will be added to the City's Street Classification Map as part of the Transportation Element of the Master Plan. These new roads include Orchard Ridge Drive in Quince Orchard Park, Midsummer Drive in Washingtonian Woods, and Kentlands Boulevard and Tschiffeley Square Road in the Kentlands. Roads that are on the drawing board include a collector street connecting the new Lakelands community on the former National Geographic Society property to Maryland Route 28. While seamless vehicular connections are encouraged between Kentlands and Lakelands, they should be designed so as not to cause heavy traffic flows through local access streets within the Old Farm District of Kentlands.

Public transportation is an important aspect of the planning for the orderly and efficient development of Neighborhood Four. The Corridor Cities Transitway, also known as the Shady Grove-Clarksburg Transitway, is a transportation right-of-way which is being planned by Gaithersburg, Montgomery County, and the State of Maryland to serve the western side of the City. The proposed transit route will run from the Shady Grove Metrorail station just north of Rockville, through the northwest area of that city and an unincorporated area in Montgomery County to Gaithersburg, where the transitway runs along Great Seneca Highway until it turns north to cross the Quince Orchard Park development and into Neighborhood Five. Staff is working on alternative alignments that will allow for better transit service for the Kentlands and Lakelands. These alternatives could have as their centerpiece a transit station located at the planned Kentlands/Lakelands Town Center (Midtown). Transportation initiatives should include multi-modal alternatives partnered amongst the City, County, and State governments. In addition to the future light rail transit, improved Ride-On bus service will need to be analyzed as the Lakelands and other new developments are completed.

Improvements to the pedestrian and bike trail system in Neighborhood Four are being considered in the design for the new Lakelands development. Connections to existing communities are considered in the Sensitive Areas Element of the Master Plan, which proposes an integrated City Greenway System with extensive trails, and in the writing of the Transportation Plan, which will also highlight the needs for filling the gaps in Gaithersburg's non-vehicular transportation network.

LAND USE CLASSIFICATION HIERARCHY

1988	1997 Land Use Plan
Low Density Residential	Low Density Residential
Medium-Low Density Residential	Medium-Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
-	Mixed Residential
Residential-Office	Residential-Office
Commercial-Office-Residential	Commercial-Office-Residential
New Downtown	-
-	Mixed Use
Commercial	Commercial
-	Commercial/Industrial-Research-Office
Industrial-Research-Office	Industrial-Research-Office
Industrial	Industrial
Institutional	Institutional
-	Institutional-Residential
Open Space	Open Space

LAND USE DESIGNATIONS AND CORRESPONDING ZONING CATEGORIES

The following chart shows the relationship between the City's land use designations and corresponding zoning categories.

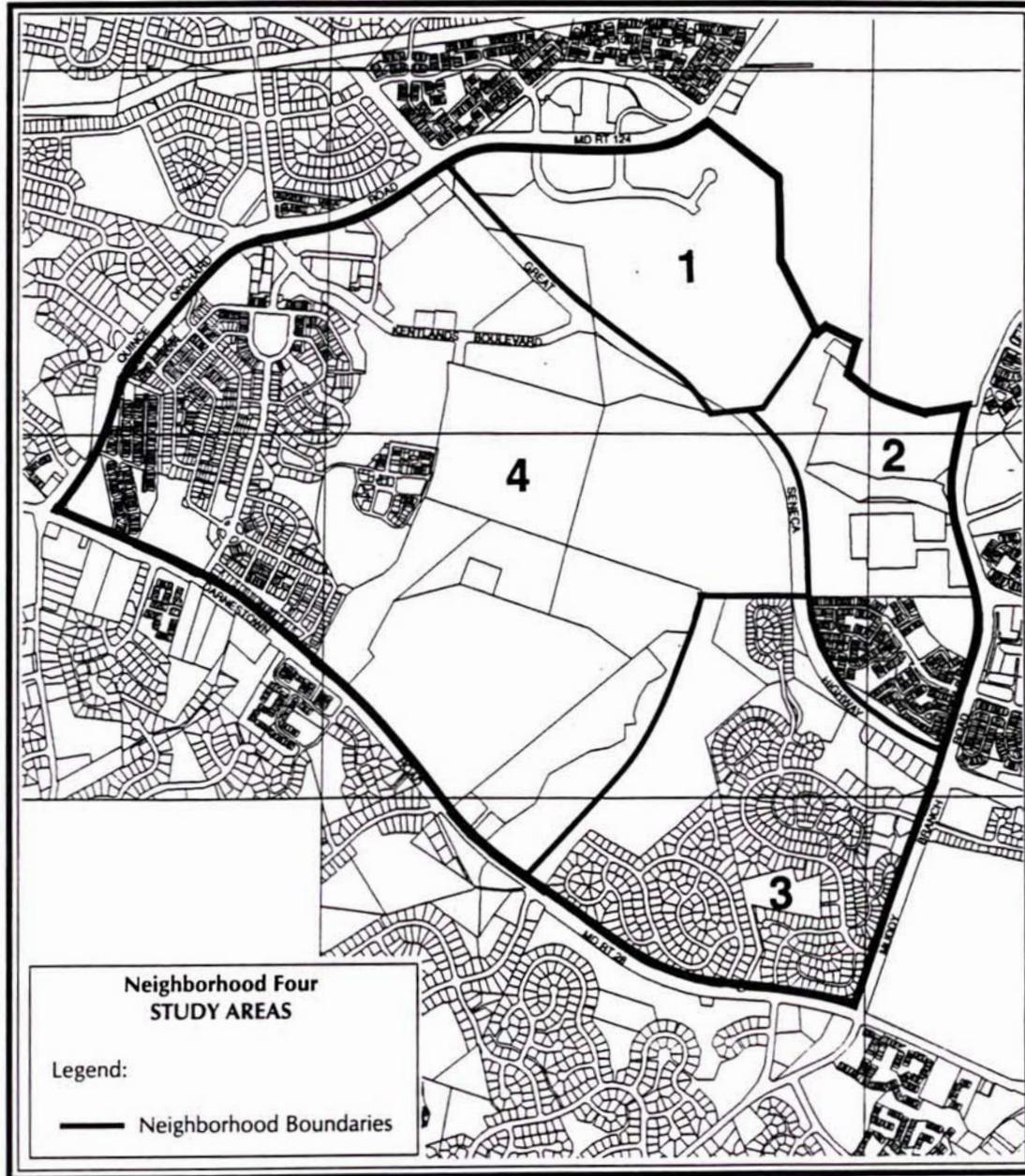
LAND USE DESIGNATIONS	CORRESPONDING ZONING CATEGORIES
Low Density Residential	R-A (20,000 sq.ft. minimum/unit) R-90 (3 units average/acre) R-90 Cluster (3.5 units/acre)
Medium-Low Density Residential	R-6 (6 units/acre maximum)
Medium Density Residential	RP-T (9 units/acre maximum) R-18 (18 units/acre maximum) R-20 (21.5 units/acre maximum)
High Density Residential	R-H (54 units/acre maximum)
Mixed Residential	MXD (Mixed Use Development)
Residential-Office	R-B (Residential Buffer) R-O (Planned Residential)
Commercial-Office-Residential	C-B (Commercial Buffer) MXD (Mixed Use Development)
Commercial	C-1 (Local Commercial) C-2 (General Commercial) C-3 (Highway Commercial) H-M (Hotel-Motel)
Mixed Use	CBD (Central Business District)
Commercial/Industrial- Research-Office	MXD (Mixed Use Development)
Industrial-Research-Office	E-1 (Urban Employment) E-2 (Moderate Intensity Industrial Park) I-3 (Industrial and Office Park)
Industrial	I-1 (Light Industrial) I-4 (General Industrial)
Institutional	R-A (20,000 sq.ft. minimum/unit) R-90 (3 units average/acre) R-B (Residential Buffer)
Institutional-Residential	MXD (Mixed Use Residential)
Open Space	R-A (20,000 sq.ft. minimum/unit)

