

Approved & Adopted

Gaithersburg Vicinity Master Plan

Amended May 1988

Amended July 1990

An Amendment to the
1971 Gaithersburg Vicinity Master Plan;
a portion of the 1980 Potomac Subregion
Master Plan as amended in 1982; a portion of the
1968 Rock Creek Master Plan, as amended;
a portion of the 1977 Sector Plan for the Shady Grove
Transit Station Area; the Master Plan of Bikeways,
1978; the Master Plan for Historic Preservation,
1979; the Master Plan for Historic Preservation,
Physical Development of the Maryland-Washington
Regional District; and the Master Plan of Highways
within Montgomery County, Maryland



The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
January 1985

Title Approved and Adopted Gaithersburg Vicinity Master Plan

Author The Maryland-National Capital Park and Planning Commission

Subject Land Use, Zoning, Transportation, Community Facilities, and Implementation Plans for the Gaithersburg Vicinity and portions of the Travilah and the Rock Creek Watershed Planning Areas

Date January 1985

Planning Agency The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue,
Silver Spring, Maryland 20910-3760
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14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20870

Series Number 1914852506

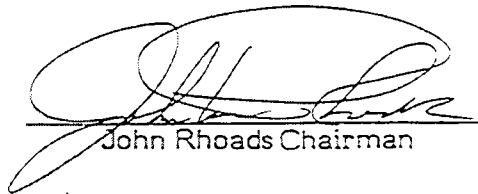
Number of Pages 150

ABSTRACT


This document contains maps and supporting text to the Approved and Adopted Gaithersburg Vicinity Master Plan. The Plan recommends that the Shady Grove West Study Area be considered a major employment center and housing resource due to its strategic location in the I-270 Corridor. The Plan recommends the continued operation of the Montgomery County Airpark at its present location and with its general character. The Plan designates suitable receiving areas for transferable development rights (TDR's). A staging plan is included for Shady Grove West and the larger MD 28 Corridor which links residential development to road construction.

Certificate of Approval and Adoption

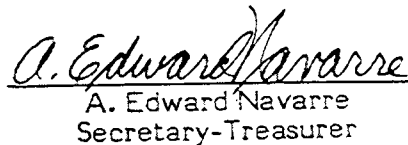
The Gaithersburg Vicinity Master Plan, being an amendment to the 1971 Gaithersburg Vicinity Master Plan; a portion of the 1980 Potomac Subregion Master Plan as amended in 1982; a portion of the 1968 Rock Creek Master Plan, as amended; a portion of the 1977 Sector Plan for the Shady Grove Transit Station Area; the Master Plan of Bikeways, 1978; the Master Plan for Historic Preservation, 1979, as amended; the General Plan for the Physical Development of the Maryland-Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland, has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 10-1083 and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 85-2 on January 9, 1985 after a duly advertised public hearing pursuant to Article 28 of the Annotated Code of Maryland, 1983 (1984 Supplement).



John Rhoads
Chairman



Norman L. Christeller
Vice Chairman



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Secretary-Treasurer



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

JANUARY 1985

The Maryland National Capital Park and Planning Commission

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**THE
MARYLAND
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The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

NOTICE OF PLAN AMENDMENTS

Amendments to this Plan have been adopted subsequent to January 1985. They are highlighted below. Copies of these amendments are available at 8787 Georgia Avenue, Silver Spring, Maryland.

Date

Amendment

May 1988

Approved and Adopted Amendment to the Gaithersburg Vicinity Master Plan

This Amendment recommends three minor changes to the 1985 Gaithersburg Vicinity Master Plan. The first change involves recommended land uses in the vicinity of MD 124 and Muncaster Mill Road. The second change involves the mix of housing types in TDR 8-10 areas. The third change allow cluster form of development in the Airpark area with a specific recommendation that townhouses be permitted. Portions of the text affected are identified as "Amended 5/88".

July 1990

Shady Grove Study Area

This Amendment substantially modifies the Shady Grove portion of the Gaithersburg Vicinity Master Plan. Portions of the text which are affected are identified by the notation "Amended 7/90".

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CONTENTS OF TECHNICAL APPENDIX

The Technical Appendix, which has been published as a separate document, includes background data and analysis which support the land use and zoning recommendations of the Gaithersburg Vicinity Master Plan. Economic, housing, and transportation forecasts are included. Future and programmed roadway, sewerage, and water projects are described and environmental guidelines for future development are discussed.

The table of contents of the Technical Appendix is included here for information purposes. Copies of the Technical Appendix are available for review at Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, MD and at the Gaithersburg Public Library.

- APPENDIX 1 Gaithersburg Vicinity Master Plan Process Summary
- APPENDIX 2 Background Data
 - A. Transportation
 - B. Traffic Forecast Model
 - C. Housing
 - D. Economic Development
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 FY's 1983-1988, Gaithersburg

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

MNCPPC NO. 85-2

RESOLUTION

WHEREAS, The Maryland National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission held a public hearing on April 5 and 6, 1983, on a preliminary draft amendment to the Gaithersburg Vicinity Master Plan, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways; and

WHEREAS, the Montgomery County Planning board, after said public hearing and due deliberation and consideration, on September 21, 1983, approved a final draft amendment and recommended that it be approved by the Montgomery County Council; and

WHEREAS, the Montgomery County Council reviewed the material of record and discussed the Final Draft Master Plan Amendment with interested parties; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on December 17, 1984, approved the final draft amendment of said plan by Resolution 10-1083.

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission does hereby adopt said amendment to the Gaithersburg Vicinity Master Plan, together with the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways as approved by the Montgomery County Council in the attached Resolution 10-1083.

BE IT FURTHER RESOLVED that this amendment be reflected on copies of the aforesaid plan and that copies of such amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

BE IT FURTHER RESOLVED, that this copy of said plan shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the clerks of the Circuit Courts of each of Montgomery and Prince George's Counties, as required by law.

