

Land Use and Zoning Recommendations

INTRODUCTION

This Chapter describes the Plan's land use and zoning recommendations. These recommendations support the "corridor city" designation of the Gaithersburg area expressed in the General Plan.

Much of the land in the Gaithersburg Vicinity Area either has been developed or has received development approvals. Only three areas have a significant amount of relatively contiguous vacant land or land subject to redevelopment. These are the areas where there are meaningful opportunities to influence physical growth and future development through the master plan process. Land use and zoning recommendations are presented by each study area; their boundaries are described below.

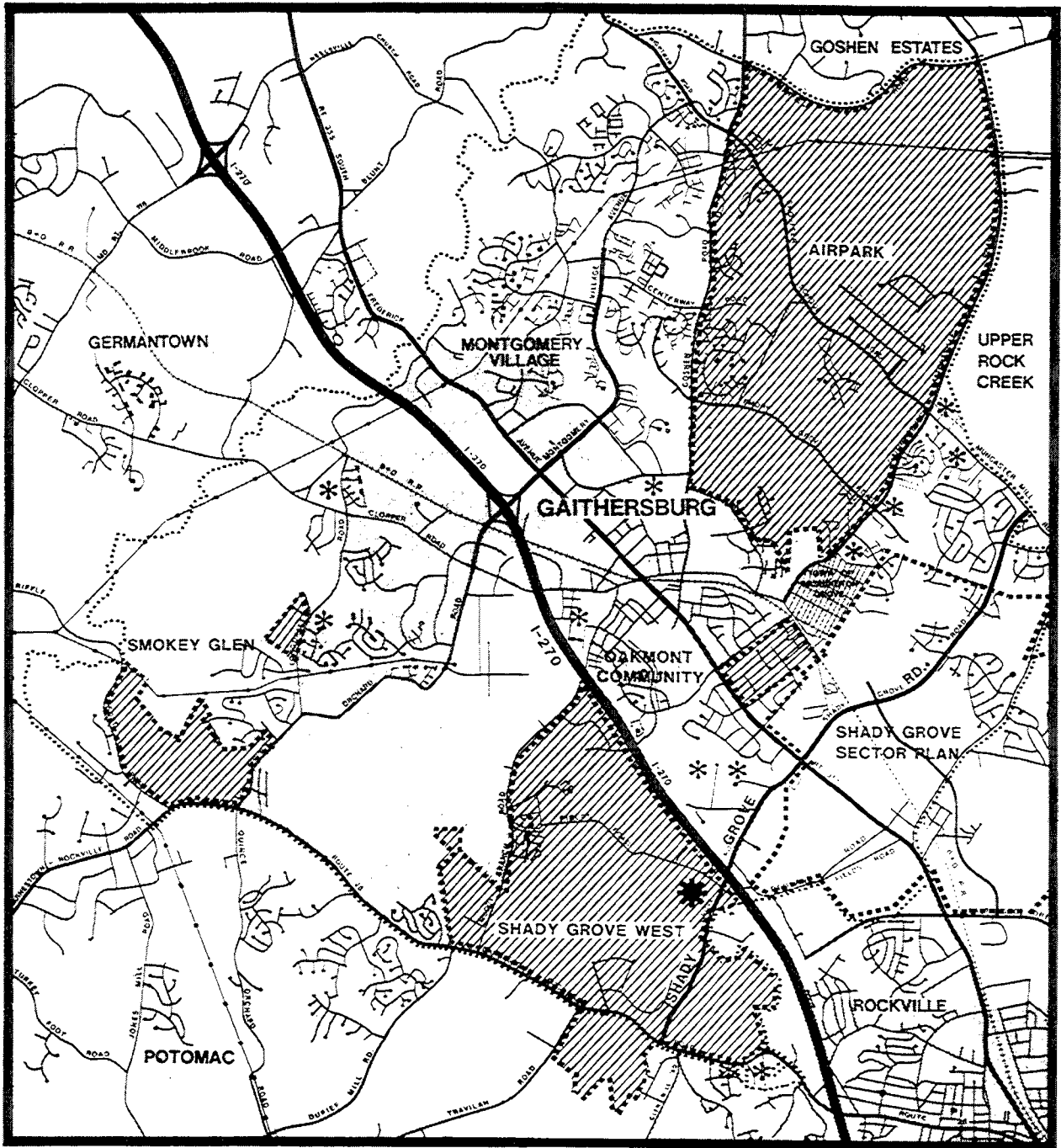
This Plan continues the recommendations of the 1971 Gaithersburg Master Plan for most of the land outside these study areas. Recommendations not confirmed for individual properties outside these study areas are also included in this chapter.

