



Official Notices

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Location

Washington County, DC

Notice Text

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a consolidated joint public hearing on Zoning Map Amendment Application Z-8911-2021 and Concept Plan Application SP-8910-2021 on

**TUESDAY
JANUARY 18, 2022
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard virtually by teleconference online and phone.

The applicant has submitted Zoning Map Amendment application Z-8911-2021, and associated Concept Plan application SP-8910-2021, proposing to rezone 18501 N Frederick Ave from C-2 (General Commercial) to CD (Corridor Development) and develop up to 580 multi-family residential units with up to 48,000 square feet of ground floor commercial uses in two buildings. The subject property is owned by McCormick Realty Limited Partnership and totals approximately 8.77 acres.

Further information may be obtained from the Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or by emailing planning@gaithersburgmd.gov.

Joint Hearing - MCC & PC
Z-8911-2021
Z15

Gaithersburg Shopping Center Redevelopment

(Z-8911-2021 and SP-8910-2021)

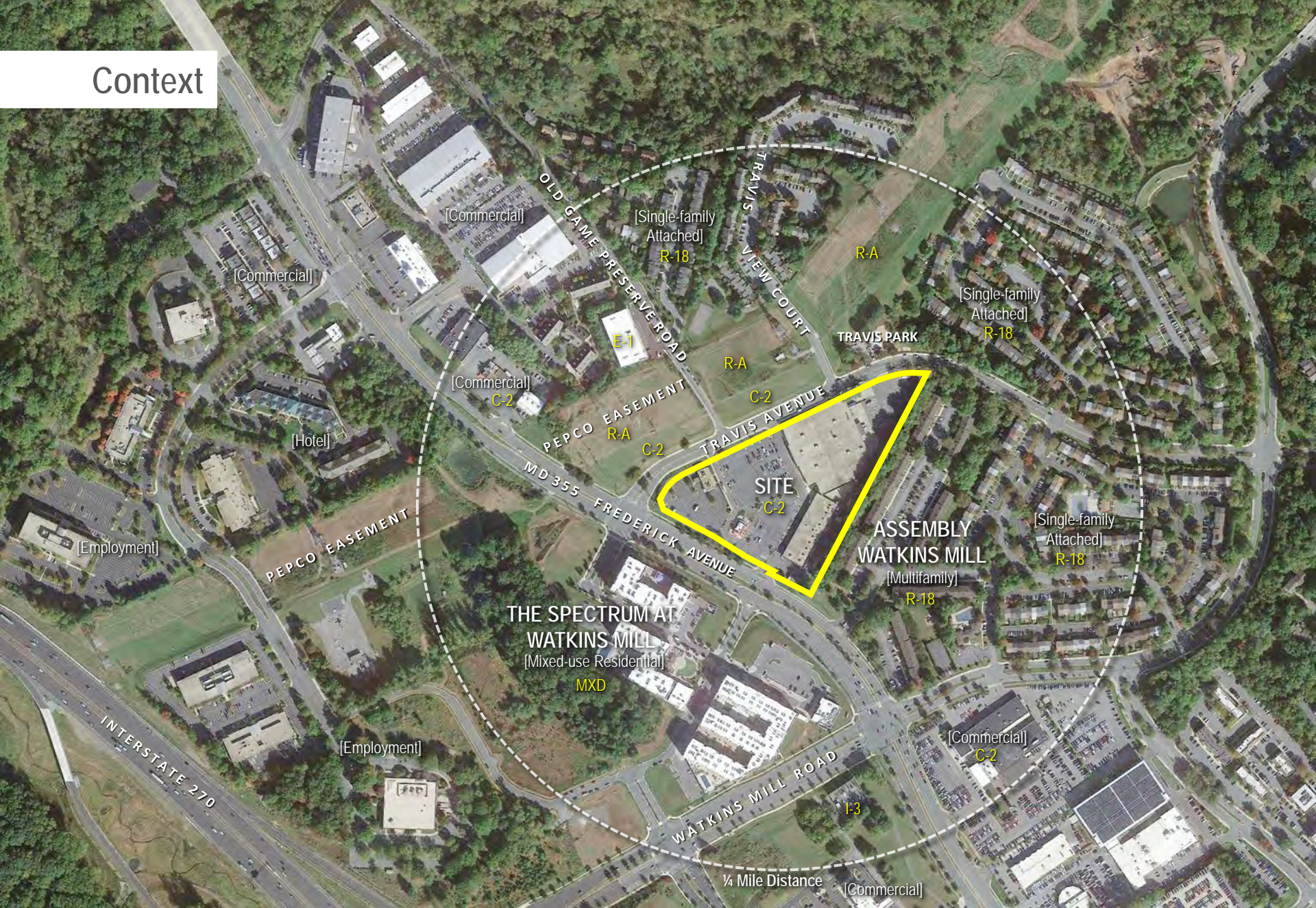
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Context