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Krahnke, seconded by Commissioner Brown, with Commissioners Krahnke, Brown, Christeller, Dabney, Granke, Heimann, Keller, and Yewell, voting in favor of the motion, and with Commissioners Dukes and Kenney being absent, at its regular meeting held on Wednesday, January 9, 1985 in Montgomery County, Maryland.

Thomas H. Countee, Jr.
Executive Director

Resolution No. 10-1083

Introduced: December 17, 1984

Adopted: December 17, 1984

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

SUBJECT: Approval of the Master Plan for the Gaithersburg Vicinity Planning Area

WHEREAS, on September 21, 1983, the Maryland-National Capital Park and Planning Commission approved the Final Draft Gaithersburg Vicinity Master Plan and duly transmitted said approved Final Draft Master Plan to the Montgomery County Council and the Montgomery County Executive; and

WHEREAS, this Final Draft Plan amends the 1971 Gaithersburg Vicinity Master Plan; a portion of the 1980 Potomac Subregion Master Plan as amended in 1982; the Master Plan of Bikeways, 1978; the Master Plan for Historic Preservation, 1979, as amended; the General Plan for the Physical Development of the Maryland-Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland; and

WHEREAS, the Montgomery County Executive, pursuant to Ordinance 7-38, Montgomery County Code, 1972, Section 70A-7, duly conveyed to the Montgomery County Council on February 21, 1984, his comments and recommendations on said approved Final Draft Master Plan; and

WHEREAS, on November 8 and November 10, 1983, the Montgomery County Council held public hearings wherein oral and written testimony was received concerning the Final Draft Gaithersburg Vicinity Master Plan; and

WHEREAS, on December 22, 1983, January 31 and February 28, 1984, worksessions were held by the Council's Planning, Housing and Economic Development Committee regarding issues raised at the Gaithersburg Vicinity Master Plan public hearing; and

WHEREAS, subsequent to the worksession the Council established a task force to address issues raised by the municipalities of Rockville, Gaithersburg, and Washington Grove regarding the future development of the Shady Grove West area of the Gaithersburg Vicinity Master Plan; and

WHEREAS, as a result of the Task Force meetings a staging element and other revisions were developed by the Montgomery County Planning Board as amendments to the Gaithersburg Vicinity Master Plan; and

WHEREAS, on September 18, 1984, an additional public hearing was held by the Montgomery County Council to provide opportunity for interested and affected parties to comment on the staging proposal and other revisions proposed to the Final Draft Gaithersburg Vicinity Master Plan; and

WHEREAS, on October 1, October 22, November 13, November 20, December 11, and December 17, 1984, the Montgomery County Council continued the worksessions on the Final Draft Gaithersburg Vicinity Master Plan at which time detailed consideration was given to the public hearing record and to the comments and concerns of interested parties attending the worksession discussion.

NOW, THEREFORE, BE IT RESOLVED BY THE County Council for Montgomery County, Maryland, sitting as the District Council for the Maryland-Washington Regional District in Montgomery County, Maryland that the Final Draft Gaithersburg Vicinity Master Plan, dated September 1983, is hereby approved with such revisions, modifications, and amendments as hereinafter set forth.

Council changes to the Final Draft Master Plan for the Gaithersburg Vicinity Master Plan, dated September 1983, are identified below by chapter, section, and page number, as appropriate. Deletions to the text of the plan are indicated by [brackets], additions by underscoring.

SHADY GROVE WEST STUDY AREA

- Revise text under heading "Overview of Land Use Recommendations", on page 17, to read as follows:

Overview of Land Use Recommendations

[The land use recommendations for Shady Grove West promote a mix of office, retail and residential uses, with residential being the predominant land use pattern (see page 19).]

[The Recommended Land Use map proposes approximately 550 acres for retail and office uses. Most of this acreage is either already committed to development (140 acres) or is located in the Shady Grove Life Sciences Center just south of Key West Avenue (211 acres).]

[The Plan recommends a major new concentration of office and retail uses south of I-270 and north of Fields Road. This area is well suited for such uses because of its proximity to I-270 and I-370 Extended. The Plan envisions a mix of uses, including office and research buildings, conference and hotel facilities, apartment buildings, and a limited amount of retail uses. This area is identified as an activity center (see "A" on the Land Use Concepts map).]

[The office character west of Shady Grove Road has already been established by existing office buildings. This Plan continues that character. Office uses are also confirmed for a 45-acre property just north of Key West Avenue; the property is one of the activity center sites ("C") shown on the Land Use Concepts Map.]

[Retail uses are proposed in Shady Grove West to provide convenience shopping for the residents and employees. A 100,000 square foot shopping center is proposed along the residential portion of the "commons area" if development occurs as part of an overall planned development.]

[Smaller scale retail uses are encouraged in employment areas.]

This Plan recommends that the majority of Shady Grove West be designated a "Research and Development (R&D) Village" (see map titled "R&D Village Concept" on page 28 of Resolution). The R&D Village will enhance county-wide planning efforts to attract new R&D firms to Montgomery County and to retain existing firms. The R&D Village will foster a mix of housing types and a variety of employment uses, thereby enhancing the quality of life for employees and for residents.

In terms of employment, the R&D Village would offer a high quality environment not only for research and development firms, but also for offices, corporate headquarters, light manufacturing, and business support services.

The County-owned Life Sciences Center has already established a strong bio-technical presence in the southern portion of the R&D Village. A joint program of the University of Maryland and the National Bureau of Standards is being planned by the County for the portion of the Life Sciences Center south of Md 28.

Just as the Life Sciences Center "anchors" the southern end of the R&D Village, a concentration of signature office buildings and related retail uses would anchor the northern end, near I-270. More intense development is proposed here, in part because the area is so well served by the regional transportation network (I-270, I-370, METRO). This area also offers a tremendous opportunity to create an identifiable entry into the R&D Village area from I-270. A "mixed use" planned concept is proposed to attract employers seeking an amenity-laden site for their employees and a high quality corporate image for their firms. The Plan envisions office and research buildings, conference and hotel facilities, apartment buildings, and a limited amount of retail uses.

The office character west of Shady Grove Road has already been established by existing office buildings. This Plan continues that character. Office uses are also confirmed for a 45-acre property just north of Key West Avenue.