Boundaries of Study Areas



Study area boundaries are shown in figure 2.

The Shady Grove West Study Area is generally located between the cities of Gaithersburg and Rockville, and between I-270 and MD 28. Included in this study area are several properties south of MD 28 identified in the Master Plan for the Potomac Subregion for further study within the context of the Gaithersburg Vicinity Plan.

The Airpark Study Area centers around the Montgomery County Airpark. It extends south to the boundaries of the city of Gaithersburg and the town of Washington Grove and north to Warfield Road. The eastern and western boundaries



MAJOR STUDY AREAS

- Planning Area Boundary
-  Municipalities
-  Study Areas
- * Non-Contiguous Parcels (see text)

* See Shady Grove Study Area Master Plan

are MD 124 and Goshen Road, respectively. A small portion of the Rock Creek Planning Area east of MD 124 has been studied because it is affected by noise from the Montgomery County Airpark.

The Smokey Glen Study Area is an environmentally sensitive area north of MD 28 near Seneca Creek State Park.

Other properties which are located outside these three study areas and also discussed in this Plan include the Oakmont Area, the Washingtonian Industrial Area, and several individual, scattered parcels within the Gaithersburg Vicinity Planning Area.

The Oakmont Area lies between MD 355 and the B&O Railroad and southwest of the town of Washington Grove. Because it was not dependent on transportation studies which delayed action on the remainder of the Plan, the Oakmont Area was studied separately. A Special Study Plan, adopted in 1982, is available as a separate document. The Land Use Plan map is included in this Plan as well.

Relationship of this Plan to Municipal Planning Efforts

The Gaithersburg area consists of Planning Areas 20 and 21. (See figure 1.) The Gaithersburg Vicinity Master Plan covers Planning Area 20, which represents the land under the jurisdiction of the County. Planning Area 21 embraces the city of Gaithersburg and also the town of Washington Grove. The city of Rockville is designated Planning Area 28.

As the cities of Gaithersburg and Rockville and the town of Washington Grove have their own powers of planning and zoning, this Plan makes no land use recommendations for these areas. This planning effort, however, has taken note of the planning policies and development in these jurisdictions and has involved the planning staffs and officials of these jurisdictions.

