

CITY OF GAITHERSBURG

NEIGHBORHOOD SIX
LAND USE PLAN

A MASTER PLAN ELEMENT



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NEIGHBORHOOD SIX LAND USE PLAN
Adopted December 1996

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Glenn Mlaker, Planner

Publication Team:
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Maria Fullerton, Graphics and Layout
Manisha Tewari, Geographic Information System

* Principal Author

NEIGHBORHOOD SIX LAND USE PLAN

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NEIGHBORHOOD SIX LAND USE PLAN

BACKGROUND

INTRODUCTION

The area designated as Neighborhood Six has undergone a land use element amendment due to the following:

- Neighborhood Six is being studied for Master Plan revisions in conjunction with Neighborhoods Two and Four because all three neighborhoods have existing master plans and only revisions to the existing adopted plans are contemplated.
- Neighborhood Six underwent substantial master plan revisions in 1986, at which time significant changes in land use were adopted. At that time, large portions of the Neighborhood remained vacant and uncommitted, subject to development pressure. At the current time, portions of the neighborhood still remain vacant. However, substantial development, primarily of a retail nature, has taken place since the 1986 master plan effort, particularly east of Maryland Route 355.
- A comprehensive plan is needed for the remaining vacant parcels due to the downturn in the economy and the softness of the office market since the late 1980s.
- 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 66 B, *Annotated Code of Maryland*, as part of the City's effort to conform to the State land use regulations

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 twenty-two 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 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 in the staff's recommended land use revisions for Neighborhood Six.

The Planning Commission, at their November 2, 1996 meeting, adopted Resolution PCR-3-96 and recommended approval of the Neighborhood Six Land Use Plan. The City Council went on to adopt the land use plan by Resolution R-105-96 on December 16, 1996. The Mayor and City Council then comprehensively rezoned Neighborhood Six by Ordinance O-12-97. These resolutions and ordinance, as well as the ad-hoc committee's report, 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 Six as of January 1997 is 4,238. Neighborhood Six's population makes up 8.6 percent of the City's total 1996 population of 48,729.

EXISTING USE OF LAND

At present, Neighborhood Six consists of approximately 435 acres of a City-wide total of 6,365 acres. This neighborhood covers 6 percent of the total land area of the City or 0.5 square miles of the City's total 9.944 square miles. Approximately 81 percent, or 351.76 acres, of Neighborhood Six is developed. The remaining 84 acres are currently vacant.

At the present time 19 percent of the land in Neighborhood Six is vacant, as compared to 34 percent vacant in 1986. Most development in the past ten years has occurred in the Russell, Christopher, and North Frederick Avenue areas. The largest concentration of vacant land remaining is located west of North Frederick Avenue adjacent to the future extension of Watkins Mill Road.

Residentially-zoned properties in Neighborhood Six cover 220 acres, or 51 percent of the neighborhood. The largest percentage of residential units consists of the townhouse community of Montgomery Meadows. This development contains 123 acres of RP-T zoned parcels. The remaining residential units are single-family attached and detached or condominiums.

Commercial development in Neighborhood Six is dominated by retail activity. Commercial activity comprises 215 acres or 49 percent of the total.

LAND USE CLASSIFICATION HIERARCHY

1986	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
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.