Residential uses are an integral part of the R&D Village concept. This Plan recommends that 1500 dwellings be incorporated into the mixed-use development proposed for the Washingtonian property. Another 750-1000 units are recommended in the southwestern portion of the Village as a transition to residential development west of the I-370 Connector in the City of Gaithersburg.

Additional areas for residential development will be examined as part of the Stage III Master Plan Amendment. The Amendment will be guided by this Plan's objective to provide the opportunity for people, as much as possible, to live and work in the same community and to provide a wide range of housing types.

One of the components of the R&D Village is a pedestrian-oriented "commons area" which is proposed to traverse the Shady Grove West Area. The character of this open space feature will be determined by the land uses through which it passes. The "commons" would help create an urban, human-scale environment as compared to the usual automobile-oriented, suburban development pattern. It would also encourage pedestrian movement.

- Add new section titled "Need for a Future Comprehensive Master Plan Amendment", to read as follows:

Need for a Future Comprehensive Master Plan Amendment

Many properties in the Shady Grove West Area are proposed to be reexamined as part of a future Master Plan Amendment. Specific land use proposals for certain properties are not included at this time for the following reasons:

- Uncertainty as to long-term employment needs in the I-270 Corridor.
- Uncertainty as to the desirable balance of employment and residences in Shady Grove West.
- Community concern regarding the capacity of future roads to handle future growth.
- The need to monitor traffic as major new roads are programmed for construction.
- The need to reexamine the King Farm before "end-state" land use proposals are made for the balance of Shady Grove West. Even though the King Farm, included in the Shady Grove Sector Plan, lies just outside the area covered by this Master Plan, its development will strongly influence land use patterns in Shady Grove West and therefore should be studied together in a future Master Plan Amendment. The 1984 opening of the Shady Grove Metro Station and the 1989 projection of the opening of I-370 call for early consideration of intensive development on part of the King Farm.
- The need to monitor the progress of the cities of Rockville and Gaithersburg in establishing and implementing a staging program. Whether the cities have adopted such a program will influence the amount and timing of future development in Shady Grove West.

A future Master Plan Amendment will proceed when three events occur:

- An I-270 Corridor Employment Study is completed;

- Additional information is available regarding the traffic capacity of the following planned roadways: I-270 widening and the extension of Key West Boulevard from Gude Drive to Md 28;
- Project planning studies for Md 28 in accord with Master Plan recommendations are completed.
- Revise existing text and related maps under heading "Land Use and Zoning Recommendations by District" to include land use and zoning modifications as follows:

Land Use and Zoning Recommendations by District

1. Crown Farm

- Designate Low-Moderate Intensity Employment on Land Use Plan
- Designate I-3 on Zoning Plan Map; amend text to indicate rezoning will not occur until a comprehensive Master Plan Amendment is adopted and restudy of the I-3 Zone is completed. The Master Plan Amendment will consider designating the portion of the Crown Farm west of Spine Road as residential.

2. Danac Property

- Designate as Low-Moderate Intensity Employment on Land Use Plan
- Designate as I-3 on Zoning Plan Map; amend text to indicate rezoning will not occur until a comprehensive Master Plan Amendment is adopted and restudy of the I-3 Zone is completed.

3. Interchange area (southeast quadrant of I-270 and Shady Grove Road)

- Change proposed zoning from C-1 to I-3

4. Percon Property

- Designate Low-Moderate Intensity Employment on Land Use Plan; amend text to indicate future development as R&D with a major conference center, and that the implications on the Wedges and Corridors Concept of a major conference and employment center at this location shall be explored in the context of a future Master Plan Amendment.
- Designate as I-3 on Zoning Plan Map; amend text to indicate rezoning will not occur until a comprehensive Master Plan Amendment is adopted and restudy of the I-3 Zone is completed. The Master Plan Amendment will examine residential as well as employment uses.

5. Thomas Farm

- Designate as Low-Moderate Density Residential Development (2-4 units/acre) on Land Use Plan Map with a floating symbol indicating a mix of residential and employment uses. Amend text to indicate that a future Master Plan Amendment will determine the ultimate land use pattern in this area. Alternatives to be examined include residential uses and/or moderate-intensity employment on all or part of the Thomas Farm. Particular consideration should be given to development consistent with and supporting the Life Science Center and related research activities.
- Designate as R-200 on Zoning Plan Map.

6. Banks Farm

- Designate as Low Density Residential Development (2-4 units/acre) on Land Use Plan Map; amend text to indicate that a future Master Plan Amendment will examine the option of preserving this area as open space and encouraging continued farming of the land.
- Designate as R-200 on Zoning Plan Map.

- Amend Land Use Plan Map to include notations as follows:

NOTE 1 (Thomas Farm) - A future Master Plan Amendment will determine the ultimate land use pattern in this area. Alternatives which will be examined will include residential uses and/or moderate-intensity employment on all or part of the Thomas Farm. Particular consideration should be given to development consistent with and supporting the Life Science Center and related research activities.

NOTE 2 (Banks Farm) - A future Master Plan Amendment will examine the option of preserving this area as open space and encouraging continued farming of the land.

NOTE 3 (King Farm) - The King Farm will be reexamined in the context of a future Master Plan Amendment. The possibility of providing a mix of residential and office uses will be explored. The MXP Zone will be considered.

NOTE 4 - This Plan proposes a linear open space feature which should traverse the Shady Grove West area. The character of this open space area will be determined by the land uses through which it passes.

STAGING FOR THE MD 28 CORRIDOR

- Add a new Chapter titled "Staging Recommendations for the MD 28 Corridor", as follows:

Staging Recommendations for the Md 28 Corridor

A major concern throughout the Plan process has been traffic congestion along Md 28. Md 28 is currently over capacity and congested during rush hours.

Although road improvements are programmed to provide more highway capacity, residents and various governmental jurisdictions fear that unless future

development is staged very closely to highway availability, Md 28 will continue to experience unacceptable levels of service.

The staging recommendations included in this chapter address this concern.