NEIGHBORHOOD FOUR LAND USE PLAN

LAND USE

INTRODUCTION

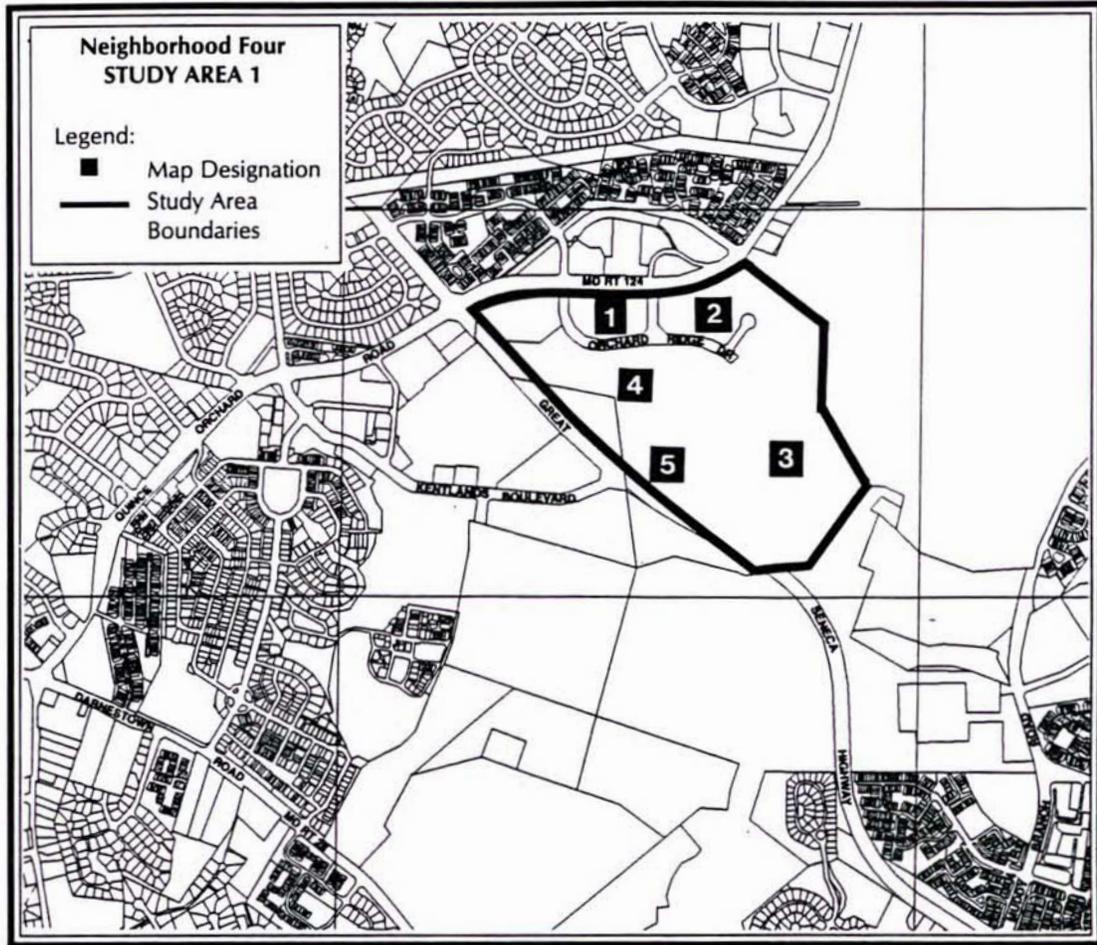
Land use options/strategies for the four study areas noted below are discussed in the pages that follow. **Any properties not specifically discussed will retain their 1988 land use designations.**



NEIGHBORHOOD LIMITS

Neighborhood Four is an area of the City of Gaithersburg bounded on the north by a portion of Quince Orchard Road and the southerly boundary of the National Institutes of Standards and Technology (N.I.S.T.); on the east by Muddy Branch Road; on the south by Darnsetown Road (Maryland Route 28); and on the west by Quince Orchard Road (Maryland Route 124).

STUDY AREA 1



Total Area	159 Acres
Estimated Population	None
Housing Units	None
Predominant Land use	Mixed Use
Vacant Land	142 acres

This study area is bounded on the north by Quince Orchard Road; on the east by the National Institute of Standards and Technology and the "Lakelands" holdings (former National Geographic Society property); and on the south and west by Great Seneca Highway, a four-lane cross-county arterial.

This entire study area is owned by General Electric Real Estate Credit Corporation and was annexed into the City of Gaithersburg in 1982 (X-129) with the intent of providing a corporate headquarters for General Electric. Changes in corporate outlook, as well as economic swings relative to the local office market, left the area developed with two office buildings and a 1993 rezoning to MXD to permit a range of residential uses on the site to complement the existing office park environment. It is now known as Quince Orchard Park.

Land use options, identified by map designation numbers on the Neighborhood Four Study Area 1 map on page 6, and listed in the accompanying chart beginning on page 28, are described as follows:

Land Use Options

- 1** **Retain** N295 as **industrial-research-office** (Map Designation 1) for the 8.4 acres of land on the south side of Quince Orchard Road, bounded by Orchard Ridge Drive and Twin Lakes Drive. This parcel is the site for a 3-story 104,000-square foot office building and retained its I-3 zoning during the recent rezoning action. Referred to as "The Summit," this parcel's existing land use comports with its existing zoning. Efforts will continue to create and enhance a green space buffer along Quince Orchard Road.

Land Use and Zoning Actions:

- Adopted **industrial-research-office** land use designation
- Zoning remains **I-3**

- 2** **Redesignate** N550 from industrial-research-office to **residential-office** (Map Designation 2). Designation for the approximate 30 acres of land identified as "The Vista" to residential-office is in keeping with the proposal noted in the adopted sketch plan (Z-275). The introduction of a residential element assists in creating this new community. The 12.3-acre "Vista" site offers two land use scenarios: Scenario A, which proposes two 5-story office buildings in the 150,000-200,000 square foot range, or Scenario B, which suggests all residential land use of 75-125 dwelling units. The proposed residential-office land use designation will permit either land use option to emerge as proposed in the sketch plan.

Land Use and Zoning Actions:

- Adopted **residential-office** land use designation
- Zoning remains **MXD**

- 3** **Redesignate** "The Parklands" from industrial-research-office to **mixed residential** (Map Designation 3). This 67-acres area of land was proposed for development of approximately 551 dwelling units, with 50 percent as single-family detached, as part and parcel of the adopted sketch plan for the site. A mix of single-family detached houses, townhouses, and multi-family units are planned. The mixed residential designation will permit development in accordance with the sketch plan and conforms with the existing zoning on the parcel. A forested buffer and pedestrian path along the map designation's boundaries is recommended for inclusion as part of the development requirements herein and is displayed on the land use map as open space. This land use designation will permit low intensity retail and office uses as ancillary only to the principal residential uses. Such supporting uses at the first floor to allow "supporting" retail or office of a small scale might be appropriate to provide needed services to the local community.

Land Use and Zoning Actions:

- Adopted **mixed residential** land use designation
- Zoning remains **MXD**

- 4** **Redesignate** the area identified as the Meadows and the Ridges from industrial-research-office and open space and commercial/industrial-research-office designations to **commercial/industrial-research-office** (Map Designation 4). This map designation area, which approximates 67.7 acres in land area, will benefit from such a land use designation which proposes a range of office development not to exceed 1,400,000 square feet. Included is an existing 3-story 105,000-square foot building which is the future location for storm water management and a joint recreational use for the community.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

- 5** **Designate** the 5.4-acre Transit Station site as **institutional** (Map Designation 5) with companion designations of the Transit right-of-way as open space. This area was designated as open space in the 1988 master plan, but did not reflect the current location of the transit station as conveyed to the City.

Land Use and Zoning Actions:

