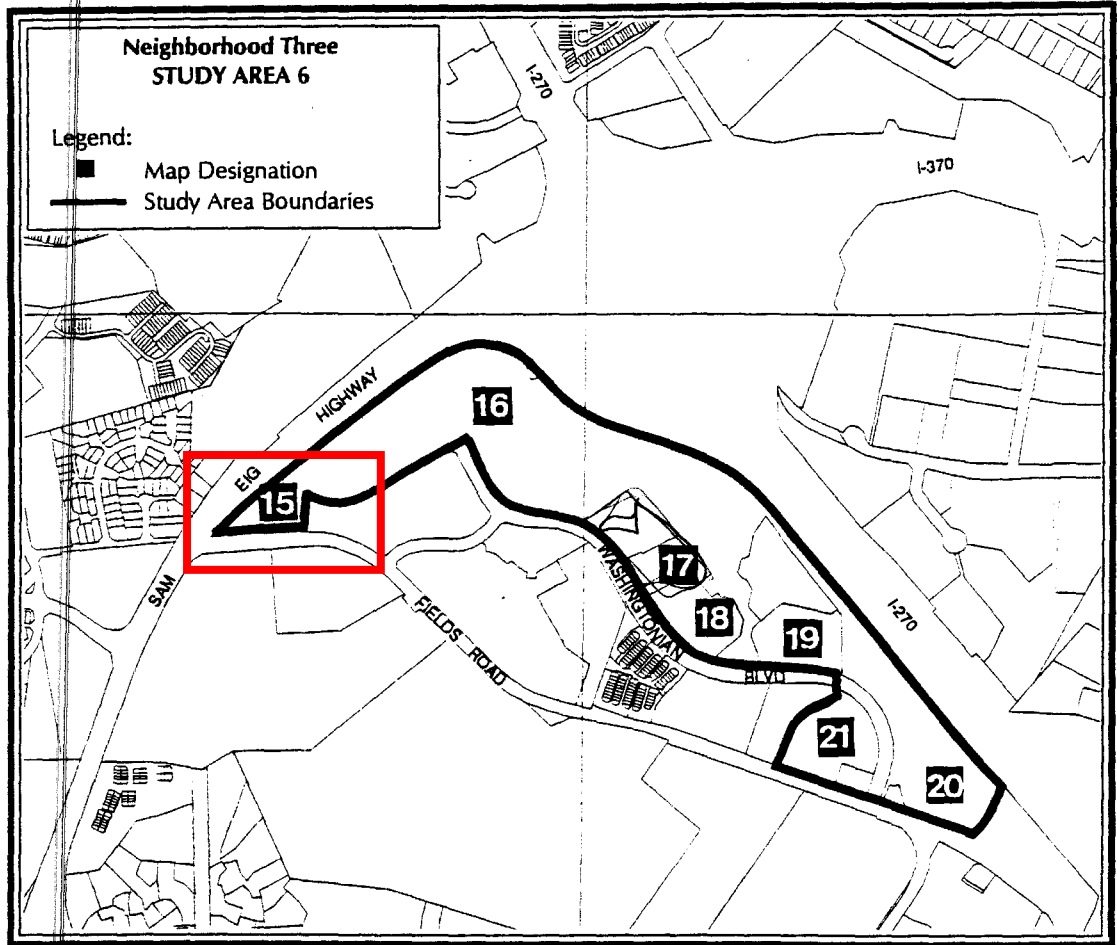


STUDY AREA 6

The following study area offers the greatest opportunity for future development in Neighborhood Three. The location of the Washingtonian Center at the intersection of Interstate 270 and Sam Eig Highway renders this development highly visible and sensitive. The development of the area known as the Washingtonian Center is viewed by the City of Gaithersburg as the future premier entertainment, retail, and office destination of upper Montgomery County. Extensive discussion on how to achieve this goal was an integral part of this land use plan. The following text for Map Designations 6 (Study Area 3), and 15 through 21, will state specific road improvements, staging, annexation agreement amendments, and number of housing units permitted which must be followed in order for development of the vacant land to occur.