View North



MD 355 FREDERICK AVENUE

TRAVIS AVENUE

OLD GAME PRESERVE ROAD

TRAVIS VIEW COURT

ASSEMBLY
WATKINS MILL

THE SPECTRUM AT
WATKINS MILL

GAITHERSBURG SHOPPING CENTER REDEVELOPMENT

(Z-8911-2011 and SP-8910-2021)

01/07/2022

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KIMCO
REALTY

Existing Site Plan



Grade Transitions

Grade Transitions

Ex. Retail
(2 Lv)

Ex. Retail
(1 Lv)

Ex. Retail
(1 Lv)

Ex. Retail
(1 Lv)

EXISTING SITE PLAN

Land Area: 8.77 Acres
Zoning District: C-2 (General Commercial)

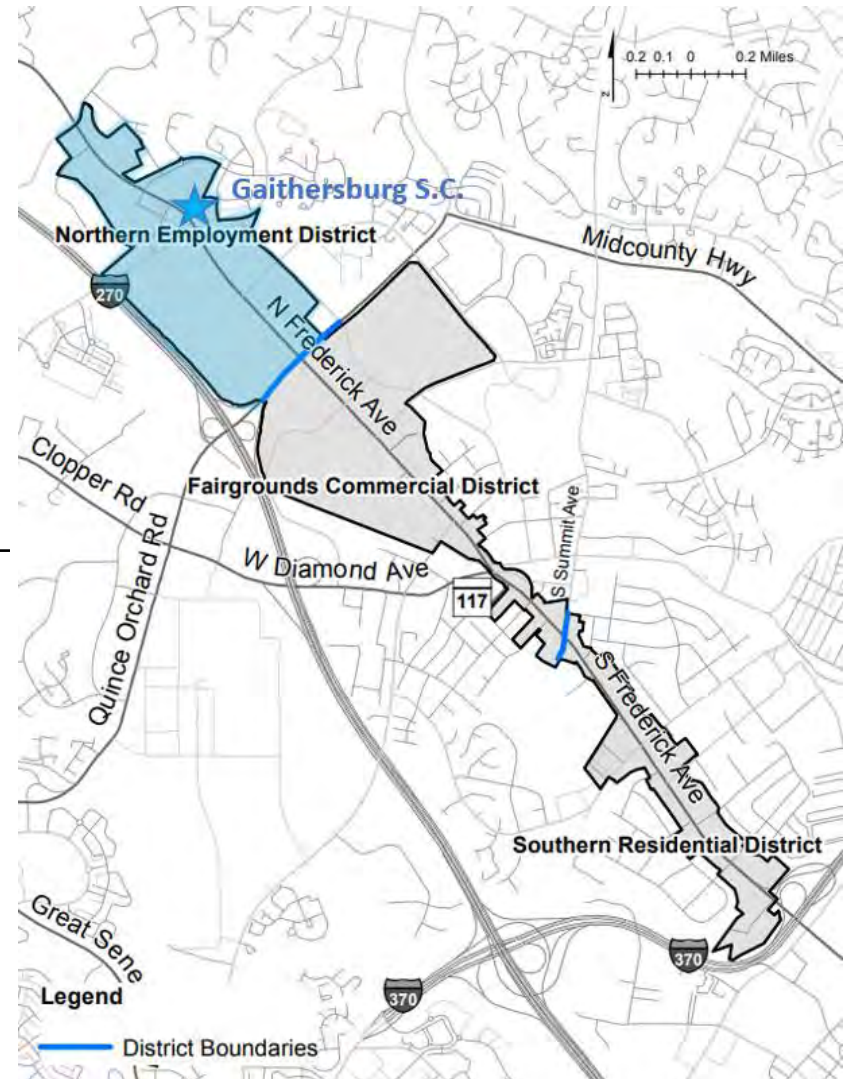
Program

Land Use: Commercial
Non-residential: 88,277 GSF

NTS

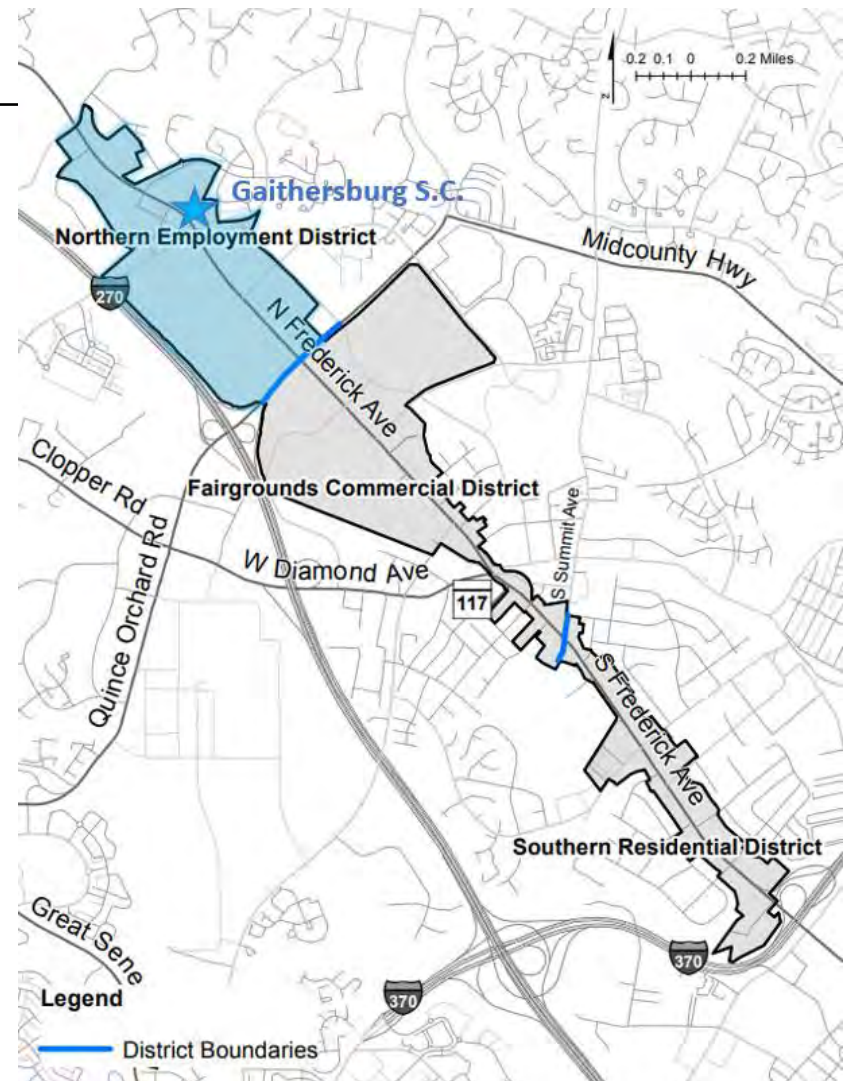
Master Plan Recommendations

| General Redevelopment Recommendations | Compliant | Variance request |
|---|-----------|--|
| <ul style="list-style-type: none"> Follow Smart Growth Policy and State Planning Visions | Y | |
| <ul style="list-style-type: none"> Meet Green Building Design Criteria | Y | |
| <ul style="list-style-type: none"> Fulfill Storm Water Management Regulations | Y | |
| Specific Recommendations | Compliant | Variance request |
| <ul style="list-style-type: none"> Rezone from C-2 to CD or MXD | Y | |
| <ul style="list-style-type: none"> Mixed-use Project | Y | |
| <ul style="list-style-type: none"> Commercial and Office dominant with smaller residential component | N | Residential dominant due to reduced demand for commercial uses |



Zoning Conformance

| Conformance with Proposed CD Zone | Compliant | Variance request |
|---|-----------|--|
| <ul style="list-style-type: none"> Meets or accomplishes the purposes of the zone | Y | |
| <ul style="list-style-type: none"> Creates a more attractive and cohesive development pattern and enhances the City's sense of place | Y | |
| <ul style="list-style-type: none"> Redevelopment of underutilized parcel along the corridor | Y | |
| <ul style="list-style-type: none"> Consistent, compatible and attractive architecture, streetscape, and visual themes | Y | |
| <ul style="list-style-type: none"> Appropriate scale of development | Y | |
| <ul style="list-style-type: none"> Meet story and height of structures | N | Meets story requirement, but due to grade changes, additional height requested along N Frederick Ave |
| <ul style="list-style-type: none"> Provide on-site public amenities | Y | |
| <ul style="list-style-type: none"> Match building placement and setback standards | Y | |
| <ul style="list-style-type: none"> Comply with building design and parking access requests | Y | |
| <ul style="list-style-type: none"> Provide appropriate buffers | Y | |