- Adopted **institutional** land use designation
- Zoning remains **MXD**

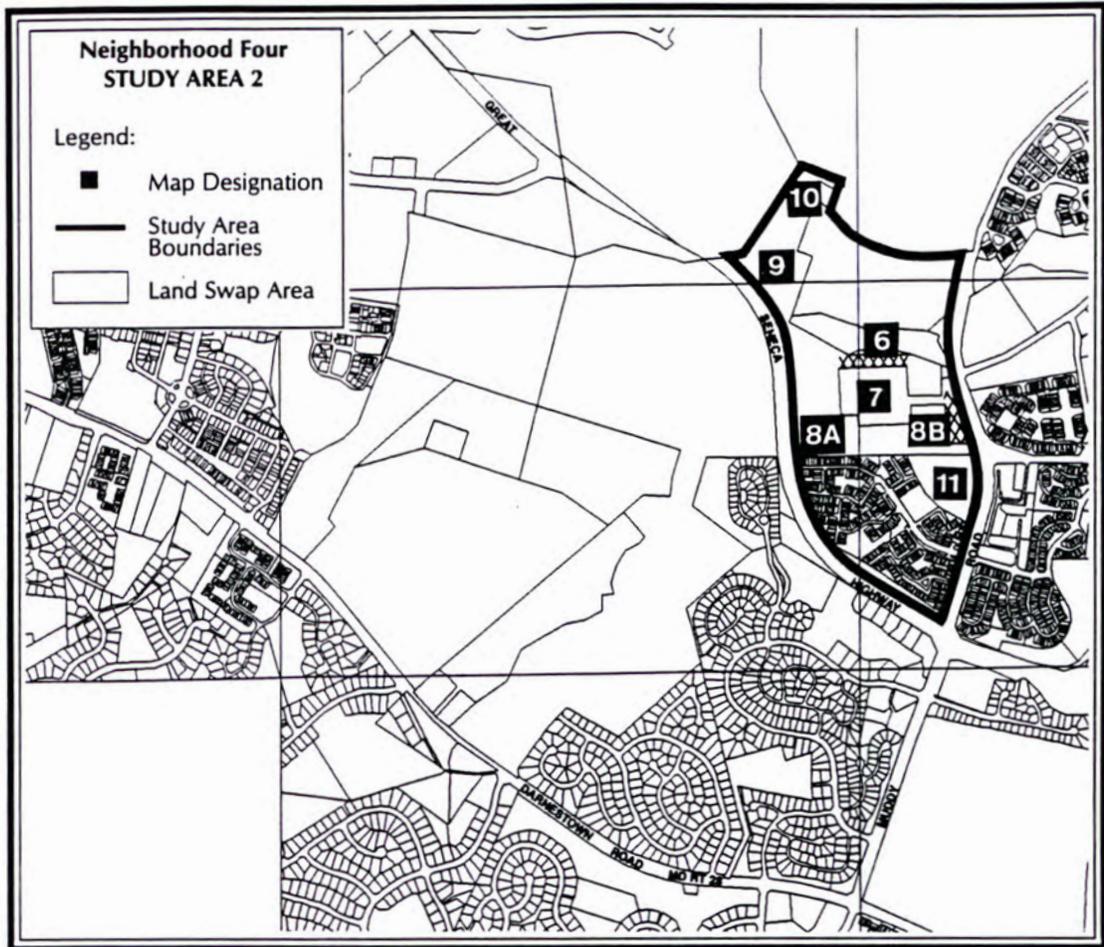
Development in Study Area 1 is subject to the staging schedule as adopted in Z-275(o) which requires Orchard Ridge Drive to be built in a phased fashion linked to the issuance of residential building permits as outlined in the sketch plan and further elaborated upon in the schematic development plans which will implement the development.

CURRENT AND PROJECTED POPULATION FOR STUDY AREA 1

Population	Current	Projected Future*
	0	1943
Housing Units	Existing	Future*
Single-Family Detached	0	340
Single-Family Attached	0	199
Apartments	0	137
TOTAL	0	676
School-Age Children	Current	Projected Future*
K-5	0	202
6-8	0	76
9-12	0	87
TOTAL	0	365
Future Office Development		
Quince Orchard Corporate Park		1,400,000 sq. ft.
Existing Office Development		
Quince Orchard Park I		100,000 sq. ft.
Quince Orchard Park II		105,000 sq. ft.
Future Retail Development		25,000 sq. ft.

- * Based upon The Vistas having single-family detached 65, single-family attached 35, and apartments 25, not approved as of October 1996.

STUDY AREA 2



Total Area	158 Acres
Estimated Population	1,321
Housing Units	564
Predominant Land use	Medium Density Residential, Vacant
Vacant Land	84 acres

This study area is bounded on the north by the southerly boundary of the National Institutes of Standard and Technology, on the east by Muddy Branch Road, and on the south and west by Great Seneca Highway and Quince Orchard Park.

The existing land use pattern is a mix of private open space/ conservation (Izaak Walton League), retail commercial (Muddy Branch Square), multifamily dwellings (Timberbrook), and townhouses (Amberfield). The principal vacant developable land in the study area is that portion of the former National Geographic Property north and east of Great Seneca Highway. All existing developments access onto Muddy Branch Road.

Land use options, identified by map designation numbers on the Neighborhood Four Study Area 2 map on page 10, and listed in the accompanying chart beginning on page 28, are described as follows:

Land Use Options

- 6** **Redesignate** Parcel N159, currently zoned CB (Commercial Buffer) from commercial-office-residential to **medium density residential**. This change in land use will more accurately reflect the existing multifamily residential development, known as Timberbrook, on the site which is under construction.

Land Use and Zoning Actions:

- Adopted **medium density residential** land use designation
- Zoning remains **C-B**

- 7** **Redesignate** Parcel P322, "NIKE missile site", from institutional to **commercial-office-residential** (Map Designation 7) which is currently zoned R-A. This 15-acre area, owned by the Federal Government and the owners of Lakelands and currently occupied by the National Institute of Standards and Technology, is located in the center of a larger undeveloped area. This map designation also includes a small piece of land that fronts along Muddy Branch Road and exists as a part of Lakelands. This new land use designation with corresponding zoning of Mixed Use Development (MXD) will assure that future development is done in a coordinated manner and with maximum creativity and flexibility with the property surrounding it. If this site were ever to become available for development, it would be appropriate for neighborhood commercial activity because of its highly visible location on a major thoroughfare, Muddy Branch Road, and its proximity to the existing Muddy Branch Square shopping center. The portion closest to Muddy Branch Road, adjacent to the existing shopping center, could be swapped with a portion in Map Designation 8A thereby, making it available for development as an extension of the shopping center. (See crosshatched area on map.) Development of this site shall have specific design guidelines specifying that buildings shall be located close to Muddy Branch Road and along other streets in the development with parking areas to the rear of the buildings. Distinctive architecture will be encouraged to create a memorable impression and an attractive gateway to the future mixed use development on the rest of the site and on the adjoining property. Any new development should include a central green or plaza with office/retail service uses surrounded by the adjacent mixed residential areas. This site should be included in a larger overall development plan for the adjacent mixed residential areas.

Land Use and Zoning Actions:

- Adopted **commercial-office-residential** land use designation
- Parcel rezoned to **MXD**

- 8A** **Redesignate** 26 of the 31 acres of P222, area around the "NIKE site", the former National Geographic Society property, from commercial-office-residential with special conditions for development and use to **mixed residential** (Map Designation 8A). This site will have full access to Great Seneca Highway where a median break is now permitted. The site wraps around the Federal Government's former Nike missile facility (Parcel 322, Map Designation 7) which is now occupied by the National Institute of Standards and Technology. Mixed density residential is an appropriate land use designation since the site adjoins the Amberfield townhomes and the Timberbrook condominiums. A 75-foot buffer and 100-foot building setback is required by special conditions adopted in the 1988 Land

Use Plan revision. This section of Parcel P222 is currently zoned Commercial Buffer (C-B), and a rezoning to Mixed Use Development (MXD) is proposed in conjunction with the future mixed use redevelopment of Parcel P322 at its center. The 140-foot wide portion closest to Timberbrook could be swapped with the aforementioned portion of Map Designation 7. Whether or not the swap takes place, this area should be protected by a conservation easement. (See crosshatched area on map.) As an alternative to extending Diamondback Drive from Muddy Branch Road along the northerly side of Amberfield to Great Seneca Highway, first proposed in the 1974 Master Plan as "West Fields Road," access to the site should be limited to discourage through traffic. This could be done by providing a series of small local access streets, one of which would connect to Great Seneca Highway and possibly the Muddy Branch Square Shopping Center. It is important to evaluate all options providing multiple access points so that traffic is not confined to entering and exiting the site from only Great Seneca Highway.

Land Use and Zoning Actions:

- Adopted **mixed residential** land use designation
- Parcel rezoned to **MXD**

- 8B** **Redesignate** the remaining 5 acres from commercial to **commercial-office-residential** (Map Designation 8B). These 5 acres then could be developed along with a portion of the NIKE site (Map Designation 7) as an extension of the existing Muddy Branch Square.

Land Use and Zoning Actions:

- Adopted **commercial-office-residential** land use designation
- Parcel rezoned to **MXD**

- 9** **Retain** part of P222 as **open space** (Map Designation 9), formerly owned by the National Geographic Society. This Map Designation, equaling 9 acres, is an environmentally sensitive area adjacent to the Izaak Walton League property, which is also designated as open space.

Land Use and Zoning Actions:

- Adopted **open space** land use designation
- Parcel rezoned to **MXD**

- 10** **Redesignate** part of P222 as **low-medium density residential** (Map Designation 10). This site, commonly known as the "Eagles Head," is not easily accessible, and access would most likely have to be obtained through the Izaak Walton League Property. Approximately 6 acres are available for development for single-family homes in a rural hamlet design. A land use classification of low-medium density residential and zoning category of MXD will allow for the greatest flexibility in tree preservation and excellent design. If a land exchange occurs, as many as eighteen to twenty four residences may be constructed on the property. The developer of this site is strongly encouraged to work with the Izaak Walton League in providing a open-air pavilion/nature center on the League's property. Trail connections to the Muddy Branch greenway and to the nearby Quince Orchard Park development shall be part of any approved plan for the site.