The primary geographic focus of the staging recommendations is the Shady Grove West area. Staging development in the Shady Grove West area alone, however, will not address the issue of traffic congestion along Md 28. To be meaningful, a staging program must include all undeveloped, unrecorded properties which will ultimately generate traffic in the vicinity of Md 28. It must also examine through trips from Germantown and other areas which use traffic capacity in this portion of the Md 28 Corridor. This Plan's staging recommendations reflect through trips from adjoining planning areas because they are based upon a County-wide traffic model.

Many of the properties in the Md 28 Corridor are now located in Gaithersburg or Rockville or are planned to be annexed by them in the future. As part of this Master Plan process, both municipalities have agreed that these properties should be staged. This is extremely important because neither municipality has staging provisions in their plans or their subdivision regulations. Staging guidelines for key parcels in the Rockville and Gaithersburg portion of the Md 28 Corridor are included in this chapter.

What Staging Will Accomplish

The Montgomery County Subdivision Ordinance requires the Planning Board to review all preliminary plans of subdivision for adequacy of programmed public facilities and to deny those for which it finds that existing and programmed public facilities are not adequate.

The APP Administrative Guidelines state that any project which is at least 80 percent funded for construction in the County 6-year Capital Improvements Program (CIP) or in the State Consolidated Construction Program will be considered a part of the transportation network.

The Md 28 Corridor is different from other parts of the County because they may require only one or two road projects to relieve congestion. In the Md 28

Corridor, at least eight major improvements are programmed to accommodate expected development. As a result, development may be approved under existing guidelines based on the traffic capacity provided by numerous roads programmed but not yet under construction. If for any reason, the construction of a project or projects does not proceed on schedule, development may occur before needed traffic capacity exists. Communities along Md 28 may be subjected to long periods of inconvenience as a result.

This Plan cannot prevent "short-term" capacity imbalances during periods of actual road construction. Staging at the Master Plan level, however, will help prevent long periods of inconvenience due to unforeseen delays in the County and state construction program by linking new development to the awarding of road construction contracts rather than just the programming of construction.

The implementation section of this Plan discusses how this will be accomplished.

Properties Affected by Staging Plan

The entire Md 28 Corridor is affected by this staging plan. The staging plan recommendations apply to all vacant, undeveloped properties in the corridor with the following exceptions:

- Vacant properties which have been recorded for development are excluded from the staging plan;
- Vacant properties which have approved preliminary subdivision plans are excluded from the staging plan.

Properties in these two categories have already proceeded through the development process and have already been reviewed in terms of traffic impacts. If owners of parcels in either of these two categories apply for resubdivision or if an approved subdivision plan lapses, then new development plans will be reviewed in accord with this Plan's staging recommendations.

Relation of Staging Plan to Subdivision Review Process

Properties which are shown in the early development stages will proceed through the regular subdivision process. The properties will be analyzed in terms of traffic impact in accord with the APFO Administrative Guidelines. If a subdivision passes the APFO test, the subdivision will be approved with a condition that it may not be recorded until the roads identified in the Staging Plan are under contract for construction. This approach will link the construction of new development to the construction of new roads.

Staging Guidelines

As noted earlier, the primary objective of the staging plan has been to assure that the pace of development in the Md 28 Corridor is more closely related to available traffic capacity.

Other planning objectives, unrelated to transportation, have also guided the staging recommendations. They are:

- Office development in Shady Grove West should be staged over time to allow the market to evolve for higher intensity mixed uses envisioned by the Master Plan.
- Residential and office uses should be included in all phases of development to implement the Master Plan objective "to provide the opportunity for people to live and work in the same community." The appropriate balance between residential and office development is an issue of judgment as to the County's and each local area's relative employment, fiscal, and housing needs.
- The amount of development proposed in each stage reflects judgments as to road capacity and user demand. If a subdivision is so designed and located as to facilitate public transit service, then additional development may be possible when transit service is programmed or provided. Similarly, if additional highway studies find more or less traffic capacity, then the specific recommendations of this Plan can and should be modified.

- Existing farming operations (Thomas, Crown) should be placed in latter stages of development to encourage their continuation for some time. These farms may well remain in agricultural use for some time, but eventual conversion of the Crown Farm would be desirable from a planning perspective in order to achieve the residential development envisioned in the Gaithersburg Vicinity Master Plan. The ultimate development of the Banks Farm is desirable but a future Master Plan Amendment will determine the ultimate land use.

- Any staging policy for an area as large as this and with as many new highway projects will have to be reviewed and changes as new information becomes available. If any changes to the staging recommendations are deemed necessary, they will be made in the context of a Master Plan Amendment. In any event, a comprehensive Master Plan Amendment will occur before Stage III.

- Parcels which are already recorded which apply for resubdivision or which have approved preliminary subdivision plans which lapse will be reviewed in the same manner as a new preliminary subdivision plan.

Proposed Stages of Development: Shady Grove West Area

This Staging Plan makes detailed recommendations for the Shady Grove West portion of the Md 28 Corridor. For the balance of the Md 28 Corridor, more generalized recommendations are presented since properties in the cities of Gaithersburg and Rockville are involved as well as properties in other County planning areas (Potomac, Shady Grove Sector Plan).

Three stages of future development are proposed by this Plan. Stages I and II include a series of transportation improvements and a certain amount of residential and non-residential development. Road improvements have been grouped according to their programmed or planned construction dates. Roads have been identified individually because different parcels are staged to the construction of different roads. Stage III will be defined in the context of a future Master Plan Amendment.

In order to develop a consistent and integrated staging approach, the staging recommendations of this Plan are complementary to the Planning Board's 1984 Comprehensive Planning Policy Report(CPP) and the development thresholds described therein.

Development for Stage I has been allocated based upon the traffic studies done as part of the CPP. Stage I includes those programmed roads which were analyzed by the Montgomery County Planning Board staff as to capacity as part of the 1984 CPP Report. The CPP analysis also reflects the significant changes in transit availability throughout the County and Gaithersburg area associated with the opening of Metrorail to Shady Grove.