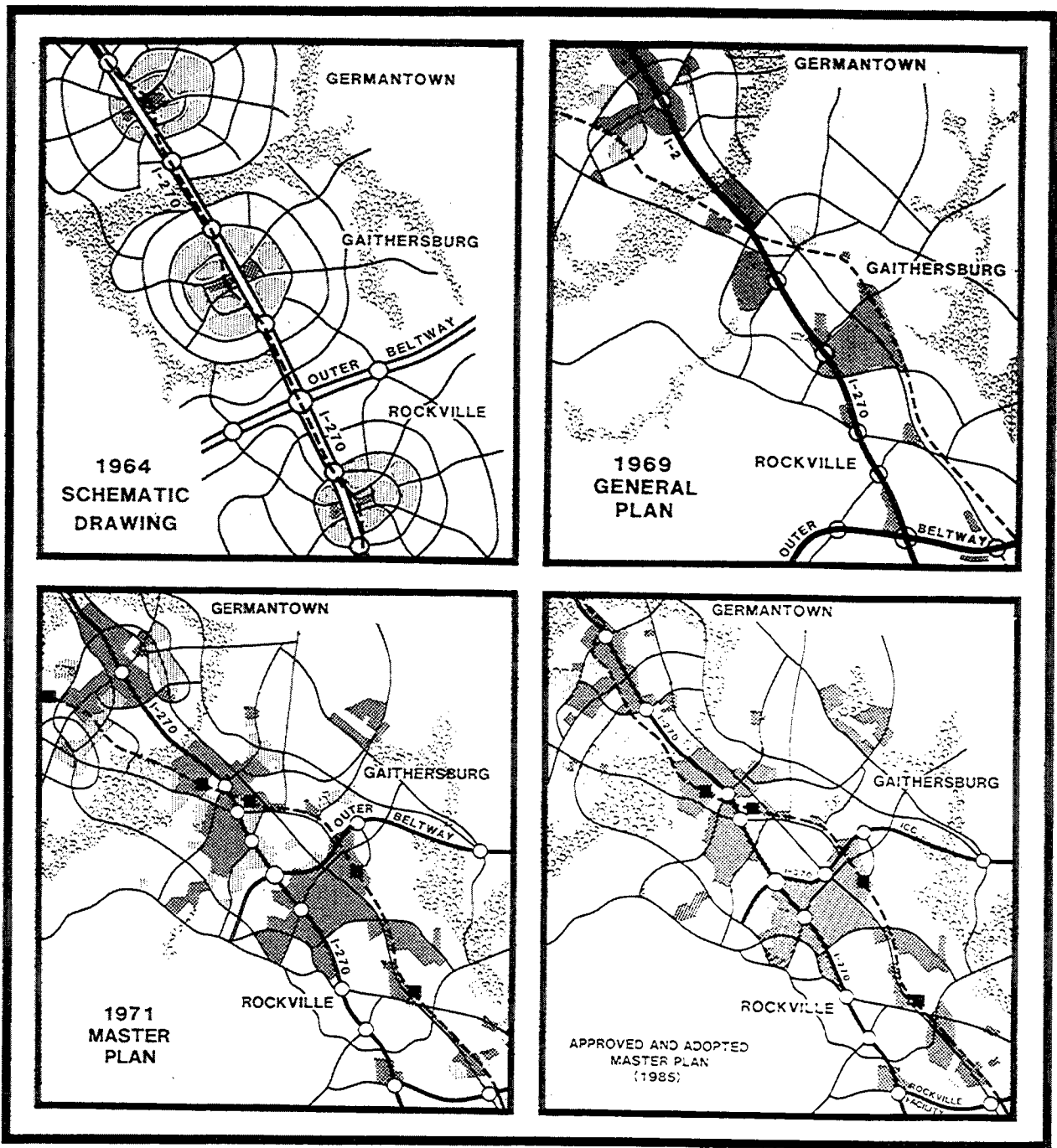
Relationship of this Plan to the County General Plan

This Plan has been guided by the County's General Plan of 1969. The General Plan encourages a pattern of "wedges and corridors" --concentrated development along the urban transportation corridors with low-intensity and agricultural uses within the wedges. It designates the Gaithersburg area as one of several "corridor cities" along I-270. Diagrammatically, a "corridor city", as originally envisioned, was to have a single center of employment and shopping activities surrounded by residential development. (See figure 3.) The residential area decreased from high-density, adjacent to the core, to low-density, at the edge of the "corridor city."

Several events have occurred since the late 1960's to alter this idealized diagram for a "corridor city." The extensive mass transit system envisioned in the General Plan has not materialized. Many employment centers have located away from the core of the "corridor city." The roadway network proposed in the General Plan has been modified over time.

Despite these events, the principal purposes and objectives of the "wedges and corridors" concept are still valid. The Gaithersburg Vicinity incorporates these purposes and objectives in the following manner:

- Residential densities are highest near the center of the area, closest to I-270, and lower along the edges of the Planning Area;



CORRIDOR CITIES DIAGRAMS



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Fig. 3

- Higher density development is channeled to areas of high accessibility by private automobile and public transit; and
- New residential communities proposed in the Plan are planned with a variety of housing types with local shopping and educational and recreational facilities.