Land Use and Zoning Actions:

- Adopted **low-medium density residential** land use designation
- Parcel rezoned to **MXD**

11 **Retain** Parcel "One," Muddy Branch Square Shopping Center, as **commercial** (Map Designation 11). The land use proposal for this 8.9-acre site is not changing. However, the property owner is requesting a zoning change to the General Commercial (C-2) zoning. Currently, the property is zoned Local Commercial (C-1) and contains several restaurants, a grocery store, and other retail businesses. Changing the zoning to C-2 may be appropriate since additional uses would be permitted in the center. The Planning and Code Administration has kept close tabs on the types of uses that are allowed in Muddy Branch Square with the parking being the largest controller.

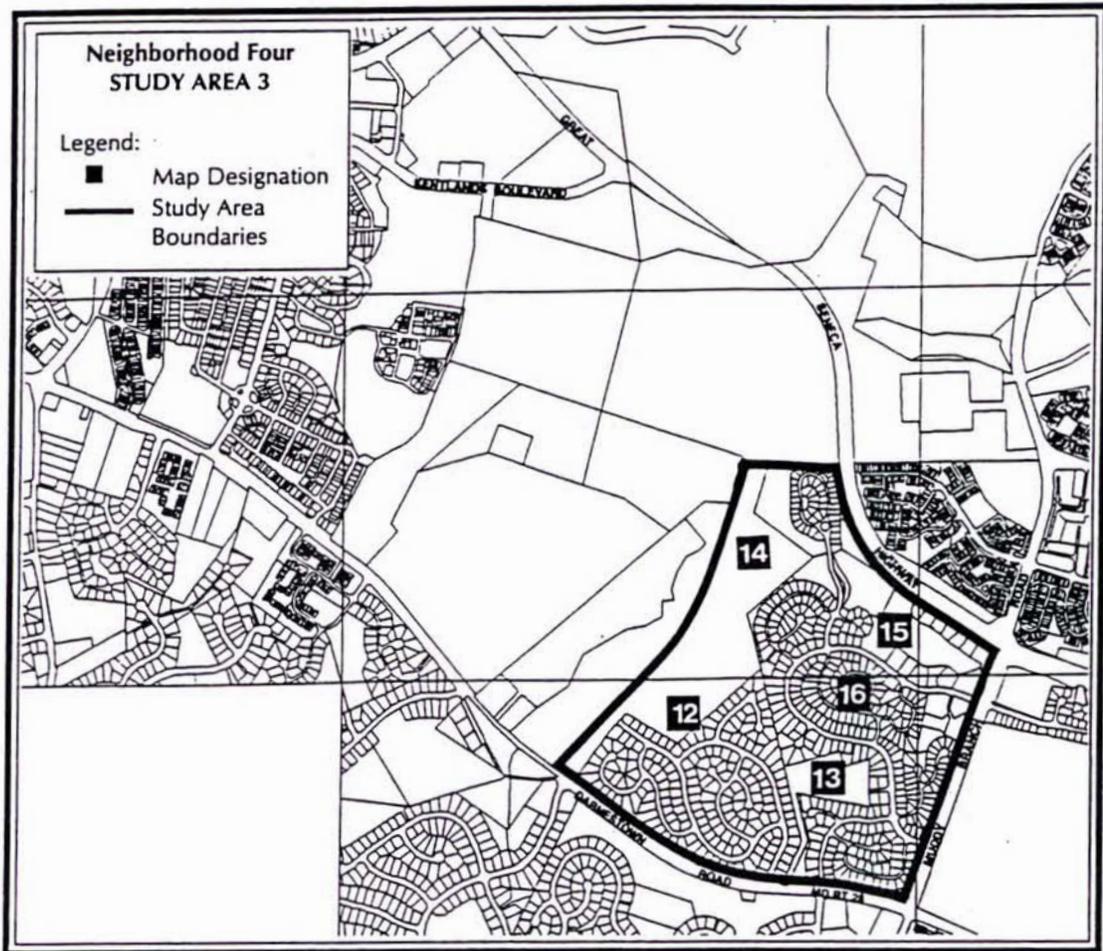
Land Use and Zoning Actions:

- Adopted **commercial** land use designation
- Parcel rezoned to **C-2**

**CURRENT AND PROJECTED POPULATION
FOR STUDY AREA 2**

	Current Estimated	Projected Future
Population	1321	1504
Housing Units	Existing	Future
Single-Family Detached	0	0
Single-Family Attached	394	394
Apartments	84	168
TOTAL	478	562
School-Age Children	Current Estimated	Projected Future
K-5	103	116
6-8	35	38
9-12	26	29
TOTAL	164	183
Existing Commercial		
Muddy Branch Square	88,493 sq. ft.	

STUDY AREA 3



Total Area	1312 Acres
Estimated Population	2,220
Housing Units	767
Predominant Land use	Low Density Residential
Open Space	31 acres

This study area is bounded on the north by the Great Seneca Highway and Washingtonian Woods, on the east by Muddy Branch Road, on the south by Maryland Route 28, and on the west by Muddy Branch Creek. This area is characterized by the developed residential communities of Westleigh (192 single-family units), and Washingtonian Woods (200 apartments and 375 single-family detached units). Adding to the residential nature of this area is the current construction of The Woods at Muddy Branch , a 71-unit single-family development just north and west of Westleigh.

Land use options, identified by map designation numbers on the Neighborhood Four Study Area 3 map on page 14, and listed in the accompanying chart beginning on page 28, are described as follows:

Land Use Options

- 12** **Retain low density residential** designation at Westleigh and The Woods at Muddy Branch (Map Designation 12). This land use designation reflects existing development of a stable area that is not subject to change in the immediate future.

Land Use and Zoning Actions:

- Adopted **low density residential** land use designation
- Zoning remains **R-90**

- 13** **Redesignate** P290 from institutional to **low density residential** (Map Designation 13) the 9.54-acre Consumer Safety Products Commission (CPSC) parcel. Such a redesignation will provide for a reasonable use of the land should the U.S.A. holdings be declared surplus in the future. The low density land use designation will protect the community's interests for the future if and until the U.S.A./CPSC releases the parcel.

Land Use and Zoning Actions:

- Adopted **low density residential** land use designation
- Parcel rezoned to **MXD**

- 14** **Redesignate** the 10 acres of forest located north and adjacent to the Woods at Muddy Branch conveyed by Toll Brothers to the City of Gaithersburg from low density residential to **open space** (Map Designation 14). This land use action reflects implementation of the policy to perpetually protect this stand of specimen trees which is now held in public ownership.

Land Use and Zoning Actions:

- Adopted **open space** land use designation
- Zoning remains **R-90**

- 15** **Retain** and redefine with accuracy the **open space** designation for the 21 acres of City Parkland and HOA property and developed as Washingtonian Park. The 1988 master plan designates a park area as open space, but the current document must accurately reflect the metes and bounds of this now operational park area.

Land Use and Zoning Actions:

- Adopted **open space** land use designation
- Parcel rezoned to **MXD**

- 16** **Redesignate** Washingtonian Woods from medium-low density residential, medium density residential, and high density residential to **mixed residential** (Map Designation 18) for the entire Washingtonian Woods subdivision which remains within this study area. This land use designation looks to the future of the community wherein application of design standards and retrofitting of the existing community might be in order to achieve a higher level of resident satisfaction, less reliance on the auto, and achievable architectural

improvements through mixed-use zoning. The mixed residential nomenclature would provide the flexibility necessary if such actions were to be explored through a citizen-initiated production of a community master plan.

The master plan for this map designation area further recommends the incorporation of a City entrance feature at the northwest corner of Maryland Route 28 and Muddy Branch Road with enhanced landscaping along both roads in order to better define the edge of the corporate limits.