Background for Request

- Changing consumer demands mean shoppers want technology, convenience, and a live/work/play lifestyle.
- Rise of e-commerce has driven retailers to downsize – or right-size – store footprints as they perfect their omnichannel strategies, meaning the retail integrates different methods of shopping available to consumers such as online, in a physical store, or by mobile.
- Significant population migration to first- and second-ring suburbs creates strong housing demand as reinforced by the City of Gaithersburg’s visioning study in December 2020 noting the need to add 6,700-9,700 additional housing units to meet growth by 2045.
- Boomers, Millennials, and Gen Z desire more walkable communities as reinforced by the 1999 Smart Growth Policy and Maryland State Planning Vision Statements.
- Office dynamics are changing as a result of the 2020 Coronavirus Pandemic.

Development Plan

Development Plan

Land Area: 8.77 Acres
 Proposed Zoning: CD (Corridor Development)
 Proposed Program
 Residential: Up to 580 DU
 Non-residential: Up to 48,000 GSF



- Potential Non-Residential Uses**
- Integrated light manufacturing
 - Retail stores and businesses
 - Banks
 - Office
 - Restaurants
 - Personal service businesses
 - Animal hospitals, animal boarding places and pet shops
 - Child and/or Adult Day Care Center
 - Educational institutions, private
 - Private clubs, lodges, fitness centers and amusement and recreational facilities
 - Repair and business services
 - Research, experimental or testing laboratories

NTS

Vehicular Circulation



NTS

Illustrative Concept Site Plan

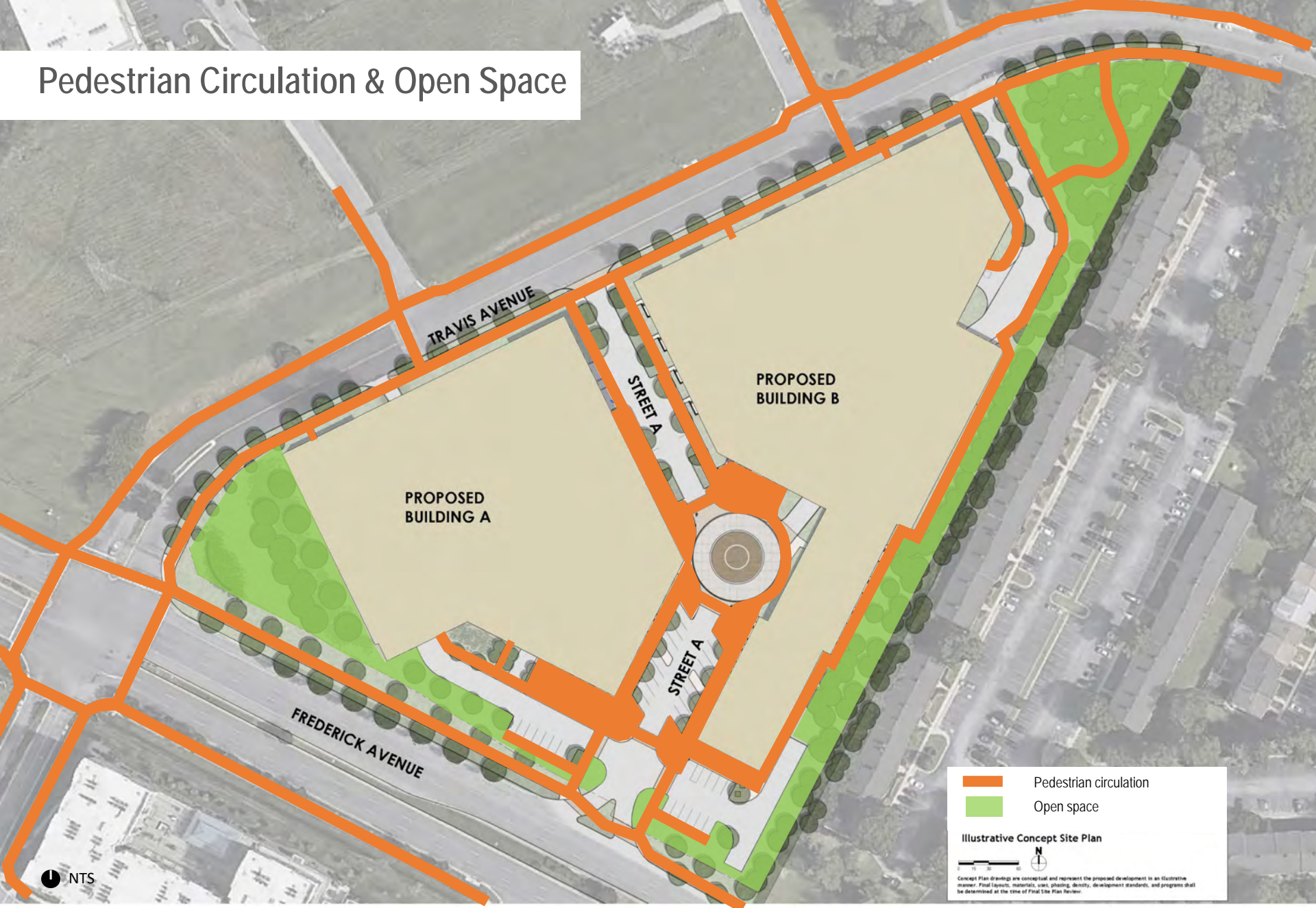
Concept Plan drawings are conceptual and represent the proposed development in an illustrative manner. Final layouts, materials, soil, shading, density, development standards, and programs shall be determined at the time of Final Site Plan Review.