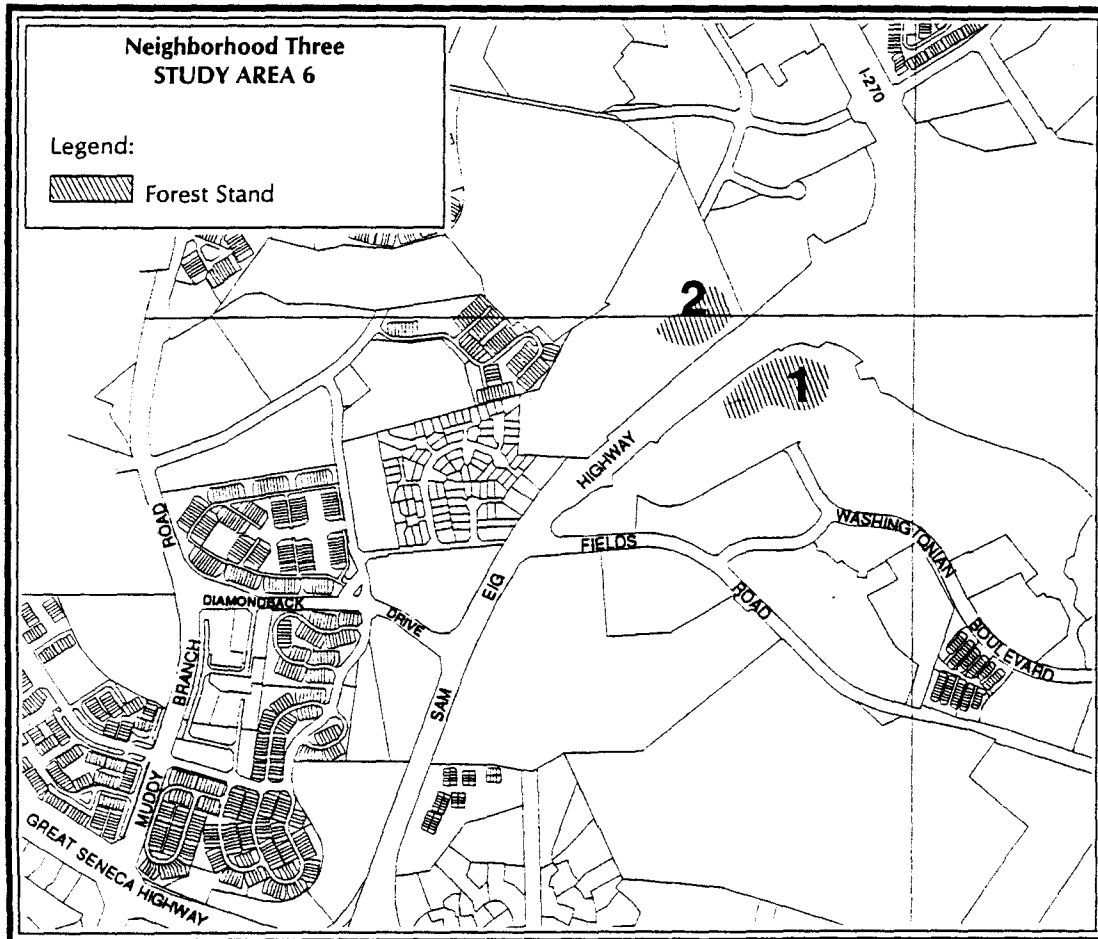
| | |
|-----------------------|---------------------------------------|
| Total Area: | 118 Acres |
| Vacant | 101 |
| Developed | 17 |
| Predominant Land Use: | Mixed Use Development and Vacant Land |

Study Area 6 is bounded on the north by Sam Eig Highway, on the east by Interstate 270, and on the south and west by part of Fields Road and Washingtonian Boulevard. All property within Study Area 6 is formally known as the Washingtonian Center and was not in the City limits in 1974.