This Plan includes land (the Percon property) which lies south of MD 28 in the "wedge" area. The General Plan proposes low-density residential uses here, but this Plan proposes a Research and Development (R&D) park as an alternative. A future Gaithersburg Vicinity Master Plan Amendment will examine in more detail the relationship of an R&D park to the goals and objectives of the General Plan for this portion of the "wedge" area.

Land Use and Density Recommendations

This Plan follows the established practice of master plans for Montgomery County by providing zoning recommendations for base densities for each parcel or tract of land and indicating in the land use recommendations optional zones or densities. The zoning recommendations for base densities are for euclidean zones, in which the property owner may develop, as a matter of right, up to the maximum density prescribed by the zone if the development conforms to the development standards of the zone. These euclidean zones do not require site plan review by the Planning Board and it is intended that they be applied by Sectional Map Amendment following the approval of the master plan.

The optional zones and densities shown on the Land Use Plan are those which may be obtained either by approval of a floating zone for the property or by the use of transferable development rights (TDR's). Those floating zones which do not require approval of a development plan at the time of the approval of the zoning application may be, at the request of the property owner, applied by the Sectional Map Amendment. The planned development zones and certain other floating zones require the submission of development plans to demonstrate how the applicant intends to enhance the development with increased public and private amenities and a more efficient, creative approach to design and form. In these zones, the County Council addresses issues of compatibility, attractiveness, environmental protection, and the provision of public amenities in reviewing the development plan; the Planning Board addresses these issues in somewhat greater detail in reviewing the site plan.

Another form of optional density shown on the Land Use Plan is the use of TDR's. The Functional Master Plan for the Preservation of Agriculture and Rural Open Space restates and reinforces the policy of the County to encourage the preservation of agricultural uses, woodland, and open space. For property classified in the Rural Density Transfer Zone (RDT), the owner may sell transferable development rights equivalent to one development right for each five acres of RDT property. Land designated as appropriate for TDR receiving areas in the Gaithersburg Vicinity Plan and other master plans may be developed at the higher density shown by the use of TDR's equivalent to the difference between the base density and the increased density. When the TDR's from a particular parcel of RDT land are utilized, a perpetual easement is recorded on the RDT land to assure that it will be retained in the agricultural and open space uses.

The densities indicated in the text and on the land use and zoning recommendations are the maximum permissible without the bonus for inclusion of

moderately-priced dwelling units (MPDU's). The recommended base density is that zone which represents the best use of the land if no increased optional density is desired or sought by the owner. The recommended optional densities represent the upper limit that appears to be appropriate for the parcel, taking into account the environmental considerations, overall transportation capacity, and relationship to adjacent properties. It is important to emphasize that the optional density is an upper limit and in many cases may not be achieved in its entirety because environmental or compatibility considerations preclude it.

In residential zones, a minimum 12.5 percent of all units in subdivisions with 50 or more units must be MPDU's. In such cases, a density increase of up to 20 percent is permitted and optional development standards and unit types may be utilized.

A summary of base and optional zones proposed in this Plan is shown in table 1.

SHADY GROVE WEST STUDY AREA

This is one of the few areas in the I-270 Corridor with a large amount of vacant land suitable for employment and residential development which is close to I-270, a proposed Metro station, and the center of the County. The strategic location along the I-270 Corridor, the nature and character of existing development, vacant land, ownership patterns, and the opening of the Shady Grove Metro station, make the Shady Grove West Study Area an extremely important area for updated master plan guidance.

