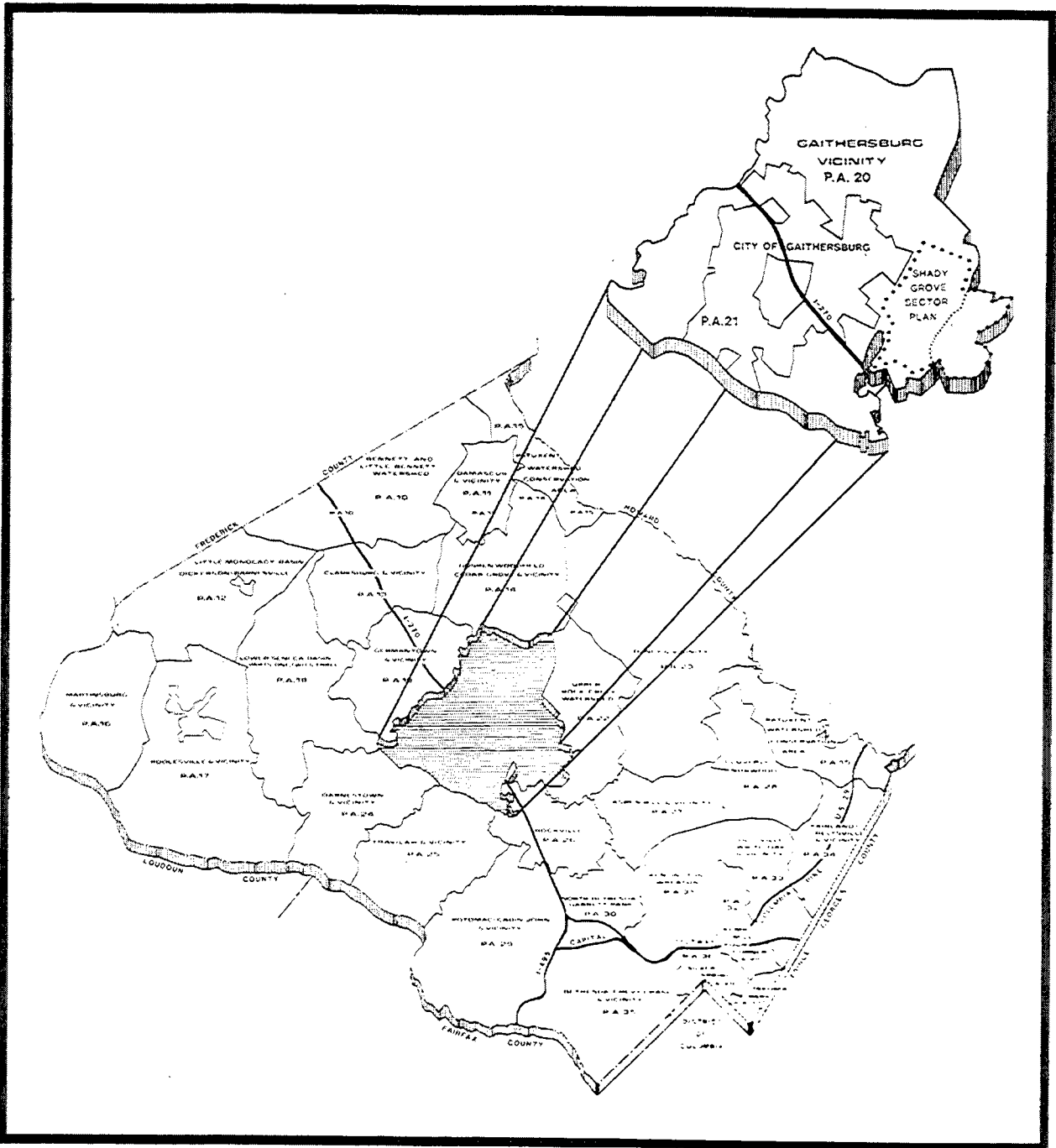


# Plan Highlights

This Plan manages and directs the dynamic growth potential of the Gaithersburg Vicinity Planning Area. (See figure 1.) The Planning Area's remaining supply of vacant and uncommitted land provides an important resource in meeting several County-wide objectives. These objectives include:

- Providing employment opportunities for a variety of businesses and enterprises;
- Providing a sense of community identity for both existing and future residents;
- Increasing the County's total housing stock and concurrently providing an appropriate mix of affordable housing;
- Providing a safe, efficient, and adequate transportation system;
- Providing receiving areas for Transferable Development Rights (TDR's) to implement the County's Agricultural Preservation Program; and
- Providing such facilities as parks and schools on a timely and adequate basis.