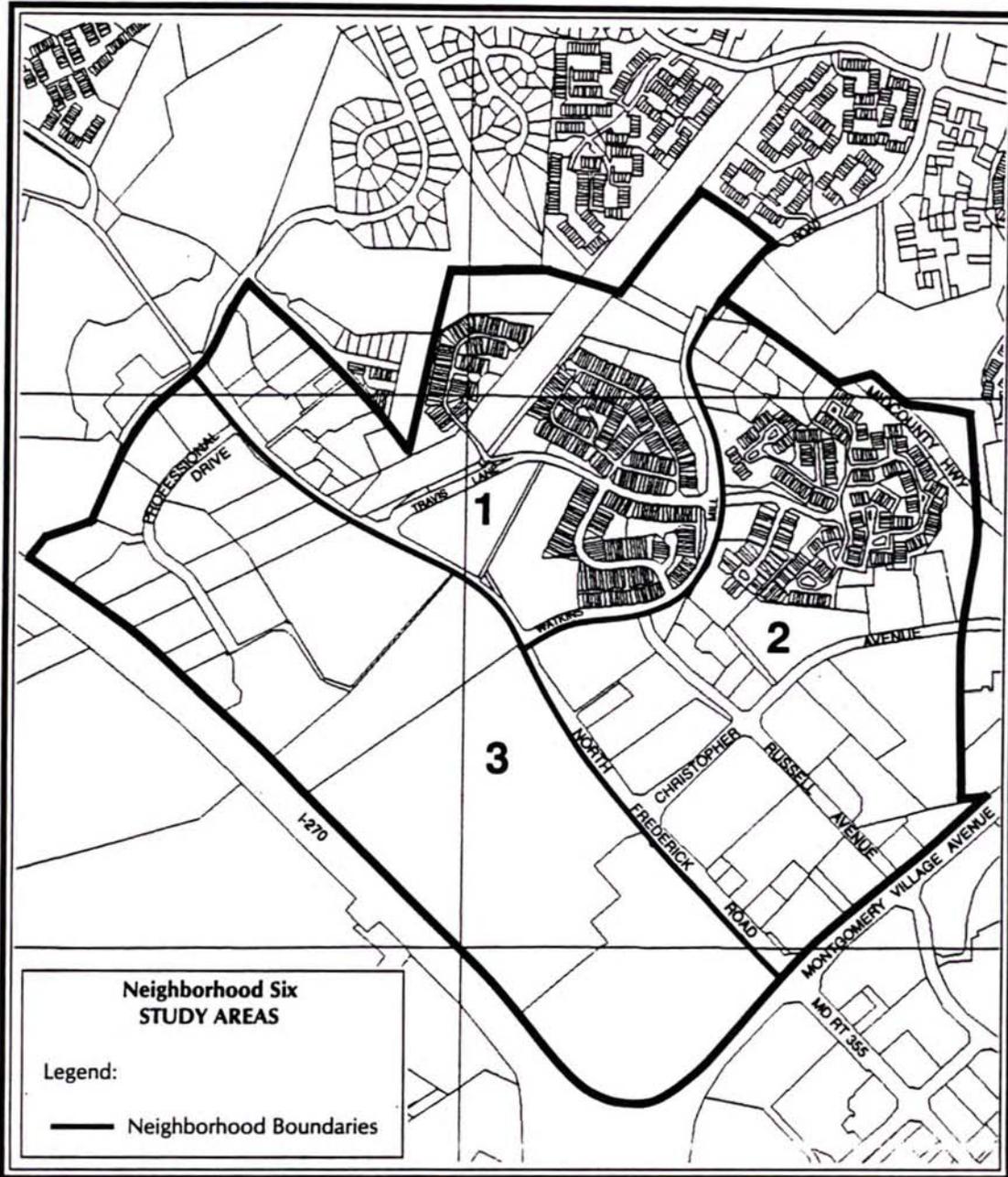
LAND USE DESIGNATIONS	CORRESPONDING ZONING CATEGORIES
Low Density Residential	R-A (20,000 sq.ft. minimum/unit) R-90 (3 units average/acre) R-90 Cluster (3.5 units/acre)
Medium-Low Density Residential	R-6 (6 units/acre maximum)
Medium Density Residential	RP-T (9 units/acre maximum) R-18 (18 units/acre 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)
Open Space	R-A (20,000 sq.ft. minimum/unit)