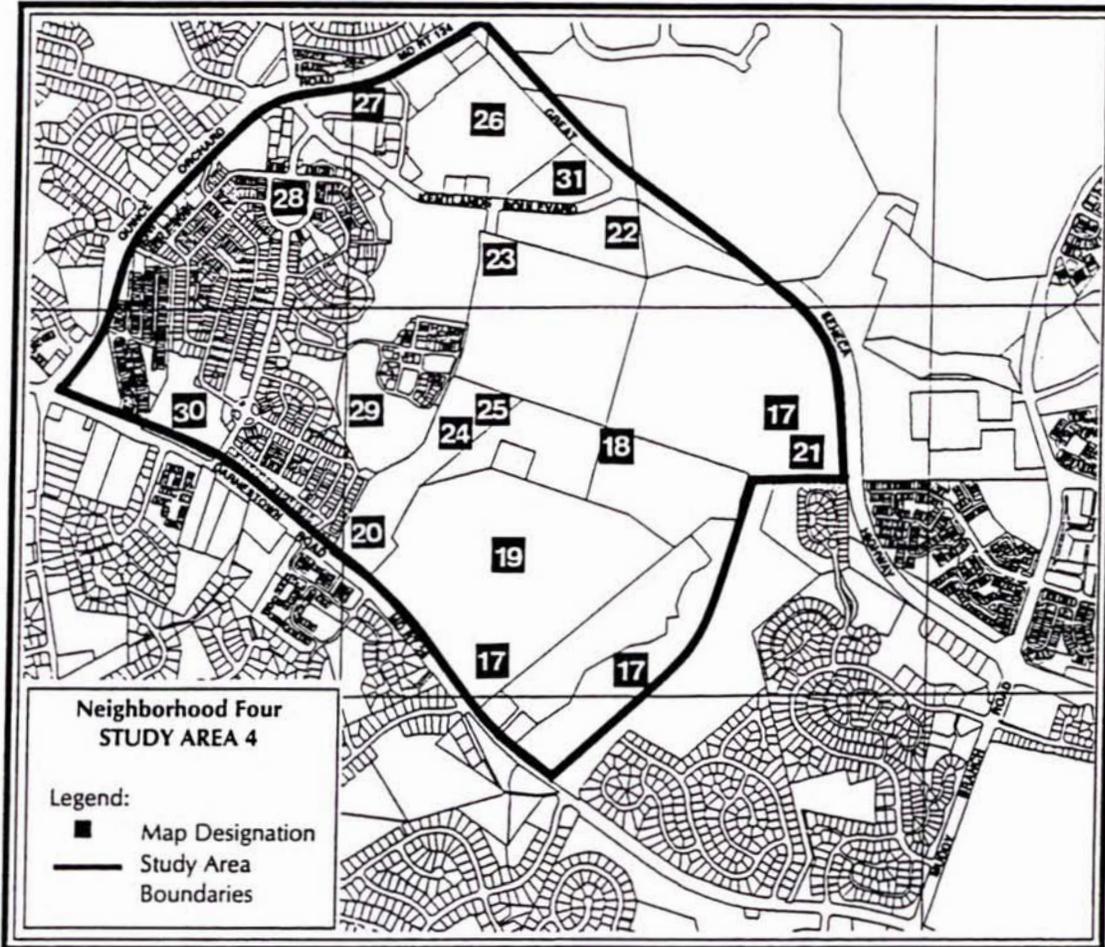
Land Use and Zoning Actions:

- Adopted **mixed residential** land use designation
- Parcel rezoned to **MXD**

**CURRENT AND PROJECTED POPULATION
FOR STUDY AREA 3**

Population	Current Estimated 2220	Projected Future 2444
Housing Units	Existing	Future
Single-Family Detached	567	638
Single-Family Attached	0	0
Apartments	200	200
TOTAL	767	838
School-Age Children	Current Estimated	Projected Future
K-5	257	285
6-8	99	110
9-12	125	140
TOTAL	481	535

STUDY AREA 4



Total Area	711 Acres
Estimated Population	3,490
Housing Units	1,108
Predominant Land use	Mixed Residential

This study area is bounded on the north and west by Quince Orchard Road and Great Seneca Highway, on the east by Muddy Branch Creek, and on the south by Maryland Route 28.

The study area consists of the Kentlands property, land formerly owned by National Geographic Society (NGS) now known as the Lakelands, and the Manor Care, Inc. property, also formerly owned by NGS. Located in the Kentlands are the historically significant buildings of the Tschiffely-Kent farm—the mansion, barn, firehouse, grotto, and spring house.

The traditional neighborhood development, known as Kentlands, is currently under the final stages of residential construction with nearly 300 acres of open space and land developed pursuant to the Mixed Use Development (MXD) zone. The Manor Care Inc. property, consisting of approximately 98 acres, is undergoing building and site modifications as the corporation moves its national headquarters onto the site.

The Lakelands property, consisting of 296 acres within this study area, and the remaining vacant land at Kentlands, were recently the subject of a planning charrette sponsored jointly by the two property owners. It culminated in a second traditional neighborhood plan for the study area linking Kentlands and the future Lakelands. A rezoning application has been submitted by the developers of Lakelands seeking the Mixed Use Development (MXD) Zone, which is consistent with the land uses proposed in this land use plan. The rezoning application will be reviewed simultaneously with this plan so that both will be consistent with one another.

Housing densities, number of units and mix for this study area are discussed in the introduction of this neighborhood land use plan.

The remainder of the study area consists of the Orchards townhouse development and the Potomac Valley shopping center, both integral components of the neighborhood. Transportation improvements are being made in the study area, which include the widening of Maryland Route 124 to four lanes. Maryland Route 28 is being designed for widening to four lanes as well. New roads within the Lakelands and the planned Shady Grove-Clarksburg Transitway will also improve the area transportation system and are reflected on the Transportation Element of the Master Plan.

Land use options, identified by map designation numbers on the Neighborhood Four Study Area 4 map on page 17, and listed in the accompanying chart beginning on page 28, are described as follows:

Land Use Options

- 17** **Redesignate** approximately 124 acres of the former National Geographic Society property now known as Lakelands (82 acres) and Manor Care, Inc. property (36 acres), and Kentlands (6 acres) currently zoned R-A, E-1, and I-3, from open space and industrial-research-office to all **open space** (Map Designation 17). This designation consists of the floodplain, wetlands, streams, lakes, and their buffers, required to be preserved by the City's Environmental Standards, and shown on the Natural Resource Inventory for the Lakelands and Manor Care properties. Included are Lakes Nirvana, Placid, and Varuna, and the Muddy Branch stream and its tributaries. It also includes the open space on the Manor Care property that exists between Lake Inspiration and Maryland Route 28. All of the open space areas designated herein may be used to fulfill the open space requirements of the MXD zone. Retention of this open space will create a green corridor that will act as a wildlife refuge and public open space amenity and is planned as a greenway in the Sensitive Areas Master Plan for the City. It is intended to include a major greenway trail system that will have connections to the surrounding neighborhoods of Washingtonian Woods, The Woods at Muddy Branch, Westleigh, Kentlands, and the planned Lakelands community and Manor Care Inc. Campus on the former National Geographic Society property. This trail and bikeway network is shown on the Greenways Map within the Sensitive Areas Master Plan and provides the beginning of a regional bikeway through the Muddy Branch Greenway leading to the C&O Canal National Park along the Potomac River. Creative mechanisms for ownership and maintenance of the Lakeland portion of this land will be evaluated at the SDP level.

Land Use and Zoning Actions:

- Adopted **open space** land use designation
- Property rezoned to **MXD**

18 **Redesignate** approximately 158 acres of the former National Geographic property (Lakelands) currently zoned I-3 from industrial-research-office to **mixed residential** (Map Designation 18). This includes the developable portions of the following parcels: P126, P222, P342, part of P426, part of P465, P435, and P840. This is consistent with the plan emanating from the March 1996 Charrette for Kentlands and Lakelands which proposes a mixed-use traditional neighborhood development on this site including residences and complimentary non-residential uses (e.g., restaurants, "corner store," day care, etc.). The plan includes a grid system of narrow streets designed to create a traditional neighborhood that allows for slower moving traffic and more importance given to the pedestrian. The plan also includes public spaces in the form of parks, squares, and plazas located prominently in the community. The streets will be of a higher quality with sidewalks and street trees, and garages will be, for the most part, located along alleys to the rear of the lots. The extension of public roads into the site are proposed from Maryland Route 28 through the 98-acre Manor Care property, which includes the former National Geographic Society office building and warehouse; from various neighborhoods in Kentlands; and directly from Great Seneca Highway across the Lake Varuna dam. This area will also include a bikeway connection from the Lake District area of Kentlands to the Muddy Branch stream valley, which is shown on the charrette plan and the Greenways portion of the Sensitive Areas Master Plan. As was previously mentioned, the zoning for this area has been requested by the property owner via a rezoning application for the Mixed Use Development (MXD) Zone. It is important that this area have a variable mix of unit and lot types throughout. The housing in this portion of Lakelands in conjunction with the unit totals from the Gatehouse area shall have a target percentage of 50 percent single-family detached.