Most of the land in the Gaithersburg area has already been either developed or committed to development under the existing master plan guidelines of the city of Gaithersburg and of the County. Three significant areas still remain vacant and uncommitted, providing substantial opportunities to meet County-wide development goals. These are designated as the Shady Grove West Study Area, which is generally bounded by I-270, Shady Grove Road, MD 28, and Muddy Branch Road; the Airpark Study Area, which is generally bounded by Goshen Road, Warfield Road, MD 124, and the Midcounty Highway alignment; and the Smokey Glen Study Area, north of MD 28 near Seneca Creek State Park.



# GAITHERSBURG VICINITY PLANNING AREA (PA 20)


**APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN**  
 Montgomery County Maryland  January, 1985



Fig. 1

Recommendations for approximately 220 acres located within the Potomac Subregion Master Plan Area are also included in this Plan.

#### SHADY GROVE WEST STUDY AREA

The Plan recommends that the Shady Grove West Study Area continue to be designated as a major employment and housing center due to its strategic location in the I-270 Corridor.

Specifically, the Plan recommends that:

- An 1150-acre Research and Development (R&D) Village be designated to offer a high quality environment not only for research and development firms, but also for offices, corporate headquarters, light manufacturing, and business support services. Residential development is also part of the R&D Village.
- The Shady Grove Life Sciences Center, part of the R&D Village, be designated on the proposed Land Use Plan as suitable for the Mixed-Use Planned Development (MXPD) Zone with emphasis on medically related and biotechnology uses.
- The Washingtonian property, adjacent to I-270 and also part of the R&D Village, be designated on the proposed Land Use Plan as suitable for the MXPD Zone and be developed as a "planned employment center" with offices, a small amount of retail development, and residential uses.
- Additional areas for office employment be provided near selected major highways.
- Significant areas of moderate-density residential development be provided both east and west of Shady Grove Road.
- Appropriate residential parcels be designated as receiving areas for TDR's, thereby implementing the recommendations of the County's Functional Plan for Preservation of Agriculture and Rural Open Space.

The development proposed in the Shady Grove West Area is keyed to the construction of certain roadways. A staging element is included to help assure that new development proceeds in concert with the construction of new roads.

#### AIRPARK STUDY AREA

This Plan assumes the continued operation of the Montgomery County Airpark at its present location and with its current general character. It recommends that the prospective development of surrounding residential and industrial land uses should not detract from its continued operation. A Task Force established by the County Council is assessing the importance of the Airpark and evaluating the desirability of its current location. The land use pattern proposed by this Plan should be re-examined in light of the findings of the Task Force.

Specifically, the Plan recommends that:

- The Revenue Authority and State Aviation Administration (SAA) prepare, with the assistance of local government officials and citizens, a detailed Noise Abatement Plan.

- Goshen Road be improved between Snouffer School Road and Oden'hal Road.
- Airpark Road Extended, a new road, be provided in the Upper Rock Creek area parallel to Muncaster Mill Road between MD 124 and proposed Shady Grove Road Extended.
- A convenience retail shopping center, at least ten acres in size, be provided along existing MD 124 to serve existing and future residential development.
- Low-intensity light industrial development be shown for the property north of Snouffer School Road and east of the Green Farm Conservation Park because of its proximity to the end of the airport runway.
- Several residential parcels be recommended as receiving areas for TDR's, thereby implementing the recommendations of the County's Functional Plan for Preservation of Agriculture and Rural Open Space.

#### SMOKEY GLEN STUDY AREA

This is an environmentally sensitive area north of MD 28 near Seneca Creek State Park. The Plan recommends that:

- The area located northeast of Riffle Ford Road and adjacent to Seneca Creek State Park be shown for an average density of one unit per two acres. Clustering of residential units will be required to protect the environmentally sensitive areas.
- The land use for the area located west of Longdraft Road near Marmary Road be changed from half-acre residential (R-200) to two-acre (RE-2) minimum lot size to better protect this environmentally fragile area.
- The remaining areas (not considered environmentally sensitive) be confirmed as half-acre residential zoning.

#### OTHER RECOMMENDATIONS

- A portion of bike route P-32 be eliminated from the Master Plan of Bikeways.
- Bikeway routes be provided in a comprehensive bikeway system within the Planning Area.
- A transit easement be extended from Shady Grove to Gaithersburg, Germantown, and, ultimately, Clarksburg to provide a right-of-way for a future extension of bus or transit service.
- If appropriate, the areas outside the study areas which have not been rezoned into conformance with the recommendations of the 1971 Gaithersburg Vicinity Master Plan be rezoned into conformance through a Sectional Map Amendment.

This Plan reflects the land use and zoning proposals set forth in the Approved and Adopted Oakmont Special Study Plan (1982).