GAITHERSBURG SHOPPING CENTER REDEVELOPMENT

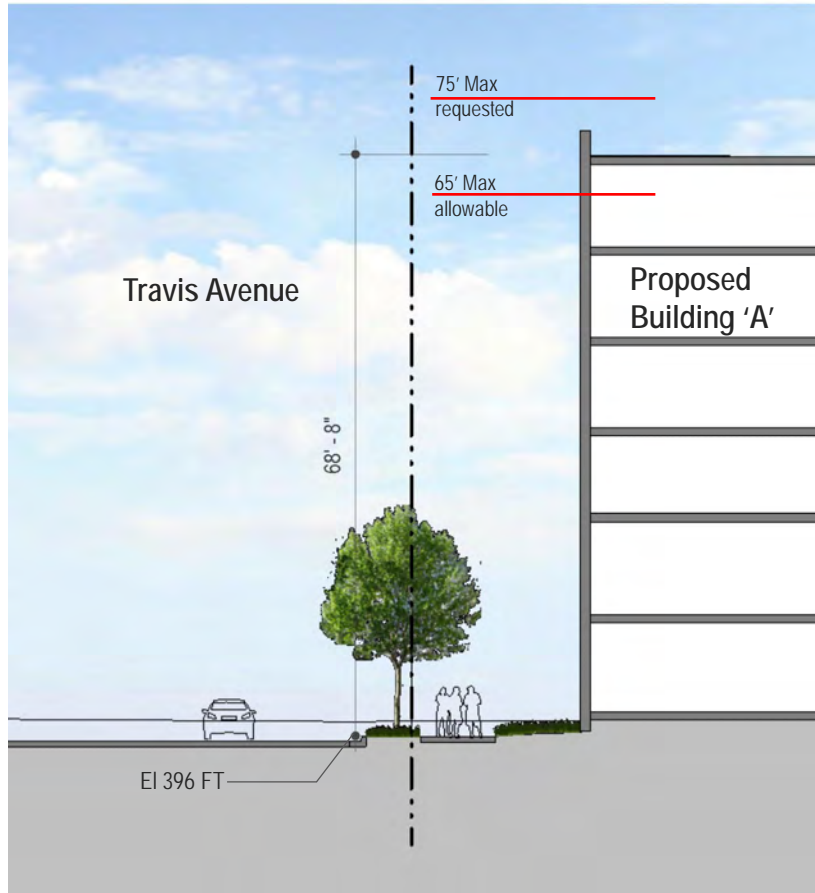
(Z-8911-2011 and SP-8910-2021)