NEIGHBORHOOD SIX LAND USE PLAN

LAND USE

INTRODUCTION

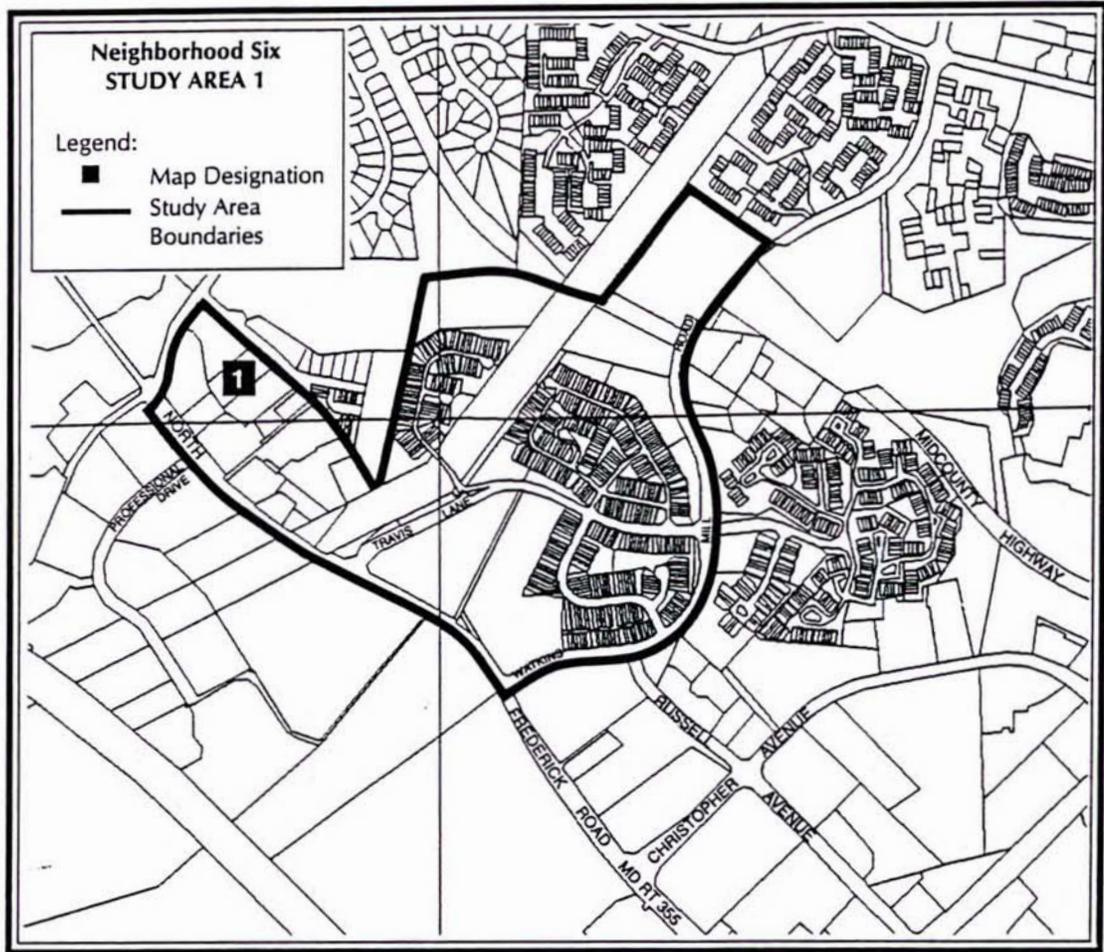
Land use options/strategies for the three study areas noted below are discussed in the pages that follow. **Any properties not specifically discussed will retain their 1986 land use designations.**



NEIGHBORHOOD LIMITS

Neighborhood Six is an area of the City of Gaithersburg bounded on the west by Interstate I-270; on the north and east by Seneca Park, Seneca Whetstone subdivision, and Montgomery Village; and on the south by Montgomery Village Avenue. Since the last master plan revision in 1986, the 121-acre I.B.M. site has been annexed into the City and accordingly is added to the Neighborhood Six inventory.

STUDY AREA 1



Total Area	178
Estimated Population	1,780
Housing Units	668
Predominant Land use	Medium Density Residential
Vacant Land	117 acres

This study area is bounded on the north by Seneca State Park, Seneca Whetstone, and Montgomery Village; on the east by Watkins Mill Road; and on the south and west by Maryland Route 355.

The existing land use pattern present during the master plan's last review has not changed significantly within this study area. The properties are characterized by a mix of commercial, retail and industrial uses, primarily with access off Maryland Route 355, which is scheduled to be widened to a six-lane section with construction to commence during 1997. Retail development has occurred over the last ten years due to the area's proximity to Maryland Route 355. The study area remains bisected by power company transmission lines and a petroleum pipeline owned by Colonial Pipelines, all included within a right-of-way 250 feet in width. Residential development, in the form of a completion of the Montgomery Meadows townhouse community with 458 single-family

attached units, has also populated this study area. A significant retail development within the study area was the construction in 1989 of the 8.77-acre Hechinger's Square shopping center with gross leasable area of 86,942 square feet on land previously owned by the City of Gaithersburg.