The Washingtonian Center is a mixed use development that was originally approved by Montgomery County in the mid-1980s. The schematic development plan for the project within Montgomery County at the time of this land use plan amendment allowed 4.5 million square feet in office, retail and hotel space throughout the entire Washingtonian Tract including commercial/office uses on the north side of Sam Eig Highway. In 1991, the Washingtonian Tract was annexed into the City (Annexation X-159) and zoned MXD (Mixed Use Development). The annexation agreement at that time incorporated the Montgomery County approved schematic development plan. This approved County plan on the south side of Sam Eig Highway would allow nine office towers with a range of 200,000 to 550,000 square feet each with structured parking and two hotels plus retail shops. All of this development would be accessed from a large highway improvement known as the "Trumpet Interchange."

There currently exists on the site a 180,000 square foot destination retail center known as Rio, which contains theaters, retail shops, restaurants, an entertainment arcade, and a health club. Adjacent to the Rio complex is a mixed use 5-level parking deck that contains several ground floor restaurants. The Bechtel Corporation headquarters is a 304,000-square foot high-rise structure which is located next to a Marriot Hotel of 168,000 square feet and 284 guest rooms. All current uses incorporate a building side that faces the 18-acre man-made Washingtonian Lake.

The remaining vacant parcels of the Washingtonian Center are owned by Hazel/Peterson Companies. Roughly 101 acres of MXD zoned land are yet to be developed in this study area. Of the 101 acres, 8.5 acres is delineated as Forest Stand 1. Forest Stand 1 is an area of mature oak and poplar trees with trunk diameters ranging from 18 inches to 34 inches. The other portions of the vacant land in this study area are unforested.



STAGING

Gaithersburg realizes that the development of the Washingtonian Center is of the utmost importance to the citizens of Gaithersburg, the people of the region who will shop and work on the site, and the land owner. Accordingly, the Land Use Plan for Neighborhood Three includes staging elements to assure appropriate sequencing of future development and the subsequent submission and approval of schematic development plans (SDP) in order to permit the neighborhood and associated public facilities to absorb the impact of the new development and meet the purpose and objectives of the MXD Zone.

The key factor to the potential development of the north side of Sam Eig Highway, and the retail section of the Washingtonian Center, is obtaining approval for a bridge crossing over Sam Eig Highway. Proper site planning cannot take place until the exact location and concept design of the bridge crossing is approved by the Montgomery County Department of Transportation (MCDOT) and the City of Gaithersburg. As part of the design requirements imposed by the land use plan, the bridge, the surrounding road network, and all internal roads serving the Washingtonian Center shall be designed to a capacity which will serve all future development to the limits set forth in the Neighborhood Three Land Use Plan, in so far as it affects the Washingtonian Center. These following staging elements must be completed in order to submit SDP amendment applications:

1. Map Designation 15, 16, and 17 must be submitted as the first SDP amendment application.
2. The conceptual design for the bridge over Sam Eig Highway, including the surrounding road network leading to and from the bridge (except the exact internal road network design for Map Designation 6), the location of the bridge, the number of lanes proposed, the design for the pedestrian and bike crossings, the architectural design including lighting, materials and appropriate elevations, and the connections to Sam Eig Highway, must be submitted as part of the first SDP submission for Map Designation 15, 16, and 17. Acknowledging the complexity and time involved in obtaining the final design approval from all affected federal, state, and local agencies, the City will require the developer to submit before SDP final approval, a letter from Montgomery County Department of Transportation (MCDOT) which approves, in principle, the conceptual design as shown on the SDP. Further, the City will require final engineering approval of the bridge design by MCDOT and all affected agencies prior to the issuance of building permits. In addition, the bridge must be open to traffic within one year from the issuance of the first occupancy permit for Map Designation 15, 16, or 17. This condition does not include parcels B and C, Block A, commonly known as the "Bullnose." The City realizes that unforeseen problems or delays may arise in obtaining the final engineering approval of the bridge design. If this situation arises due to delay beyond the control of the developer, before building permit issuance, the developer may request an extension of time for the City provided they have demonstrated a good faith effort in obtaining the final engineering for the design of the bridge.
3. The annexation agreement for X-159, the Washingtonian Center, must be amended to reflect the land use proposals as adopted by the master plan, as well as an agreed upon amenities package. Any approved SDP must contain a condition requiring an amendment of the annexation agreement before any building permits are issued which outlines the amenities that the City so desires.