01/07/2022

Pedestrian Circulation & Open Space



Proposed Building Heights



SECTION AA

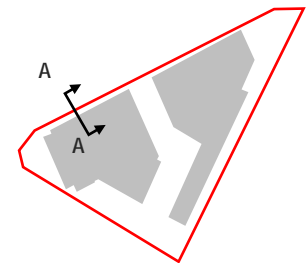
Building height is measured from Travis Avenue opposite the middle of the front of Building 'A' to the highest surface of the flat roof per Gaithersburg Code of Ordinance (Section. 24-1)

CD Zone Allows:

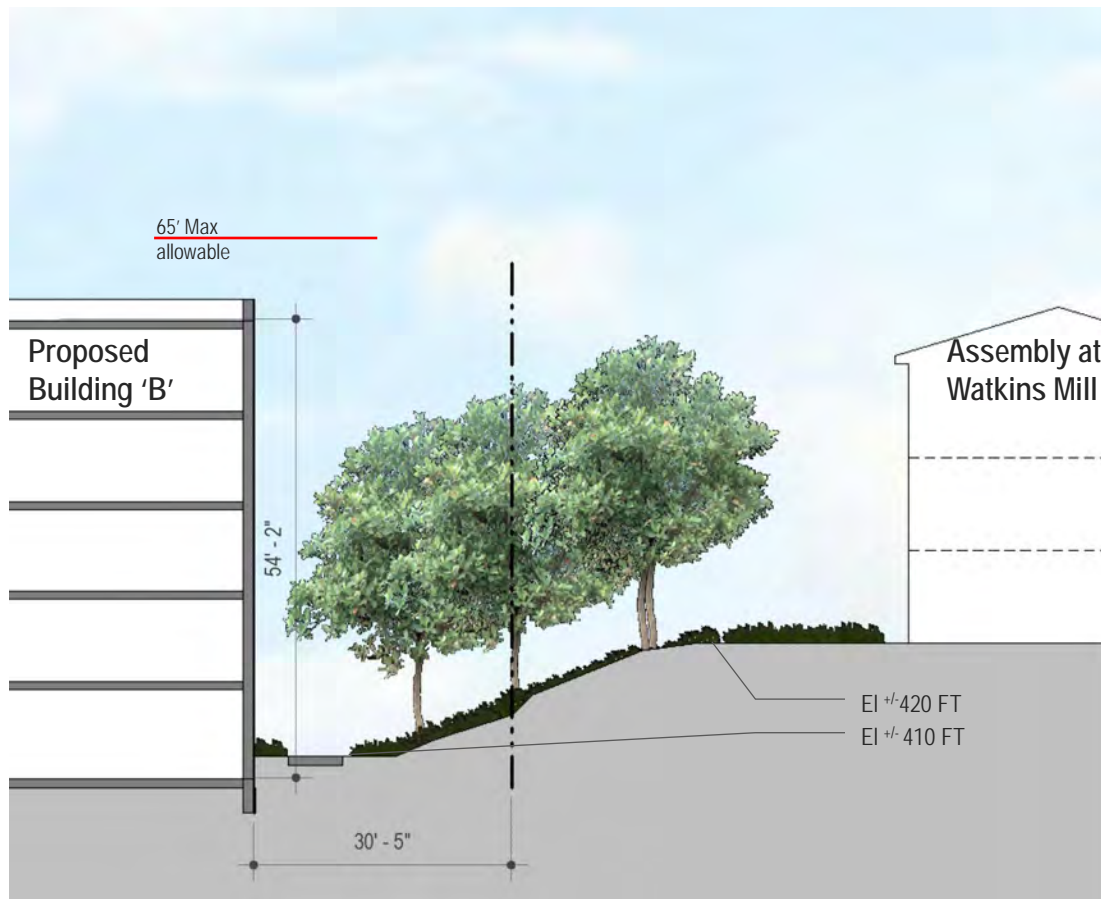
- Any employment district identified in a corridor development area master plan six (6) stories and not to exceed sixty-five (65) feet in height.

Variance request:

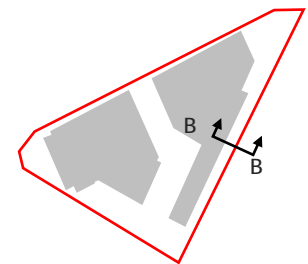
- Additional 10' in height for a max height of seventy-five (75) feet.



Proposed Building Heights



SECTION BB



View Looking East



Street View Looking East




View Looking Northeast



View Looking Along Travis Avenue





Thank You
and
Questions?



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