

LAKEFOREST AREA AT A GLANCE

Surrounding Land Use

Introduction

The redevelopment of Lakeforest Mall presents a unique opportunity to reimagine this large-scale property into something that could address many projections and scenarios that were identified in two recent studies: the *CITY OF GAITHERSBURG: Visioning Exercise Data Analysis* and *MONTGOMERY COUNTY: Retail Strategy*.

Any redevelopment should take into consideration the existing land uses around Lakeforest Mall. Understanding what exists will help guide which uses should be included in the redevelopment to help fill gaps, and which should be excluded to avoid duplication or competition with those in the surrounding area.

The following estimates for areas within a half mile of Lakeforest Mall are based on the City's July 2020 Dwelling Units and Population Report, and do not include the Lakeforest Mall parcels. Maps of the surrounding land use and development intensity can be found at the end of this fact sheet.

For reference, a fully leased Lakeforest Mall includes approximately 1,144,172 square feet of retail and 42,258 square feet of restaurant, as well as an estimated 2,471 jobs. There are no residential units located on the existing Lakeforest Mall parcels.

Dwelling Units (including age-restricted and income-restricted units)

- 6,893 total dwelling units and 285 total group quarters
 - 116 Single Family Detached Houses
 - 1,411 Single Family Attached Houses, including townhouses, side-by-side duplexes, and back-to-back townhouses
 - 24 Single Family Attached Townhouses with condo ownership rather than fee simple ownership
 - 98 Two-Over-Two Stacked Townhouse condos
 - 1,520 Garden-style (flat) Condos
 - 2,488 Garden-style (flat) Apartments
 - 1,236 High Rise (5+ floors) Apartments
 - No High Rise (5+floors) Condos

Age-Restricted Dwelling Units (must be 62 or older to rent)

- 1,024 age-restricted apartments total (27.5% of all apartments in the area)
- 116 age-restricted duplexes/townhouses total (8.2% of all townhouses in the area)
 - 175 rental units that are also income-restricted (Forest Oak Towers apartments)
 - 716 rental high-rise apartment units (Asbury)

- 133 rental high-rise assisted living apartment units (Asbury)
- 116 rental duplexes/townhouses (Asbury)
- 285 Group Quarters Units (Asbury nursing home)

Income-Restricted Dwelling Units (income must meet guidelines to rent)

- 297 income-restricted units total (7.9% of all apartments in the area)
 - 45 rental units in the City MPDU program (Hidden Creek Apartments)
 - 77 rental units in other affordable programs (MHP)
 - 175 rental units in other affordable programs that are also age-restricted (Forest Oak Towers apartments)

Population

- 15,782 persons total
 - 15,451 persons in households
 - 331 persons in Group Quarters
- 1,517 single-family households (detached houses, duplexes, and townhouses)
- 4,879 multi-family households (apartments and condos)

Commercial, Office, and Research & Development Uses

- 1,555,093 square feet of general office (offices, banks)
- 97,092 square feet of medical office (medical offices, clinics, urgent care, dentists, veterinarians)
- 1,284,121 square feet of retail (grocery stores, car dealers, big-box stores, general retail stores)
 - 1 grocery stores (Weiss)
 - 3 specialty grocery stores (99 Ranch Market, MegaMart, H-Mart)
- 123,643 square feet of restaurants
- 496,373 square feet of hotel (Holiday Inn, Hilton, Homewood Suites)
- No Research & Development

Industrial, Storage, and Warehouse Uses

- 304,804 square feet of industrial and warehouse (FedEx Ground)
- 58,663 square feet of self-storage (1 building)

Other Non-residential Uses

- 21,615 square feet of religious use (churches, mosques, synagogues, temples, etc.)
 - 1 church (Grace United Methodist)

- 1 cemetery (Forest Oak Cemetery)
- Asbury Methodist Village offices

- 138,052 square feet of government uses, including:
 - 1 Public Library (Gaithersburg Regional Library)
 - 1 Public School (South Lake Elementary School)
 - 1 Fire Station (Station 8/Gaithersburg-Washington Grove)
 - 1 Day Care (Montgomery County)
- 130,596 square feet of other non-residential uses (fairgrounds, HOA clubhouse, playhouse, apartment amenity spaces, etc.)

Jobs

- 9,915 total jobs (full-time, part-time, and self-employed)
 - 4,891 office jobs (49.3%)
 - 229 medical office jobs (2.3%)
 - 2,524 retail jobs (25.5%)
 - 648 restaurant jobs (6.5%)
 - 533 industrial/warehouse jobs (5.4%)
 - 685 government, religious, and other jobs (6.9%)
 - 405 self-employed and work from home jobs (4.1%)

Note: all of the above information excludes the Lakeforest Mall parcels.