Land Use and Zoning Actions:

- Adopted **mixed residential** land use designation
- Property rezoned to **MXD**

19 **Redesignate** the Parcel N663, containing the Manor Care, Inc. main headquarters building and warehouse, currently zoned I-3, from industrial-research-office to **commercial-industrial-research-office** (Map Designation 19), which will allow the property owner to submit a rezoning application for the MXD zone. This designation and ultimate mixed-use zoning will allow for greater flexibility in expectation of the future expansion of this corporate office park. Manor Care is expected to add approximately 800,000 to 1 million square feet of office space. Given the environmental sensitivity of the property, due to the existence of lakes, streams and mature forest, the ultimate flexibility in siting additional buildings and parking is desirable. The existing westerly access to the site, which has recently been signalized at Maryland Route 28, is the most logical choice for the proposed public road that will provide a linkage between this property and the Lakelands. The existing road extends from Maryland Route 28 to the rear of the site and may need only minor modifications to meet the design standards for a public street, subject to review by the City Department of Public Works and Engineering. Commitment to its dedication will be necessary prior to future expansion of office space on the site pursuant to the staging requirements contained herein. Dedication for the widening of Maryland Route 28 by Maryland State Highway Administration is also necessary in order to complete that road improvement project. The planting of street trees, at 30-foot intervals along widened Maryland Route 28, is strongly recommended along the entire City boundary from Muddy Branch Road to Quince Orchard Road, both within an adequate planting strip between the sidewalk and curb and within the proposed median as well. Manor Care, Inc. has recently added over 800 parking spaces to accommodate their employees within the existing office structure. Any future expansion of their office space should include a reduction in single-occupancy vehicle trips with one or more of the following: the use of van-pools, shuttle buses, and ride-sharing programs that will have direct linkages to existing and planned

transportation nodes. The addition of more surface parking spaces is strongly discouraged due to the environmental sensitivity of the property and to reduce levels of air pollution caused by automobiles.

Land Use and Zoning Actions:

- Adopted **commercial-industrial-research-office** land use designation
- Property rezoned to **MXD**

20 **Redesignate** Part of parcel P426, located between the Kentlands and the westerly entrance to the Manor Care, Inc. property, but existing as a portion of the Lakelands property, from industrial-research-office to **low-medium density residential** (Map Designation 20). This approximately 6-acre parcel, currently zoned E-1, wraps around Lake Nirvana and is suitable for residential development at a density and design similar to that of the abutting Kentlands homes. In fact, the March 1996 Charrette for the property proposed development of that type as an extension of the Kentlands development with access solely from within Kentlands. This plan strongly supports that concept but does not rule out the possibility of gaining access from the future public street that will extend through the Manor Care property. This site is also slated to have a bikeway that will provide a connection from Inspiration Lake in Kentlands to the Manor Care, Inc. property.

Land Use and Zoning Actions:

- Adopted **low-medium density residential** land use designation
- Property rezoned to **MXD**

21 **Retain** the designation of approximately 13 acres of the former National Geographic Property (Lakelands), with frontage and access along Great Seneca Highway, as **industrial-research-office/residential** (Map Designation 21). Any residential development proposal should include mitigation of the noise emanating from Great Seneca Highway pursuant to the newly adopted Noise Abatement Guidelines. The developable area should be limited to 7-8 acres. The future development of the property, currently zoned E-1, should be developed under the MXD zone to allow for the best possible site layout. Tree preservation is very important as the site contains many mature specimen trees. Trees and forest area should be preserved at a minimum to the "break even" point for this parcel alone as established in the City's Forest Conservation Ordinance. Areas along the highway and the adjacent Washingtonian Woods community should be the priority location for this tree preservation and parking lots should be placed behind the building, if possible, or at a minimum screened from view. An expert urban forester should be utilized to assist in the site design and layout in order to achieve this goal.

Land Use and Zoning Actions:

- Adopted **industrial-research-office/residential** land use designation
- Property rezoned to **MXD**

22 **Redesignate** the developable portion of parcel N862, consisting of 10.2 acres and currently zoned MXD, from commercial/industrial-research-office to **high density residential/industrial-research-office** (Map Designation 22). The property is located adjacent to Great Seneca Highway and is within the Kentlands development having access from Kentlands Boulevard. Noise from the highway is also a problem for this site in terms of development with a residential land use unless multi-family units are used which can mitigate the interior noise (inside of the buildings) and use the buildings themselves to block the exterior noise. Ideally, the site could develop as a mix of office and residential units with the parking hidden from the surrounding

streets by fronting buildings on the street. It is one of the last parcels within Kentlands that can be left available for future office development thus having a more positive impact on the City's tax base than residential development. This parcel is also very visible from other parts of the neighborhood especially from Great Seneca Highway, Quince Orchard Park, from distant Muddy Branch Road, and from within the future Lakelands community. Both the views of the site and from the site must be considered when planning the property— thus the architectural nature of the buildings are also very important. A focal point should be provided in the form of a bell-tower, clock-tower, or public art and placed at the corner of Great Seneca Highway and Kentlands Boulevard.

Land Use and Zoning Actions:

- Adopted **high density residential/industrial-research-office** land use designation
- Zoning remains **MXD**

23 **Redesignate** approximately 52 acres of property existing as a portion of the former National Geographic Society property (parcel P126), and as a portion of the former Midtown area within Kentlands from commercial-office-residential and industrial-research-office to all **commercial-office-residential**(Map Designation 23). Thus the area, currently zoned MXD and I-3, spans the common boundary between these two adjacent properties and is proposed to contain the "Town Center" for both the Kentlands and future Lakelands communities. The plan emanating from the March 1996 Charrette for Kentlands and Lakelands proposed a mixed use, destination-entertainment area, focused around a town square and developed under the MXD zone. This concept includes the original "Main Street" vision that was part of the plan for Kentlands including "live-work" units. The design of the retail component should not preclude future retrofitting of the site with additional buildings and structured parking in the parking lots. Therefore, utilities will have to be located within drive aisles to allow for this. The residential component of this area should be of the highest density possible while maintaining the high level of urbanism achieved by the plan created at the March 1996 charrette. The dwelling units of this portion of Lakelands can be excluded from the density and mix requirements on the balance of the property. The Shady Grove-Clarksburg Transitway is currently planned to extend from the Shady Grove Metro station to Clarksburg, Maryland, and travel through Gaithersburg along Great Seneca Highway and Maryland Route 124. The alignment currently is shown to be on the northeast side of Great Seneca Highway, then passing through the Quince Orchard Park community where a transit station is planned. During the charrette for Lakelands and Kentlands, the alignment was proposed to shift and move through the Lakelands and Kentlands site with stops at key points around the "town center" area. It is proposed to enter the Lakelands/Kentlands site along Kentlands Boulevard and then return to the adopted alignment. The final alignment will be reflected on the Transportation Element of the Master Plan. Continued coordination on the exact alignment is necessary as the Town Center SDP is reviewed.

Land Use and Zoning Actions:

- Adopted **commercial-office-residential** land use designation
- Zoning remains **MXD**

24 **Redesignate** approximately 10 acres of land, currently zoned I-3 and existing within the Lakelands property adjacent to the Old Farm neighborhood of Kentlands and the Manor Care, Inc. property, from industrial-research-office to **institutional** (Map Designation 24). This site is to be reserved for a future park/school site serving the surrounding population. Until it is needed by the Montgomery County Public Schools (MCPS), it is to be developed as an active recreational park owned and maintained by the City of Gaithersburg. The developer of Lakelands is encouraged to dedicate property toward this site.

Land Use and Zoning Actions:

- Adopted **institutional** land use designation
- Property rezoned to **MXD**

- 25** **Redesignate** approximately 10 acres of land, currently zoned I-3 and existing within the Lakelands property adjacent to Map Designation 24 from industrial-research-office to **institutional/mixed residential**. This land is the additional 10 acres needed for park/school site.

Land Use and Zoning Actions:

- Adopted **institutional/mixed residential** land use designation
- Property rezoned to **MXD**

- 26** **Retain** the designation of approximately 47 acres of land, currently zoned MXD, and consisting of the Kentlands Square Shopping Center and surrounding commercial development, as **commercial-industrial-research-office** (Map Designation 26). It is intended that this property retain the MXD zoning to allow for the future redevelopment of the blocks of parking within the shopping center and surrounding commercial development. Development of the vacant land within this map designation should conform to the "urbanism" principles established on the plan developed at the March 1996 Charrette for Kentlands/Lakelands. This includes providing buildings that front on the street with parking in the rear which will create a higher quality public space between opposing buildings that face the street.

Land Use and Zoning Actions:

- Adopted **commercial-industrial-research-office** land use designation
- Zoning remains **MXD**

- 27** **Redesignate** approximately 14 acres of land that exist as the Beacon Place Apartments, Copperfield Crossing Condominiums, and several open space parcels from commercial/industrial-research-office to **high density residential** (Map Designation 27) to be more consistent with the actual land uses. This property can retain its MXD zoning.