New development and redevelopment must focus on sound principles and practices of urban design with renewed emphasis on pedestrian orientation of sites, usable and attractive street lights, additional shade trees, improved sidewalks, accessible crosswalks, and well-located bus shelters, among other ingredients.

Land use options, identified by map designation numbers on the Neighborhood Six Study Area 1 on page 6, and listed in the accompanying chart beginning on page 16, are described as follows:

Land Use Options

1 **Redesignate** parcels N903 and N956 as **commercial** (Map Designation 1). These parcels which are presently master planned industrial-research-office are slated to be developed in the I-3 zone as an indoor skating rink, a use which is more commercial in nature than industrial. Redesignation would permit, though not require, rezoning of the two parcels to commercial. The proposed use, as well as adjacent uses, are primarily retail land uses. The presence of a widened Maryland Route 355 may make some of these parcels more valuable and therefore subject to development in a retail mode. While the indoor recreational use is permitted in the industrial zone, some consideration should be given to the future redevelopment of this hillside in a high quality manner that announces the northern entry to the City of Gaithersburg. This is a more short term land use decision. Gateway features should be developed on both sides of Maryland Route 355 in conjunction with the design of the City entrance sign planned for the median of the widened highway. While no other map designation changes are proposed in Study Area 1, it is recommended that attention be directed to the portions of Parcels N851 and N907 (currently master planned and developed as industrial-research-office) which abut Game Preserve Road. If redevelopment were to occur or substantial changes to the existing site are contemplated, visual buffering and softening of the use from the road should be addressed. Design guidelines, recommended for implementation in Study Area 3 for vacant properties which abut Maryland Route 355 and Interstate 270, would be applicable in this study area at the time of redevelopment or substantial amendment to existing sites. It is also suggested that this issue be further addressed in the transportation element of the master plan with respect to the future of Game Preserve Road.

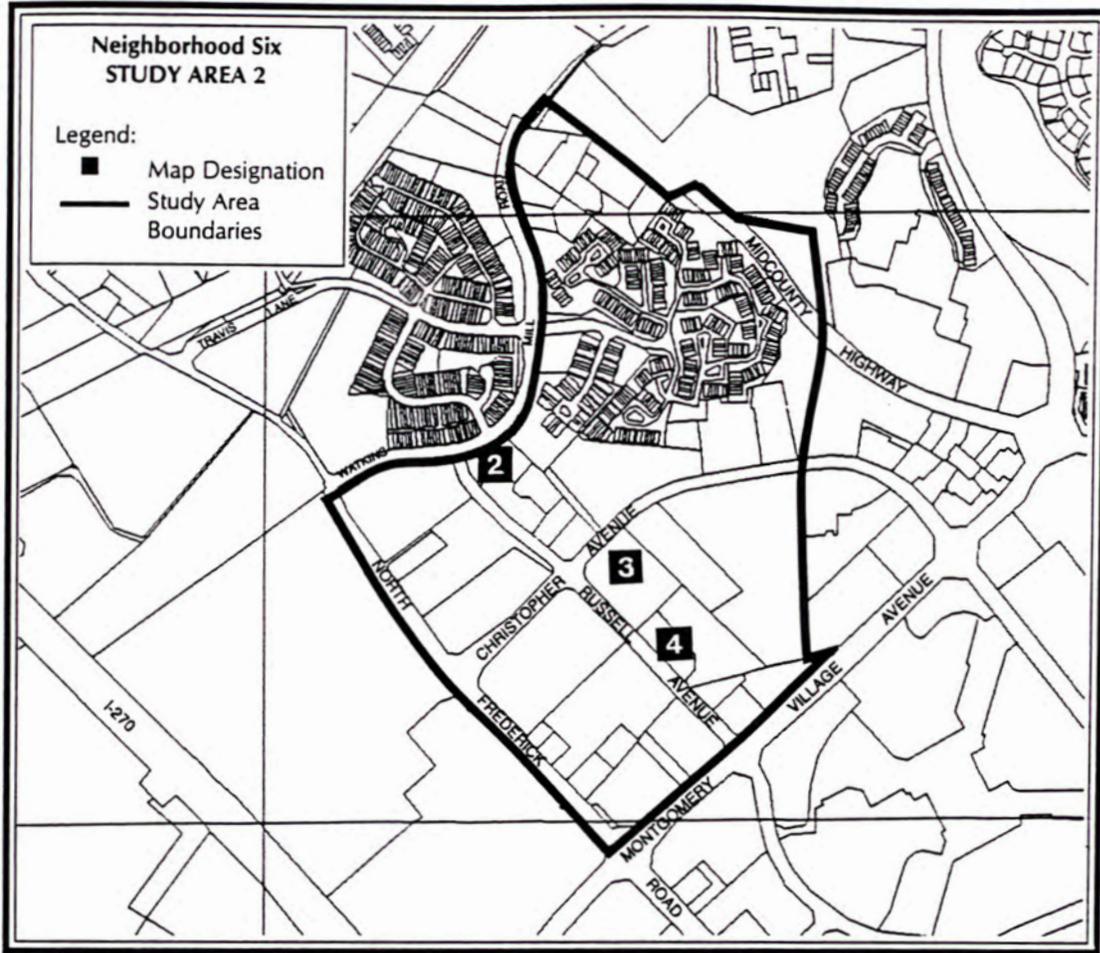
Land Use and Zoning Actions:

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

**PROJECTIONS FOR STUDY AREA 1
WITH CURRENT DEVELOPMENT**

Estimated Population	1,798
Existing Housing Units	
Single-Family Attached	458
Apartments	210
TOTAL	668
School Age Children	
K-5	137
6-8	45
9-12	34

STUDY AREA 2



Total Area	152
Estimated Population	2,459
Housing Units	1,036
Predominant Land Use	Commercial, and Medium Density Residential
Vacant Land	9 acres

Study Area 2 is bounded on the north by Montgomery Village; on the east by the corporate limit of the City, Montgomery Village, and Montgomery Village Avenue; on the south by Maryland Route 355 (North Frederick Avenue); and on the west by Watkins Mill Road.

The existing land use pattern is a mixture of commercial, office, and residential. The northern segment of the study area is characterized by medium density residential land uses in the form of townhouse developments of Old Carriage Hill, Woodland Hills, and the condominium development of Windbrooke. Additional residential communities include Hunt Club apartments and Village Overlook condominiums. Car dealerships and other retail uses line the Maryland Route 355 frontage of this study area. Since the time of the 1986 land use consideration, much of the previously vacant land in this study area has developed in a commercial fashion including construction of an emergency medical facility and an office/retail development fronting on Montgomery Village Avenue. At present, only three parcels remain undeveloped.

Land use options, identified by map designation numbers on the Neighborhood Six Study Area 2 map on page 9, and listed in the accompanying chart beginning on page 16, are described as follows:

Land Use Options

- 2** **Redesignate** Parcel A as **commercial-office** (Map Designation 2). This parcel acts as a transition between adjacent residential land uses and more intense commercial development fronting on North Frederick Avenue. Accordingly, it plays an important visual role in the neighborhood. With this in mind, development on the site must pay close attention to the value of the street scape, particularly as it addresses Russell Avenue which provides the only access to the site. Buildings must be located adjacent to the street in order to create interest for the pedestrian. An appropriate development plan for this site will not situate parking fronting on Russell Avenue since this would interfere with the buildings' orientation to the street. A wall of buildings fronting the sidewalk will assist in defining the street. The proximity of the buildings to the street will enhance interest, create pedestrian activity, and work to slow traffic.

Special Conditions:

This parcel zoned general commercial (C-2), will be allowed to develop only in a manner consistent with the uses permitted in the City's Urban Employment (E-1) Zone which are allowed in the C-2 Zone, and the following limited C-2 Zone permitted and special exception uses: bank, private recreational building, automobile storage lot without gasoline storage excluding wrecked or damaged vehicles, enclosed automobile showroom, automobile rental, multi-family dwelling, and funeral home. It is intended that development of the parcel be compatible with the adjacent townhouse style offices and residential townhouse developments in terms of scale of development. It is recommended that no access be permitted from Watkins Mill Road. Also, a landscape/screening plan should be submitted in conjunction with development of this parcel and contain a minimum of 20 percent green space; and it is recommended that said green space not be concentrated in one corner of the site. The limitations expressed herein are for purpose of promoting compatibility of land uses and mitigating potential negative effects on surrounding properties and the neighborhood.