Development in the Shady Grove West area in Stage I will absorb only a portion of the roadway capacity for the Md 28 Corridor and an even smaller percentage of that allocated to the Gaithersburg Policy Area by the CPP.

Stage I includes a large number of roads and spans six years. Some development is keyed to roads which are scheduled to be constructed in the next one or two years; other development is keyed to roads which will be built later in the six-year period. Stage I does not include already approved and recorded plats because they have already been accounted for in determining threshold capacity remaining at the beginning of Stage I development.

The majority of development in Stage I permits office uses -- primarily in the Life Sciences Center. Residential development must be constrained because previously approved subdivisions and already approved record plats elsewhere in the Md 28 Corridor have absorbed the residential threshold for this area. Since the immediate road capacity problem is Md 28 itself, the residential component of Stage I involves properties oriented primarily to I-270 and Shady Grove Road.

STAGE II includes road projects which were added to the 1985-90 CIP by the Montgomery County Council. Although only three roads are involved in Stage II, they will add significant traffic capacity to the Md 28 Corridor area.

During Stage II, the key roads required to support the Washingtonian property along I-270 will be under construction (I-370 Extended, I-370 Metro Connector, Fields Road). The extension of Key West to Gude Drive will help relieve the Shady Grove Road/I-270 Interchange, thereby aiding the entire Shady Grove area. The I-370 Metro Connector may only be contracted for construction to Fields Road and not to Great Seneca Highway during Stage II. Traffic studies done at time of subdivision will take into account the status of I-370.

Traffic capacity along "old" Md 28 will still be a problem in Stage II. Therefore, even the amount of residential development shown in Stage II may not be possible as a result. The APFO review at time of subdivision will determine the number of units which can be built. Any improvement to existing Md 28 would relieve this staging constraint.

STAGE III includes all Master Plan roadways not yet programmed for construction. These roads are critical to full development of the Md 28 Corridor area. The widening of I-270 is now being studied and design work is underway. This Plan strongly recommends that the State Highway Administration begin work on a Md 28 study since a significant portion of the development in Stage III relates to Md 28.

Stage III may be broken down into more stages as individual road projects are programmed for construction and as more detailed traffic studies are completed. A Master Plan Amendment will precede Stage III. Individual Master Plan Amendments might be introduced prior to the Stage III Master Plan Amendment if circumstances warrant.

Staging Guidelines for Portions of Route 28 Corridor Outside Shady Grove West

As stated before, the staging recommendations for Shady Grove West will only be effective if vacant properties in the balance of the Md 28 Corridor are also staged. The majority of development occurs in Stage III, thus allowing both Rockville and Gaithersburg adequate time to amend their master plans and regulatory processes to include a staging element.

The following staging guidelines are proposed by this Plan for vacant properties outside the Shady Grove West area.

Washingtonian Industrial Area

1. The base zone for vacant land in the Washingtonian Industrial park should be I-1 and I-4. The I-4 Zone allows offices only as special exception uses. This will allow applications for office development to be closely examined in terms of traffic generation. An application for O-M or I-3 zoning would be appropriate once Gaither Road, Fields Road and I-370 Metro Connector are under construction. More detailed traffic studies at time of zoning will help determine the actual amount of office square footage.

Additional small-scale office "infill" may be permitted if detailed traffic studies indicate adequate intersection capacity.

King Farm

1. The zoning for the King Farm should continue to be R-200. A Master Plan Amendment which will examine Metro accessibility will precede rezoning. This Amendment will examine the possibility of providing a mix of residential and office uses, a major open space component and the suitability of the MXP Zone for all or part of the King Farm.
2. A Master Plan Amendment will precede the rezoning of the King Farm.

Recommended Guidelines for Parcels in City of Gaithersburg

The City of Gaithersburg Master Plan should be amended in a timely manner to include staging guidelines which are complementary to those suggested for Shady Grove West. Staging guidelines are particularly important for the following parcels:

1. The Kent Farm -- The City of Gaithersburg Master Plan designates the Kent Farm as a "concentric generator" with a mix of residential, retail, and office uses. The City's Plan should be amended to include a staging element which links build-out to needed road improvements.

2. The balance of the National Geographic property — Although there are no plans at this time to expand National Geographic, this eventuality must be addressed.
3. Any future development of the GEISCO property beyond existing approvals.

Recommended Guidelines for Parcels in City of Rockville

1. This Plan postpones a decision on the ultimate land use for the Thomas Farm until a future Master Plan Amendment. The widening of Rt. 28 south of the Thomas Farm and the widening of Ritchie Parkway are critical transportation events for Stage III development of the Thomas Farm. Development should therefore be staged to necessary road improvements.

The Thomas Farm is within Rockville's maximum expansion limits (MEL). If the Thomas Farm is annexed by the City of Rockville, the city should amend its Master Plan to link development to the widening of Md 28 south of the Thomas Farm and a timetable for the widening of Ritchie Parkway.

2. The Rockville Master Plan should be amended to incorporate an appropriate staging element for the portion of the King Farm located within the Rockville maximum expansion limits. Alternatively, development should be staged in accord with the recommendations of the Shady Grove Sector Plan and the Gaithersburg Vicinity Master Plan at time of annexation.

Potomac Master Plan Area (Parcels in Md 28 Corridor Area)

1. Future development in this area south of Md 28 should be staged to additional highway capacity along Md 28 as well as other Stage III highway improvements. This highway capacity could be provided either by widening Md 28 to 4 lanes east to the I-270 interchange or by widening Key West Boulevard to 6 lanes.

Linking Future Development to Road Construction

This Plan recommends that roads identified in the staging plan should be under contract for construction before new development can proceed. To implement this policy, record plats for new development should not be approved until the construction contracts for the appropriate roads have been awarded.

The policy is different from current subdivision review procedures which consider any road that is 50 percent funded for construction in the County or State CIP as adding traffic capacity. The reasons for proposing a different approach in the Md 28 Corridor are existing traffic conditions, the magnitude of future road projects, and community concern about possible slippages in the road construction program.