Land Use and Zoning Actions:

- Adopted **high density residential** land use designation
- Zoning remains **MXD**

- 28** **Redesignate** the majority of the Kentlands development, including the Hill District, Lake Districts, Gatehouse District, Old Farm District and civic uses such as the church, day care, general store, village green, and the historically significant mansion, barn, and firehouse from open space, mixed residential, commercial-office-residential and institutional to all **mixed residential** (Map Designation 28) to more accurately reflect the actual boundaries of these land uses within the development. This area will retain its MXD zoning.

Land Use and Zoning Actions:

- Adopted **mixed residential** land use designation
- Zoning remains **MXD**

29 **Redesignate** the approximately 47 acres of lakes, wetlands, and parks within Kentlands from open space, mixed residential, and commercial-office-residential to all **open space** (Map Designation 29) to more accurately reflect the actual land use established in the development of Kentlands. This area will retain its MXD zoning.

Land Use and Zoning Actions:

- Adopted **open space** land use designation
- Zoning remains **MXD**

30 **Redesignate** the 13-acre Rachel Carson Elementary School site from institutional and mixed residential to all **institutional** (Map Designation 30) to more accurately reflect the actual development boundaries of the site. This area will retain its MXD zoning.

Land Use and Zoning Actions:

- Adopted **institutional** land use designation
- Zoning remains **MXD**

31 **Redesignate** approximately 9 acres of land in Kentlands, known as Retail Section 3 from commercial/industrial-research-office to **commercial-industrial-research-office** (Map Designation 31).

Land Use and Zoning Actions:

- Adopted to **commercial-industrial-research-office** land use designation
- Zoning remains **MXD**

**CURRENT AND PROJECTED POPULATION
FOR STUDY AREA 4**

Population	Current Estimated 3490	Projected Future 3982+Lakelands
Housing Units	Existing	Future
Single-Family Detached	362	486+Lakelands
Single-Family Attached	452	455+Lakelands
Apartments	468	468+Lakelands
Cottages	27	120+Lakelands
TOTAL	1309	1529+Lakelands
School-Age Children	Current Estimated	Projected Future
K-5	323	687+Lakelands
6-8	114	138+Lakelands
9-12	118	147+Lakelands
TOTAL	555	972+Lakelands

CURRENT AND PROJECTED POPULATION FOR NEIGHBORHOOD FOUR

Population	Current Estimated	Projected Future
	7031	9873+Lakelands
Housing Units	Existing	Future
Single-Family Detached	929	1464+Lakelands
Single-Family Attached	846	1048+Lakelands
Apartments	752	973+Lakelands
Cottages	27	120+Lakelands
TOTAL	2554	3605+Lakelands
School-Age Children	Current Estimated	Projected Future
K-5	683	1290+Lakelands
6-8	248	362+Lakelands
9-12	269	403+Lakelands
TOTAL	1200	2055+Lakelands

STAGING PLAN

Many of the following staging elements will be adopted in greater detail pursuant to future agreements between the City and the property owners involved. These stages are not intended to require development in a chronological fashion according to each stage rather, they are geographic sections of future development that are tied to specific transportation-related improvements. The exception is Stage 1, which is the area required to be submitted first. Subsequent stages can be developed in any order.

STAGE 1

Schematic Development Plan (SDP) for Kentlands/Lakelands Town Center, Kentlands Section 3 and 4 and surrounding high density residential

- This must be the first SDP submitted for both Kentlands and Lakelands and must as a minimum include the "Town Center." Access from Great Seneca Highway across the dam road must be provided within the SDP submission.
- The provision for the transitway, within this portion of the Lakelands/Kentlands, is to be made part and parcel of the SDP. Construction of any bus shelters required through staff review of the SDP shall be completed prior to release of bonds for each phase of the SDP.
- Payment of an amount agreed upon by the City and developers of Kentlands and Lakelands, related to the cost of Great Seneca Highway widening, shall be made along with each building permit and may be prorated over the entire development of both Lakelands and Kentlands. The City will use the funds for improving the Ride-On Bus system in coordination with Montgomery County and as funding for the future Corridor Cities Transitway or other transportation related improvements.
- An additional payment, in an amount agreed upon by the City, related to intersection improvements for Muddy Branch at Great Seneca Highway, Sam Eig at Great Seneca Highway, Kentlands Boulevard at Great Seneca Highway, and Route 28 at Muddy Branch is also required along with the issuance of building permits for both Kentlands and Lakelands. These improvements are to be coordinated with the improvements required of Johns Hopkins University at the same intersections. In lieu of making the intersection improvement payment, the developers of Kentlands and Lakelands may make the improvements privately within a time frame agreed upon by the City.
- A plan for the planting of street trees along the Great Seneca Highway frontages of both Kentlands and Lakelands must be submitted. The planting of the trees is required by each respective developer along the limits of their frontage during the first available planting season after the issuance of the 100th residential occupancy permit within each development related to this stage.
- Improvements to Kentlands Boulevard, pursuant to a plan approved by the City in conjunction with the SDP in this stage, are to be completed by the developers of Kentlands prior to the release of bonds for the Town Center portion of the SDP.
- The design of a new bus shelter prototype and an overall plan identifying locations of shelters must also be submitted and approved in this stage.

STAGE 2

A site plan for additional office space at the Manor Care site in excess of 50,000 square feet but not to exceed 150,000 (likely to be an addition to the existing building)

- Dedication of a right-of-way extending from the Lakelands property to Maryland Route 28 along the alignment of the westerly access road over the existing dam, which currently is signalized at Maryland Route 28, must have been recorded prior to the approval of plans for this stage, or an agreement to dedicate must have been executed with the City.
- A Wildlife Habitat Enhancement, Bikeways and Nature Trails plan that connects to the system of trails on adjacent properties must be submitted.
- Dedication of any needed right-of-way for the widening of Maryland Route 28 is required when requested by Maryland State Highway Administration.

STAGE 3

SDP's for Gatehouse addition, NIKE site (Map Designation 8) and Eagles Head (Map Designation 10) and Map Designation 21, all within Lakelands

- Dedication of and improvements to Conservation Lane, through Izaak Walton League is required in conjunction with an SDP that includes the Eagles head (Map Designation 10).
- Payment toward cost of Great Seneca Highway widening is required along with issuance of building permits.
- Construction of any bus shelters required by the City in conjunction with this portion of Lakelands must be completed prior to the issuance of any occupancy permits.
- A Wildlife Habitat Enhancement, Bikeways and Nature Trails plan for all of Lakelands must be submitted and approved with any SDP in this stage. Payment of funds, in an amount agreed to between the City and the developer, to act as "seed money" for the maintenance of the entire open space system within Lakelands is required if the property is not to be maintained by the Lakelands HOA.
- Major recreational amenities provided by the developer of Lakelands are to be in place prior to the issuance of a permit for the seven-hundredth dwelling unit within Lakelands, excluding portions that will provide separate recreational facilities.

STAGE 4

Additional SDP's for the balance of Lakelands

- Payment must be made toward the cost of Great Seneca Highway widening along with building permits.
- The SDP that includes the identified park/school site is to include conveyance of 10 acres to the City for use as a Park/School site. Conveyance to the Montgomery County Board of Education will occur at a time determined appropriate by the City. Any excess acreage, not needed by the Board will be retained by the City as parkland for use by all City residents.
- Along with the first SDP in this stage, the dedication of a public road through Manor Care, which will include any necessary improvements or maintenance done to the road and dam as required by the City, must be made. The Manor Care road connecting to Maryland Route 28, providing access to the park/school site from Maryland Route 28, must be open to traffic and must be completed prior to the issuance of the 100th occupancy permit within this stage of Lakelands. The road shall be connected to the Lakelands road network prior to issuance of building permits for the second half of this stage.
- The construction of bus shelters within the first half of this stage is also required pursuant to the approved SDP prior to issuance of building permits for the second half of this stage.
- The implementation of the Wildlife Habitat Enhancement, Bikeways and Nature trail plan must be complete prior to the issuance of permits for the second half of this stage of Lakelands.

STAGE 5

Additional office buildings at Manor Care (over and above the first 150,000 square feet of additional space)

- A traffic study must be submitted demonstrating the impact of development on the surrounding road network, including Great Seneca Highway, Maryland Route 28, and Muddy Branch Road. A plan for reducing single-occupancy vehicle trips with the use of one or more of the following: van-pools, shuttle busses, and ride-sharing programs that will have direct linkages to transportation nodes must also be submitted.
- The implementation of the Wildlife Habitat Enhancement, Bikeways and Nature trail plan must be complete prior to the issuance of occupancy permits within this stage.
- The widening of Maryland Route 28 between Maryland Route 124 and Key West Avenue to four lanes must also be under construction prior to the occupancy of any new office space within this stage.