Land use options, identified by map designation numbers on the Study Area 6 map on page 22 and listed in the chart beginning in page 28, are described as follows:

Land Use Options

- 15** Designate Parcels B & C, Block A as **commercial/industrial-research-office** (Map Designation 15). This designation will allow a use that is consistent with a mixed use commercial development such as office, restaurants, and highway convenience services. This map designation has high visibility and easy access to surrounding roads which would be a benefit to future office development. Uses that are encouraged on this site would be high-rise office buildings with ancillary commercial/retail business within the office building structure. A landscape buffer shall be included in any site development plan between the tennis courts of the Oakwood Apartments and Map Designation 15.

Land Use and Zoning Actions:

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

Note: See staging elements.

- 16** Designate Parcel H Block C as **commercial/industrial-research-office** (Map Designation 16). This 23.42 acre parcel contains Forest Stand #1. Development should be clustered around the existing lake so that a lively, pedestrian-friendly commercial/retail entertainment center emerges. A commercial/industrial-research-office designation will limit development to architecturally innovative buildings with commercial building footprints of 25,000 to 80,000 square feet. A hotel building will be permitted. Tree preservation of forest stand #1 shall include clustering of healthy, quality trees where ever possible within parking areas to include the use of structured parking, and around buildings to preserve a forested view of the site from Interstate 370/Interstate 270. Buildings should front on streets, or pedestrian walkways, with parking in the rear of the site. Any development within this map designation must be innovative in that it provides for a unique retail/commercial experience that links the existing and residential uses through a high pedestrian oriented design.

Land Use and Zoning Actions:

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

Note: See staging elements.

- 17** Designate Parcel I, Block C as **commercial/industrial-research-office** (Map Designation 17). This designation will allow for a continuation of the pedestrian and entertainment activity currently located around the Washingtonian Lake. Commercial/retail development around the lake between Map Designation 16, 17, and 18 will provide a lively entertainment focal point. Any development must include design features that utilize the lake frontage to promote pedestrian activity. Uses that are encouraged are retail, hotels, restaurants, and office development.

Land Use and Zoning Actions:

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

Note: See staging elements.

18

Designate Parcels A, C, D, and J of Block E as **commercial/industrial-research-office** (Map Designation 18). These four parcels make up the developed portion of the Washingtonian Center. Parcel A contains the 168,000 square foot Marriott Hotel and Conference Center. Parcel C is the Bechtel Corporate Headquarters and consists of a 304,000-square foot, 14-story office tower, with an adjacent parking deck and several restaurants on the ground floor. Parcel D is the 180,000 square foot Rio complex which is a destination retail center, entertainment arcade with restaurants, theaters, and a health club. The last parcel is Parcel J, which is the Washingtonian Lake and its surrounding green space. This man-made lake and pathway system totals 18 acres and has become the focus of the entire Washingtonian Center development. The preservation of the lake is vital, and any new development must not adversely impact the established theme. This designation is technical in nature because the uses are currently existing.

Land Use and Zoning Actions:

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

19

Designate Parcel E Block C as **commercial/industrial-research-office (Option A) or high density residential (Option B)** (Map Designation 19). This 5-acre parcel is owned by the Bechtel Corporation and is a possible site for future expansion. The commercial/industrial-research-office designation will would allow for a range of nonresidential use, such as a hotel or a 500,000 square foot office building.