Land Use and Zoning Actions:

- Adopted **commercial-office** land use designation
- Zoning remains **C-2**

- 3** **Designate** N616 at the intersection of Christopher and Russell Avenue as **commercial-office** (Map Designation 3). In 1991 this parcel received rezoning approval to the C-2 zone. The land use designation of commercial-office will equate to the C-2 zoning with restriction on the specific types of uses listed in the City Council Ordinance (O-11-91). This ordinance lists twelve categories of uses that will be permitted. It is intended that the uses listed in the ordinance will protect the adjacent residential community from incompatible development. In keeping with current development standards, this land use plan seeks to provide a viable street scape with buildings on the vacant site fronting on the street hereby reducing the visual impact of asphalt parking lots and loading areas.

Land Use and Zoning Actions:

- Adopted **commercial-office** land use designation
- Zoning remains **C-2**

- 4** **Retain N727**, located on Russell Avenue as **commercial** (Map Designation 4). One of only three currently vacant parcels in this study area, this parcel has been under consideration over the years for a variety of office and commercial uses. Retention of the commercial designation would permit a range of uses that are appropriate and compatible to access off Russell Avenue which acts as a secondary commercial arterial for the City. This parcel is included in the master plan text to emphasize the type of design standards that must be applied at the time of development on the site. All buildings should be encouraged to be located near the front of the site adjacent to the street to provide the type of interest and pedestrian-oriented activity desired by the City. Development plans which introduce excessive parking areas fronting on the street to create visual blight will not be acceptable. Parking must be located so as to be secondary in nature to permit the buildings to be primary in focus both visually and in terms of creating interest and activity at the street level. This parcel would retain its current C-2 zoning in any comprehensive zoning activity that will follow.

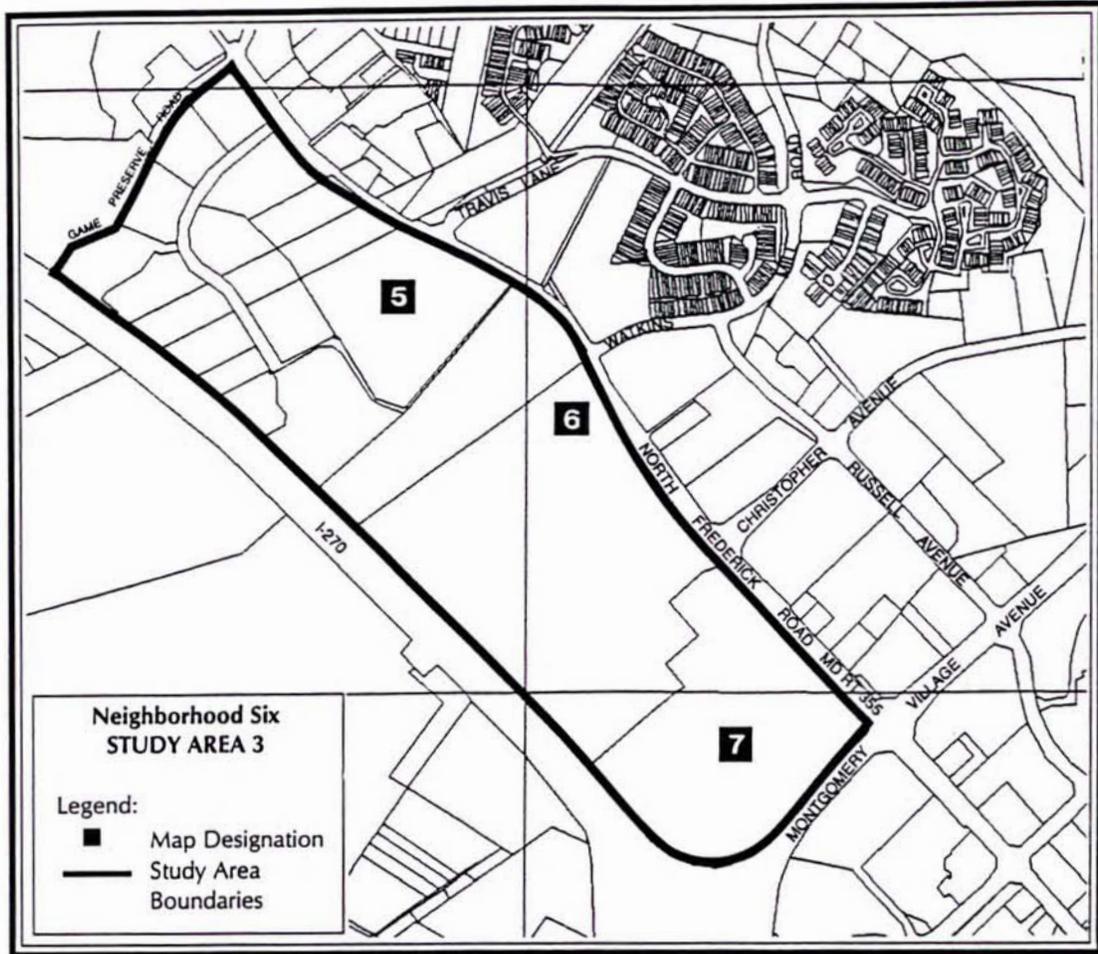
Land Use and Zoning Actions:

- Adopted **commercial** land use designation
- Zoning remains **C-2**

**PROJECTIONS FOR STUDY AREA 1
WITH CURRENT DEVELOPMENT**

Estimated Population	2,459
Existing Housing Units	
Single-Family Detached	3
Single-Family Attached	297
Apartments	736
TOTAL	1,036
School Age Children	
K-5	180
6-8	54
9-12	41

STUDY AREA 3



Total Area	104
Estimated Population	0
Housing Units	0
Predominant Land Use	Industrial-Research-Office
Vacant Land	108 acres

Study Area 3 is bounded on the north by Game Preserve Road which is the northern boundary of the City, on the east by Maryland Route 355 (North Frederick Road), on the south by Montgomery Village Avenue, and on the west by Interstate 270. Since the time of the 1986 master plan evaluation in this neighborhood, 121 acres of land owned by Lockheed Martin/I.B.M. has been annexed (1991) into the corporate limits and is now included in the subject study area.

The current land use in the neighborhood is dominated by industrial-research-office uses and has not changed significantly over the past ten years during which time not much significant development has taken place. North of the Lockheed Martin/I.B.M. holdings there are approximately 68 acres of vacant land, which represents 61 percent of all the vacant land available for development in this neighborhood.

Land use options, identified by map designation numbers on the Neighborhood Six Study Area 3 map on page 12, and listed in the accompanying chart beginning on page 16, are described as follows:

Land Use Options

5 **Redesignate** parcels within Crown Pointe as **commercial/industrial-research-office** (Map Designation 5), to allow for expansion of office and research and development uses under the most flexible zoning options available. This map designation is a good location for signature buildings situated on sites within Study Area 3 where high visibility from Interstate 270 will create an attractive visual image for the City of Gaithersburg. All buildings should be required to front on Maryland Route 355 with parking to be located behind the buildings in order to camouflage large concentrated parking areas. This designation will permit greater zoning flexibility, higher level of design control, and a wider range of uses, particularly along Maryland Route 355. Additional flexibility in terms of permissible uses would be tempered by the controls typically exercised within the tenets of the MXD zone to control the quality of development therein.

Land Use and Zoning Actions:

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

6 **Designate** the 73-acres of I.B.M. and N417, owned by the Casey Trust, as **commercial/industrial-research-office** (Map Designation 6) which equates to the Mixed Use development (MXD) Zone. Development of this site for commercial retail facilities could possibly include a hotel: expansion of office and research and development uses would be permitted. The City is currently evaluating the feasibility of constructing a new interchange at Watkins Mill Road Extended over Interstate 270 to link Neighborhoods Five and Six and provide alternative transportation options to the interchange of North Frederick Avenue and Montgomery Village Avenue. The location of any development on the vacant 33-acre parcel on the northern portion of the I.B.M. property should take into consideration the placement of a new interchange. The main emphasis of the siting of new buildings will be towards Watkins Mill Road Extended. Watkins Mill Road Extended should be designed so that it is compatible with surrounding uses and the design of the interchange incorporating, where feasible, appropriate traffic calming measures more in keeping with the City's design standards emphasizing pedestrian access. Access to the vacant 33 acres will be from Watkins Mill Road Extended and an additional access point from North Frederick Avenue.