IMPLEMENTATION STRATEGIES

The actions which are necessary to implement the staging recommendations are discussed in the Implementation chapter. A summary of these actions follows:

- Zone properties shown in Stage III as R-200; a Master Plan Amendment will precede rezoning to a higher density. Stage III should be amended when the impacts of Stage I and II can be evaluated and when the timing of Md 28 improvements and I-270 widening is known.
- Any MXPB applications could be accepted at any time as long as the staging component of the MXPB application conforms with the staging for the subject property in the Plan.
- Change the sewer and water service priorities for all properties shown in Stage III to Priority 2 - no service envisioned for at least 6-10 years.
- Amend the administrative guidelines for the Adequate Public Facilities Ordinance to permit the staging approach outlined in this chapter (that is, the recording of new development plats should be linked to the awarding of contracts for the construction of new road).

- Amend the Master Plan before Stage III and follow the Master Plan Amendment by a Sectional Map Amendment.

- Reexamine the 10-Year Water and Service Plan recommendations as part of the Master Plan Amendment which will precede Stage III.

Add table titled "Proposed Staging for Parcels in Area of Md 28 Corridor", indicating permitted office, retail, and commercial square footage, and related road improvements by Stage, as follows:

**PROPOSED STAGING FOR SHADY GROVE WEST
AREA OF THE MD 28 CORRIDOR**
(Prepared 1984)

Office, retail, commercial uses expressed in square feet; residential uses expressed in dwelling units
Percentages are explained in accompanying text.

STAGE	I		II		III			
EVENTS*	1. Shady Grove West to 4 lanes FY 84-87. 2. Shady Grove/1-370 Interchange. 3. Omega Drive** 4. Key West 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements FY 85-88. 5. Fields Road-Piccadilly Drive/MD 355.**		6. Collier Road** 7. Quince Orchard Road FY 85-88. 8. Fields Road-Muddy Branch FY 85-90. 9. Key West widening to 4 lanes between Shady Grove Road and Great Seneca. 10. Great Seneca Highway, Key West to Quince Orchard. 11. 1-370 Metro Connector FY 84-87*		12. 1-370 Extended FY 88-90. 13. Key West as 2-lane road between Shady Grove Road and Gude Drive. 14. Muddy Branch as 4-lane road FY 84-90.		15. Widening of I-270. 16. Extension of Key West from Gude Drive east to MD 28. 17. Widening of MD 28 from 2 lanes to 4 lanes or widening of Key West to 6 lanes. 18. Widening of Key West between MD 28 and Great Seneca from 2 to 4 lanes and Great Seneca connection. 19. Widening of Rector Parkway (MD 28 to Falls Rd.) 20. Great Seneca Highway (Quince Orchard to Middle Branch).	
*Construction dates reflect Approved 1983-90 CIP See Footnote 1								
**Under construction as of 12/84								
	Sq. Ft.	D.U.	Sq. Ft.	D.U.	Sq. Ft.	D.U.		
MAXIMUM ALLOWABLE DEVELOPMENT								
A) Corporate District (Washington)	325,000 (b,c,d)	730	-	-	1,300,000 (b,c)	730 (e) See Note 6		
B) R&D District	225,000 (b,c,d)	-	125,000 (f)	-	225,000 (m)	-		
C) Bio-Technology District (Life Sciences Center)	600,000 (b,c,d)	-	300,000 (f)	-	600,000 (m)	-		
D) University District	-	-	-	-	-	-		
E) Conference Center/R&D District	-	-	-	-	-	-		
F) Residential District	-	230 (b,c,d)	-	230 (f)	-	230 (f)		
G) MD 28 Residential District	-	30 (b,c)	-	30 (f)	-	200 / (b,c,f)		
H) Residential/R&D District (Thomas Farm)	-	-	-	-	600,000 (b,c,m)	-		
TOTALS	1,330,000	1,030	425,000	300	2,325,000	430		
TOTALS STAGE I & II					6,100,000	1,300		

A Master Plan Amendment will determine Stage III recommendations for these areas.

FOOTNOTES

- Some roads will be constructed during the time frame of Stages I and II but they are not staging events for Shady Grove West. They are shown for information. The roads which are needed for development in a district to proceed in Stage I must be under construction before Stage II can proceed.
- The 1-370 Metro Connector will be constructed during the time frame of Stage I but it will not become important to Shady Grove West until 1-370 Extended is completed in Stage II.
- The maximum allowable development shown in this table may only occur if a subdivision passes local area review (see Implementation section) at time of subdivision. The local area review process allows the traffic impact of a subdivision to be examined in more detail than at the Master Plan level and includes an examination of traffic impacts on nearby intersections.

The threshold for residential development in the Gaithersburg Policy Area is now 0. Additional residential development will only be approved under the threshold flexibility provisions or discount provisions of the Adopted Guidelines for administering the Adequate Public Facilities Ordinance.

The threshold flexibility provisions allow approval above the threshold to be conditioned upon the future construction, by either the applicant and/or the government, of some public facility projects or the operation of a transit program which, if added to the approved Capital Improvements Program (CIP) as a programmed facility, will add capacity to the road network and result in the subdivision meeting the adequacy tests of local area review and will not result in lowering the area-wide level of service.

The discount provisions may permit subdivisions of 49 units or less to proceed if, in the judgment of the Planning Board, previously approved subdivisions in the area will not proceed to construction within 6 years.

For a more complete discussion of APF guidelines, see the most recently adopted Comprehensive Planning Policies Report.
- The NUS property (Area B-2) is presently zoned O-M. Unless the property owner applies for a change in the record plat or rezonates the property or applies for the MXPD zone, the staging recommendation of this Plan would not apply to future development.
- The University District is part of the Life Sciences Center and is included in the staging recommendations for the Life Sciences Center.
- Development shown in Stage III could proceed prior to the widening of I-270 subject to future construction, by either the applicant and/or the government, of some other public facility projects or the operation of a transit program which, if added to the approved Capital Improvements Program (CIP) as a programmed facility, will add capacity to the road network and result in the subdivision meeting the adequacy tests of local area review and will not result in lowering the area-wide level of service.
- This capacity might be obtained by the programming of Md 28 improvements instead of "i, m, n" if such a substitution would result in acceptable levels of service and is supported by traffic studies done at time of subdivision. This Plan designates the end state land use as R-90/DR-4, but the balance of this development will be subject to staging decisions in the Stage III Master Plan Amendment.
- If the segment of Key West Boulevard east of Gude Drive moves forward faster than anticipated in staging plan, this parcel could move forward to development.