Land Use and Zoning Actions:

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

20

Designate Parcels F, Block C as **commercial/industrial-research-office and institutional** (Map Designation 20). This map designation is located in the southern corner of the Washingtonian Center adjacent to I-270 and equals 14 acres. A commercial/industrial-research-office and institutional designation will allow for three office buildings equaling 400,000 square foot each. Institutional uses may include a conference center, elderly housing, medical center, hospital, educational uses, or any similar uses. If commercial/office uses are built, ancillary retail, restaurants, recreational uses and institutional uses would be permitted.

Land Use and Zoning Actions:

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

Note: See staging elements.

21 Designate Parcel B Block D as **commercial-office residential and Institutional** (Map Designation 20). This 5.6-acre parcel is situated between Washingtonian Boulevard and Fields Road. The current development in the County adjacent to this map designation consists of townhouses, and three- or four-story apartment buildings. A commercial-office-residential designation could allow for the following uses: residential (single-family attached), commercial/retail, office, or institutional. Multi-family units will not be permitted unless associated with an institutional use. Institutional uses may include a conference center, elderly housing, medical center, hospital, educational uses, or any similar type uses. If commercial/office uses are built, ancillary retail, restaurants, recreational uses and institutional uses would be permitted.

Land Use and Zoning Actions:

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

**PROJECTIONS FOR STUDY AREA 6
WITH LAND USE OPTIONS SELECTED**

| | |
|----------------------------|----------------------------------|
| Estimated Population | 240 |
| Existing Housing Units | 0 |
| Additional Housing Units | |
| Map Designation 21 | 83 High-Rise Condos or Apatments |
| TOTAL HOUSING UNITS | 83 |
| | |
| School-Age Children | |
| K-5 | 19 |
| 6-8 | 7 |
| 9-12 | 5 |

NEIGHBORHOOD THREE

LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING
1997

| MAP DESIG | STUDY AREA | SUBDIVISION/ PARCEL/ LOT | ACRES PROPERTY OWNER(S) | ZONING 1995 | 1974 LAND USE DESIGNATION | 1995 DRAFT PLAN LAND USE DESIGNATION | PLANNING COMMISSION RECOMMENDATION | MAYOR & COUNCIL ADOPTION | ADOPTED ZONING |
|-----------|------------|--|--|--------------------|------------------------------|--|---------------------------------------|-----------------------------|-------------------|
| 1 | 1 | Parcel 4 | 25.3 MB Limited Ptshp | C-2 C-3 1 Acre | Comm | Comm | Comm | Comm | C-2 |
| 2 | 1 | P380 | 1.3 Edward Schultze | R-20 | - | Med Den Res | Med Den Res | Med Den Res | R-20 |
| 3 | 1 | 3872/665 3872/671 3872/674 3872/677 | 10.6 City of Gaithersburg | R-A | Open Space-Rec | Open Space | Open Space | Open Space | R-A |
| 4 | 2 | P985 | 1.8 Washington Suburban Sanitary Commission | R-A | Med Den Res | Inst | Inst | Inst | R-A, MXD |
| 5 | 3 | Part of Parcel 3 | 13.1 M-NCP&PC | R-20 | Med Den Res | Open Space | Open Space | Open Space | R-A |
| 6 | 3 | Part of P244 | 28.0 Hazel/Peterson Co. | MXD | - | Med-Low Den Res (Opt A) Mixed Res (Opt B) | Mixed Res | Comm/Ind-Rsch-Off | MXD |
| 7 | 3 | Washingtonian Village | 17.9 Multiple Owners (90 Lots) | RP-T | - | Med Den Res | Med-Low Den Res | Med-Low Den Res | RP-T |
| 8 | 3 | P302 | 4.2 Crown Family et. | R-200 ¹ | - | Res ² Low Den Res (Opt A) ³ Open Space (Opt B) ³ | Low Den Res | Low Den Res | - |
| 9 | 3 | P458 | 7.1 Crown Family et. | R-200 ¹ | - | Res ² Med Den Res (Opt A) ³ Comm (Opt B) ³ | Low Den Res | Low Den Res | - |
| 10 | 4 | P619 | 6.1 Crown Family et. | R-200 ¹ | - | Res ² Med Den Res (Opt A) ³ Comm (Opt B) ³ Open Space (opt C) ⁴ | Low Den Res | Low Den Res | - |