NEIGHBORHOOD FOUR
LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING
1997

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1988 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
1	1	N295	8.4	Q.O.C.C.-1 Associates	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Ind-Rsch-Off	Ind-Rsch-Off	I-3
2	1	N550	30.0	GE Real Est Credit Corp	MXD	Ind-Rsch-Off	Res-Off	Res-Off	Res-Off	MXD
3	1	N550	67.0	GE Real Est Credit Corp	MXD	Ind-Rsch-Off	Mixed Res	Mixed Res	Mixed Res	MXD
4	1	N550	67.7	GE Real Est Credit Corp	MXD	Ind-Rsch-Off Open Space Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
5	1	N550	5.4	GE Real Est Credit Corp	MXD	Open Space Ind-Rsch-Off	Inst	Inst	Inst	MXD
6	2	N159	9.0		CB	Comm-Off-Res	Med Den Res	Med Den Res	Med Den Res	C-B
7	2	P322 Part P222	15.0	Gaith Community Assoc' USA	CB R-A	Inst	Comm-Off-Res	Comm-Off-Res	Comm-Off-Res	MXD
8 A	2	Part P222	26.0	Gaith Comm Assoc	CB	Comm-Off-Res	Mixed Res	Mixed Res	Mixed Res	MXD
8 B	2	Part P222	5.0	Gaith Comm Assoc	C-1	Comm	Comm-Off-Res	Comm-Off-Res	Comm-Off-Res	MXD
9	2	Part P222	9.0	Gaith Comm Assoc	RA	Open Space	Open Space	Open Space	Open Space	MXD
10	2	Part P222	6.0	Gaith Comm Assoc	RA	Open Space	Low-Med Den Res	Low-Med Den Res	Low-Med Den Res	MXD
11	2	Par One	8.9	Trust Co. of the West	C-1	Comm	Comm	Comm	Comm	C-2
12	3	Westleigh Woods at Muddy Branch	100.0	N/A	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1988 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
13	3	P290	9.54	USA	RPT	Inst	Low Den Res	Low Den Res	Low Den Res	MXD
14	3	Part P222	10.3	City of Gaithersburg	R-90	Low Den Res	Open Space	Open Space	Open Space	R-90
15	3	P788, P720 Par C, P560 P808, P722 P777, Part Par B	21.0	City Wash Woods HOA	RPT	Open Space	Open Space	Open Space	Open Space	MXD
16	3	Wash Woods	120.0	Multiple Owners	RPT	Med-Low Den Res Med Den Res High Den Res	Mixed Res	Mixed Res	Mixed Res	MXD
17	4	Parts of P222 P840, P40	130.0	Gaith Comm Assoc ¹	R-A E-1 I-3	Open Space Ind-Rsch-Off	Open Space	Open Space	Open Space	MXD
18	4	Portions of P222, P126 P342, P426 P465, P435 P840	158.0	Gaith Comm Assoc	I-3	Ind-Rsch-Off	Mixed Res	Mixed Res	Mixed Res	MXD
19	4	N663	98.79	Manor Care Inc.	I-3	Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
20	4	Part of P426	6.0	Gaith Comm Assoc	E-1	Ind-Rsch-Off	Low-Med Den Res	Low-Med Den Res	Low-Med Den Res	MXD
21	4	Part of P222	13.0	Gaith Comm Assoc	E-1	Ind-Rsch-Off	Ind-Rsch-Off	Ind-Rsch-Off/Res	Ind-Rsch-Off/Res	MXD
22	4	Part of P660	10.2	Great Seneca Devel Corp	MXD	Comm/Ind-Rsch-Off	High Den Res/ Ind-Rsch-Off	High Den Res/ Ind-Rsch-Off	High Den Res/ Ind-Rsch-Off	MXD

Abbreviations: Comm = Commercial Den = Density Ind = Industrial Inst = Institutional Med = Medium Off = Office Opt = Option Rec = Recreational Res = Residential Rsch = Research

¹ Contract Purchaser

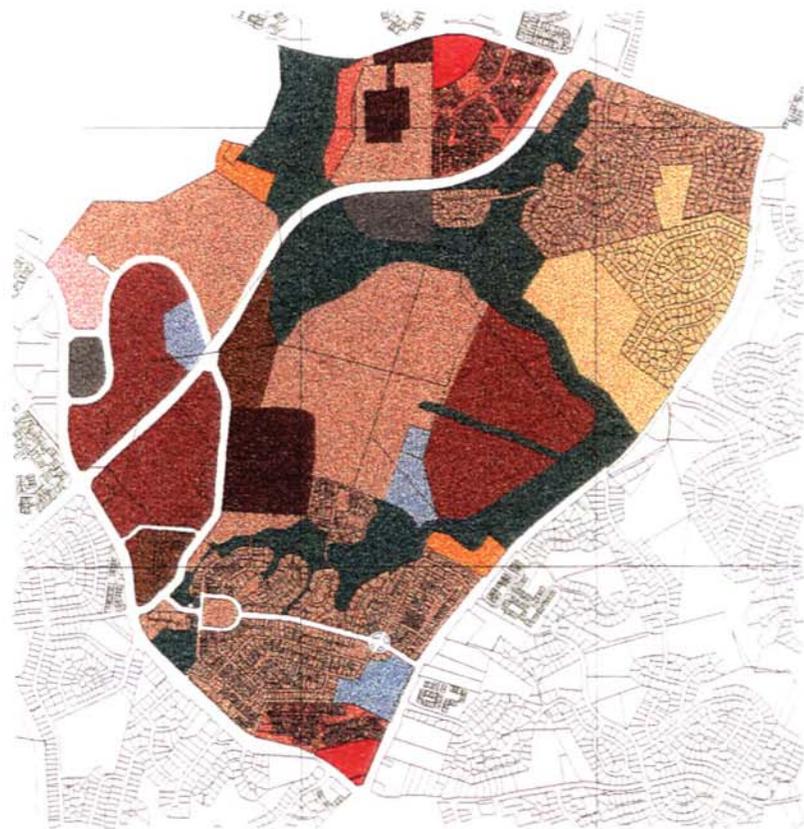
MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1988 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
23	4	Parts of P126 and P660	52.0	Gaith Comm Assoc & Great Seneca Devel Corp	MXD I-3	Comm-Off-Res, Ind-Rsch-Off	Comm-Off-Res	Comm-Off-Res	Comm-Off-Res	MXD
24	4	Parts of P426 and P342	10.0	Gaith Comm Assoc	I-3	Ind-Rsch-Off	Inst	Inst	Inst	MXD
25	4	Parts of P426 and P342	10.0	Gaith Comm Assoc	I-3	Ind-Rsch-Off	Inst/Mixed Res	-	Inst/Mixed Res	MXD
26	4	Part P660, Part N391	47.0	Multiple Owners	MXD	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
27	4	Kenilands 9-278	14.0	Bozzuto	MXD	Comm/Ind-Rsch-Off	High Den Res	High Den Res	High Den Res	MXD
28	4	Kenilands 9-272, 9-280	240.0	Multiple Owners	MXD	Open Space Mixed Res Comm-Off-Res Inst	Mixed Res	Mixed Res	Mixed Res	MXD
29	4	81."G" Parcel H	20.0	City Of Gaithersburg	MXD	Open Space Mixed Res Comm-Off-Res	Open Space	Open Space	Open Space	MXD
30	4	P260	13.08	Mont County Board of Education	MXD	Inst Mixed Res	Inst	Inst	Inst	MXD
31	4	Part of P660	9.0	Great Seneca Devel Corp	MXD	Comm/Ind-Rsch-Off	High Den Res Comm-Ind-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD

Abbreviations: Comm = Commercial
Den = Density
Ind = Industrial
Inst = Institutional
Med = Medium
Off = Office
Opt = Option
Rec = Recreational
Res = Residential
Rsch = Research

1 Contract Purchaser

LEGEND

	LOW DENSITY RESIDENTIAL
	MEDIUM-LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	MIXED RESIDENTIAL
	RESIDENTIAL OFFICE
	COMMERCIAL-OFFICE-RESIDENTIAL
	MIXED USE
	COMMERCIAL
	COMMERCIAL/INDUSTRIAL-RESEARCH-OFFICE
	INDUSTRIAL-RESEARCH-OFFICE
	INDUSTRIAL
	INSTITUTIONAL
	OPEN SPACE



**NEI GHBORHOOD FOUR
LAND USE MAP**



Gaithersburg

**PLANNING AND CODE
ADMINISTRATION**