- Amend table titled "Proposed Staging for Parcels in Md 28 Corridor Outside of Shady Grove West", indicating permitted office, retail, and commercial square footage, and related road improvements by Stage for areas outside of the Md 28 Corridor to note a Master Plan Amendment will precede Stage III.

MONTGOMERY COUNTY AIRPARK

- Add new paragraph at end of section titled "Relationship of Airpark Operations to Future Land Use", on page 54, to read as follows:

A Task Force has been established by the County Council to assess the importance (or necessity) of having an airpark located in Montgomery County and if an airpark is deemed important, to evaluate its current location and either develop recommendations for strengthening support for its current location or recommend alternative locations. The land use pattern proposed by this Plan should be reexamined in light of the findings of the Task Force.

- Amend section titled "Relationship of Airpark to Rock Creek Planning Area", on page 54, to delete the Fulks Property from the Gaithersburg Vicinity Plan Study Area.

PLAN IMPLEMENTATION

- Revise section titled "Sectional Map Amendment (SMA)", on page 117, to read as follows:

Sectional Map Amendment (SMA)

An SMA is a comprehensive rezoning process which zones all properties within the Planning Area to correspond with the zoning recommendations in the master plan. The Planning Board files the SMA and the Council, after public hearing, adopts the zoning. Once the rezoning occurs, it is the legal basis for all future local map amendment requests.

The SMA only implements euclidean (base) zones and those floating zones having the owners concurrence and which do not require a development plan at the time of rezoning. The Planned Development (PD) Zone and Mixed-Use (MXPD) Zone require separate applications as local map amendments.

A Sectional Map Amendment for the entire Gaithersburg Vicinity Planning Area will be filed once this Plan is approved.

In the Shady Grove West area, all properties not recommended for development until Stage III will be zoned R-200; most of the affected properties are already zoned R-200.

Rezoning of these parcels must await adoption of a Master Plan Amendment.

All other properties will be zoned in accord with the base zoning recommendations described in the land use and zoning chapter.

- Revise section titled "Zoning Text Amendments", on page 117, to read as follows:

Zoning Text Amendments

[The MXPD Zone and the I-4 Zone have been developed in connection with this Plan. These regulations provide the ability to achieve the type of diverse development recommended by the Plan.]

[The proposed MXPD Zone permits the development of an integrated mixed-use development. It is intended to be used primarily for employment and commercial centers but residential uses are also permitted. The proposed I-4 Zone encourages the development of industrial and warehouse space for industrial firms either just getting started or doing well enough to construct their first building. Office uses are a special exception in the I-4 Zone; approval of office development will depend in part on the traffic capacity of nearby roads.]

During the course of this Plan process, it became evident that modifications to the I-3 (Light Industrial) Zone are needed to accommodate the changing

character of research and development firms. The I-3 Zone should be examined and amended prior to or in concert with the adoption of a future Master Plan Amendment.

- Revise section titled "Capital Improvements Program (CIP)", on page 118, to read as follows:

Capital Improvements Program (CIP)

The CIP is the County's funding and construction schedule over a six-year period for all public buildings, roads and other facilities planned by the public agencies. The County Executive is responsible for its yearly preparation. When approved by the County Council, it becomes an important part of the staging mechanism for the Plan.

The Technical Appendix of this Plan identifies projects that are either currently scheduled or which should be included in the future to implement Master Plan recommendations. Those projects currently scheduled are listed as well as those recommended by this Master Plan. The County and State agencies responsible for design and development of each project are indicated.

Water Supply and Sewerage Systems Plan

The Comprehensive Ten-Year Water Supply and Sewerage System Plan is the county's program for providing community water and sewerage service. Most of the Gaithersburg area is either currently being served or scheduled to be served in the near future.

The following list describes three levels of sewerage and water distribution priority recommendations used throughout this section:

Priority 1: Designates that service is existing or planned within 6 years.

Priority 2: Designates that service is planned within a 7-10 year period.

Priority 3: Designates that service is not planned within a 10 year period.

- Add new paragraph in section titled "Sewer Service and Systems Adequacy", on page 28, to read as follows:

Sewer Service and Systems Adequacy

Most of the Gaithersburg area has sewer service readily available and with the exception of the Gudelsky-Percon area south of Md 28, most of the area north of the Airpark and in Shady Grove West Area could be served in the future by minor extensions of the existing sewer system.² They are in the Priority 1 Service Category.

[The timing of sewer service affects when a property may develop. In the Airpark Area, where traffic capacity is of such concern, the extension of sewer service should be keyed to the timely provision of needed road improvements. For this reason, property located in Analysis Area 58 should not be designated for sewer service until Airpark Road Extended is programmed for construction. Until that time, the property should remain "Priority Two" in terms of sewer service (see map on page 120).]

To the north of Analysis Area 58 is the Goshen Estates property for which sewer service is not envisioned. The Plan assigns this parcel "Priority Three."

All other properties in the Airpark Area are shown as "Priority One", which will enable the property owners to proceed through the subdivision process. (These properties will still be subject to the Adequate Public Facilities Ordinance.)

To help implement the staging recommendations for the Shady Grove West Area, properties which are not recommended for development until Stage III are shown as "Priority 2" (see map on page 29). The properties affected include the Banks, Thomas, King, Kent, Percon and part of the Crown Farms. The "Priority 2" designation will help defer development by deferring the extension of sewer service. A sewer category change for these parcels should not be approved until the Master Plan Amendment which is to precede Stage III is completed.

²WSSC is preparing a Western Montgomery County Facilities Plan which will determine adequacy of the existing system and assess future needs.