Land Use and Zoning Actions:

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

7 **Redesignate** the 47-acre parcel owned by Lockheed/Martin as **commercial/industrial-research-office** (Map Designation 7). This parcel was annexed into the City as part of the larger I.B.M. annexation in 1991. This map designation will affix a land use to the property and the parcel should be rezoned to MXD.

Land Use and Zoning Actions:

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

Study Area 3 would benefit from the adoption of design guidelines to control the visual appearance and location of buildings fronting on Maryland Route 355 and Watkins Mill Road Extended. Wherever possible, parking shall not be permitted to be located so as to front on Maryland Route 355 or Watkins Mill Road Extended. Inasmuch of the land fronting on Route 355 is vacant, tremendous visual impact can be attained through the adoption of such guidelines. Additionally, guidelines must attempt to control the appearance of buildings proximate to Interstate 270.

**PROJECTIONS FOR STUDY AREA 1
WITH CURRENT DEVELOPMENT**

Office Development

Crown Pointe	318,523 sq. ft.
Russell Office Park	115,000 sq. ft.
Montgomery Executive Center	122,522 sq. ft.
I.B.M.	422,051 sq. ft.
Lockheed/Martin	520,850 sq. ft.
TOTAL	1,498,946 sq. ft.

LAND USE CLASSIFICATION HIERARCHY

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

ZONING CATEGORIES

R-A	Low Density Residential (maximum density: 2 units per acre)
R-90	Medium Density Residential (maximum density: 3.5 units per acre)
R-6	Medium Density Residential (maximum density: 6 units per acre)
RP-T	Medium Density Residential (maximum density: 9 units per acre)
R-18	Medium Density Residential (maximum density: 18 units per acre)
R-20	Medium Density Residential (maximum density: 21.5 units per acre)
R-H	High Density Residential (maximum density: 54 units per acre)
R-O	Planned Residential
R-B	Residential Buffer
C-B	Commercial Buffer
C-1	Local Commercial
C-2	General Commercial
C-3	Highway Commercial
CBD	Central Business District
C-P	Commercial Office Park
E-1	Urban Employment
E-2	Moderate Intensity Industrial Park
I-1	Light Industrial
I-3	Industrial and Office Park
I-4	General Industrial

NEIGHBORHOOD SIX
LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING
1997

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1983 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
1	1	N903, N956	4.00	Sports Pavilion, Inc.	I-3	Ind-Rsch-Off	Comm (Opt A) Comm/Ind- Rsch- Off (Opt B)	Comm	Comm	C-2
2	2	Pt Parcel "A" (portion of N441)	1.03	Conrad V. Aschenbach	C-2	Ind-Rsch-Off	Ind-Rsch-Off (Opt A) Comm-Off (Opt B)	Ind-Rsch-Off	Comm-Off	C-2
3	2	N616	5.24	Price Enterprises, Inc.	C-2	Comm-Rsch-Off	Comm-Off	Comm-Off	Comm-Off	C-2
4	2	N727	1.90	Montgomery County Teachers Federal Credit Union	C-2	Comm	Comm	Comm	Comm	C-2
5	3	N102, N167 N260, N273 N329, N391 N526, N530 P1151, P206 P424, P443 Lot 1	58.00	Crown Pointe	I-3	Ind-Rsch-Off	Ind-Rsch-Off (Opt A) Comm/Ind- Rsch-Off (Opt B)	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
6	3	Northerly Portion of N860, N417	221.89	I.B.M. Casey Trust	I-3	Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	I-3
7	3	-	47.00	Lockheed/Martin	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD

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

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 SIX
LAND USE MAP**



Gaithersburg

**PLANNING AND CODE
ADMINISTRATION**