NEIGHBORHOOD THREE LAND USE PLAN 1997

CITY OF GAITHERSBURG

9
4
R-A
MXD
ADOPTED

| MAP DESIG | STUDY AREA | SUBDIVISION/PARCEL/ LOT | ACRES | PROPERTY OWNER(S) | ZONING 1995 | 1974 LAND USE DESIGNATION | 1995 DRAFT PLAN LAND USE DESIGNATION | PLANNING COMMISSION RECOMMENDATION | MAYOR & COUNCIL ADOPTION | ADOPTED ZONING |
|-----------|------------|----------------------------------|-------|---|------------------------|---------------------------|--|------------------------------------|--------------------------|----------------|
| 11 | 5 | P45 | 5.0 | Montgomery County | R-6 | Low Den Res | Open Space | Open Space | Open Space | R-A |
| 12 | 5 | Mission Hills | 13.2 | Multiple Owners (52 lots) | R-6 | Low Den Res | Low Den Res | Low Den Res | Low Den Res | R-A |
| 13 | 5 | P500, P515 P430, N723 | 148 | Johns Hopkins University Katherine Thomas Montgomery County | Res & Dev ¹ | - | Employment ² Ind-Rsch-Off ³ | - | - | - |
| 14 | 5 | P186, P269 P193, P216 P321, P328 | 9.8 | Montgomery County | Res & Dev ¹ | - | Employment ² Open Space ³ | Open Space | Open Space | R-A |
| 15 | 6 | Parcels B, C Block A | 3.1 | H/P Company | MXD | - | Comm/Ind-Rsch-Off (Scenarios A, B and C) | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | MXD |
| 16 | 6 | Parcel H Block C | 23.4 | H/P Company | MXD | - | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | MXD |
| 17 | 6 | Parcel I Block C | 5.3 | H/P Company | MXD | - | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | MXD |
| 18 | 6 | Parcels A, C D & J Block E | 30.0 | H/P Company | MXD | - | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | MXD |
| 19 | 6 | Parcel E Block C | 5.0 | Bechtel Corp. | MXD | - | High Den Res (Option A) Comm/Ind-Rsch-Off (Option B) | Comm/Ind-Rsch-Off | Comm/Ind-Rsch-Off | MXD |
| 20 | 6 | Parcels F, G Block C | 14 | H/P Company | MXD | - | High Den Res (Option A) Comm/Ind-Rsch-Off (Option B) | Comm-Off-Res | Comm/Ind-Rsch-Off | MXD |
| 21 | 6 | Parcels B Block D | 5.6 | H/P Company | MXD | - | High Den Res (Option A) Comm/Ind-Rsch-Off (Option B) Med Den Res (Opt C) | Comm-Off-Res | Comm-Off-Res and Inst | MXD |

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

¹ Current zoning in Montgomery County.
² 1995 land use designation in Montgomery County.
³ City of Gaithersburg land use designation, if annexed.















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
 Institutional-Residential
 Open Space

ZONING CATEGORIES

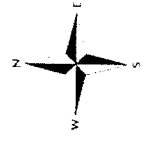
| | |
|------|---|
| R-A | Low Density Residential (maximum density: 2 units per acre) |
| R-90 | Medium Density Residential (maximum density: 3.5 units per acre) |
| R-6 | Medium Density Residential (maximum density: 6 units per acre) |
| RP-T | Medium Density Residential (maximum density: 9 units per 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 |

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 |



NEIGHBORHOOD THREE
LAND USE MAP



Gaithersburg

PLANNING AND CODE
ADMINISTRATION