- Revise section titled "Comprehensive Planning Policies (CPP)," on page 119, to read as follows:

Comprehensive Planning Policies (CPP)

In 1982, the Board adopted its first Annual Comprehensive Planning Policies (CPP) Report. The CPP incorporated a new set of guidelines for the Board to follow in administering the APF Ordinance. Thus, the interrelationship of the various County programs and plans, particularly in terms of the provision of public facilities, is more clearly defined. The CPP is used as a growth management tool. As the Board reviews and updates it yearly, there is the opportunity to reevaluate whether proposed public facilities are adequate to serve anticipated development.

Future CPP Reports will incorporate by reference the staging recommendations of this Master Plan. This will mandate a more rigorous APF test in terms of transportation adequacy. A record plat for a subdivision may be [[filed]] approved only when the major roads used in the traffic analysis are under contract for construction. Although the staging plan identifies which roads are to be considered as staging events, other roads may be required as the result of more detailed traffic studies.

By "under contract for construction," this Plan intends that a contract has been signed for construction of a road.

The chart on page shows how the Shady Grove West Staging Plan recommendations will be incorporated into the standard APFO subdivision review process.

- Revise section titled "Transfer of Development Rights (TDR)," on page 119, to add paragraph at end of section, to read as follows:

Transfer of Development Rights (TDR)

This plan recommends the use of TDR's on several properties which are located within the expansion limits of the cities of Rockville and Gaithersburg. The

Plan recommends that the cities and the county explore mechanisms for the accomplishment of these designations. Requiring the recordation of TDR easement at the time of annexation may be a method of achieving this goal. This plan does not recommend the automatic advancement to Priority I sewer service on TDR receiving areas designated in Stage III.

- Revise section titled "Annexation Policy Guidelines," on page 126 and 127, to add paragraph at end of section, to read as follows:

Annexation Policy Guidelines

A Process for Addressing Areas of Mutual Concern

This plan recommends that the county and the municipalities of Rockville and Gaithersburg enter into the following two agreements:

1. The cities of Rockville and Gaithersburg, in concert with the county, should agree to adopt a mutually acceptable staging approach for the Md 28 area, and agree to establish a system for the remaining I-270 corridor area. This staging program can be tailored to each jurisdiction but should be consistent in terms of data and methodology.
2. The cities of Rockville and Gaithersburg and the county should agree to develop a memorandum of understanding on maximum expansion limits and annexation issues. This agreement would provide the policy basis for reviewing all future annexation applications.

COMMUNITY FACILITIES

- Amend section titled "Public Schools," on page 95, to read as follows:

Public Schools

The Board of Education's (BOE) demographic projections show a continued decline in projections are consistent with the Planning Board's growth forecast model. Based on these projections, the planned number of school sites indicated in the proposed Land Use Plan (see foldout map) have been significantly reduced from the 1971 Gaithersburg Vicinity Master Plan.

Two new high schools are needed in the Gaithersburg area to relieve secondary school overcrowding and to provide grades 9-12 high school in Area 3. The Board of Education has approved project planning funds for a new high school to be located west of I-270 in the Quince Orchard/Md 28 area. The amount and type of new residential development that is anticipated in the Gaithersburg area may require the construction of one or more new schools. Therefore, currently owned school sites in Gaithersburg should be retained until such time as the Board of Education can determine whether they will actually be needed for future school construction.

Four school sites in Gaithersburg have been declared surplus or unneeded (see map on page 96). The future use of these sites is a major land use concern. Although any recommendation of the use of former school sites must go through a separate review procedure by the County government, the Planning Board has analyzed the potential land use of these sites as part of the planning process. The Seneca High site (now referred to as Watkins Mill) is no longer considered unneeded. The County Council has approved the necessary construction funds for the new high school to serve the area east of I-270. The recommendations for disposition of the other sites are as follows:

- Delete paragraph under section titled "Public Schools," on page 97, as follows:

[Seneca High (33 acres)]

[This site is located on the western edge of Montgomery Village, adjoining Seneca Creek State Park. According to the BOE staff, this site is poorly located in view of current pupil yields and development plans and should be conveyed to the County. The Plan recommends that this site be used for residential development and that the existing R-200 zoning be retained as a base zone, with an option to increase density to TDR-4.]

- Amend section titled "Public Schools", on page 97, to designate THE 32 acre Centerway High School Site (located east of Strawberry Knoll Road and adjacent to Flower Hill Planned Community) R-200 as the base density and TDR-4 as the optional density on the proposed Zoning Map.

SMOKEY GLEN STUDY AREA

- Designate on zoning map additional C-1 zoning (6,300 sq. ft.) for parcel fronting Md 28 near Quince Orchard Road, adjacent to Suburban Trust Drive-In Bank.

NON-CONTIGUOUS PARCELS

- Revise table 4, "Non-Contiguous Parcels," on page 73 and 74, as follows:
 - Analysis Area 3 - indicate that the exact amount of commercial zoning will be determined at the time of the Sectional Map Amendment.
 - Analysis Area 6 - delete text and other references regarding subject 36-acre parcel recently annexed by City of Gaithersburg.
 - Add Analysis Area 10 to designate 93-acre Asbury Methodist Home property as R-90.
 - Add Analysis Area 11 to designate 5-acre vacant property south of Md 28 adjacent to City of Rockville Corporate Limits from R-200 to R-90.
 - Add Analysis Area 12 to designate AS R-90 the 39-acre parcel consisting of several existing single-family residences and vacant land [[R-90]].
 - Add Analysis Area 13 to indicate R-90 as the base density and TDR-5 as the optional density for the property north of Clopper Road adjacent to Bennington Subdivision.

APPENDICES

Appendices to be reorganized and updated.

GENERAL

All figures and tables are to be revised where appropriate to reflect County Council changes to the Final Draft Gaithersburg Vicinity Master Plan. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the County Council. All identifying references pertain to the Final Draft Gaithersburg Vicinity Master Plan document dated September, 1983.

A True Copy.

ATTEST:



Kathleen A. Freedman, Acting Secretary
of the County Council for
Montgomery County, Maryland

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