The ultimate development of the Shady Grove West Study Area will involve a long period—perhaps 20 years—of build out. However, the current market dynamics are creating significant pressure for early initiation of that development. The I-270 Corridor has experienced a surge of development over the past ten years. During the 1970-80 period, 70 percent of the total increase in the County's population was in the Gaithersburg area. Two factors accounted for this large percentage: (1) the population gain within the Gaithersburg area was almost 40,000 residents; and (2) population losses in the County's inner-suburban ring, represented by such areas as Bethesda, Silver Spring, and Wheaton.

During 1970-80, the Gaithersburg area housing inventory grew from 7,100 units to 22,800, a gain of over 15,700 units, representing an annual average increase of nearly 1,600 units. This gain represents nearly 35 percent of the total 1970-80 inventory gain for the entire County.

Forecast for the next decade project a continuation of this trend. The I-270 Corridor has been planned to absorb a substantial amount of growth. The issues addressed by this Plan include the form this growth should take and the relationship of new development to available public services.

Land Use Plan Objectives

The following points describe the objectives of the Shady Grove West Land Use Plan:

- To continue the 1971 Gaithersburg Vicinity Master Plan designation of the Shady Grove West Study Area as a major housing and employment resource area in the County;

TABLE 1
SUMMARY OF ZONING CLASSIFICATIONS
DISCUSSED IN THE LAND USE AND ZONING CHAPTER¹

Zone	Minimum Lot Size/ Major Use	Average Dwelling Unit Per Acre	Maximum Density, ² (Units Per Acre) Building Height
<u>BASE OR EUCLIDEAN ZONES</u>			
RE-2	2 acre	.40	0.5
RE-2C	25,000 Square Feet	.40	0.5
RE-1	1 acre	1.00	1.0
R-200	20,000 Square Feet	1.85	2.0
R-90	9,000 Square Feet	3.45	3.6
R-60	6,000 Square Feet	4.40	5.0
R-30	Apartments	12.25	14.5
R-20	Apartments	16.76	21.7
R-10	High-rise Apartment	33.16	43.5
C-1	Local Convenience Retail		30 feet
C-2	General Commercial		42 feet
C-4	Limited-Intensity, Highway Commercial		
I-1	Light Industrial		42 feet
I-4	Low-Intensity, Light Industrial		42 feet
<u>OPTIONAL OR FLOATING ZONES</u>			
R-T	Townhouses (6 to 12.5 units/acre)		
R-H	Apartments (up to 43 units/acre)		
R-MH	Residential, Mobile Home Park (7 units/acre)		
O-M	Office Buildings (5-7 stories)		
C-3	Highway Commercial (3 stories)		
I-3	Industrial Park (100 feet height limit)		
P-N	Planned Neighborhood		
T-S	Town Sector		
P-D	Planned Development		
MXPD	Mixed-Use Planned Development		

¹ The Montgomery County Zoning Ordinance gives the specific provisions for each zone. In certain instances, dwelling unit types and building heights may be changed.

² Densities indicated are the maximum permissible without the bonus for inclusion of Moderately Priced Dwelling Units (MPDU's). These densities do include the cluster option where applicable. Maximum density can only be obtained on land with dedicated rights-of-way and the capability to accommodate required lot sizes. Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted.

- To establish an "R&D Village";
- To maintain the character of existing neighborhoods surrounding the Shady Grove West Study Area by providing compatible uses in the Shady Grove West Study Area;
- To provide the opportunity for people, as much as possible, to live and work in the same community, thereby creating more efficient use of transportation systems, public facilities and amenities, and reducing the amount of work trip miles;
- To create a distinctive identity and image for an area which currently lacks any cohesive land use pattern;
- To assure that new structures on large tracts of land relate to and are compatible with an overall concept plan for Shady Grove West;
- To encourage integrated, multi-use activity centers rather than unrelated, single-use development sites;
- To locate these activity centers so they can be easily linked to Metro via bus lines or benefit from public and private paratransit programs;
- To create a pedestrian environment and provide amenities which are accessible to both employees and residents;
- To assist in attracting medically related activities and biotechnical organizations to the Life Sciences Center; and
- To provide a clear differentiation between the regional road network and the local road system.

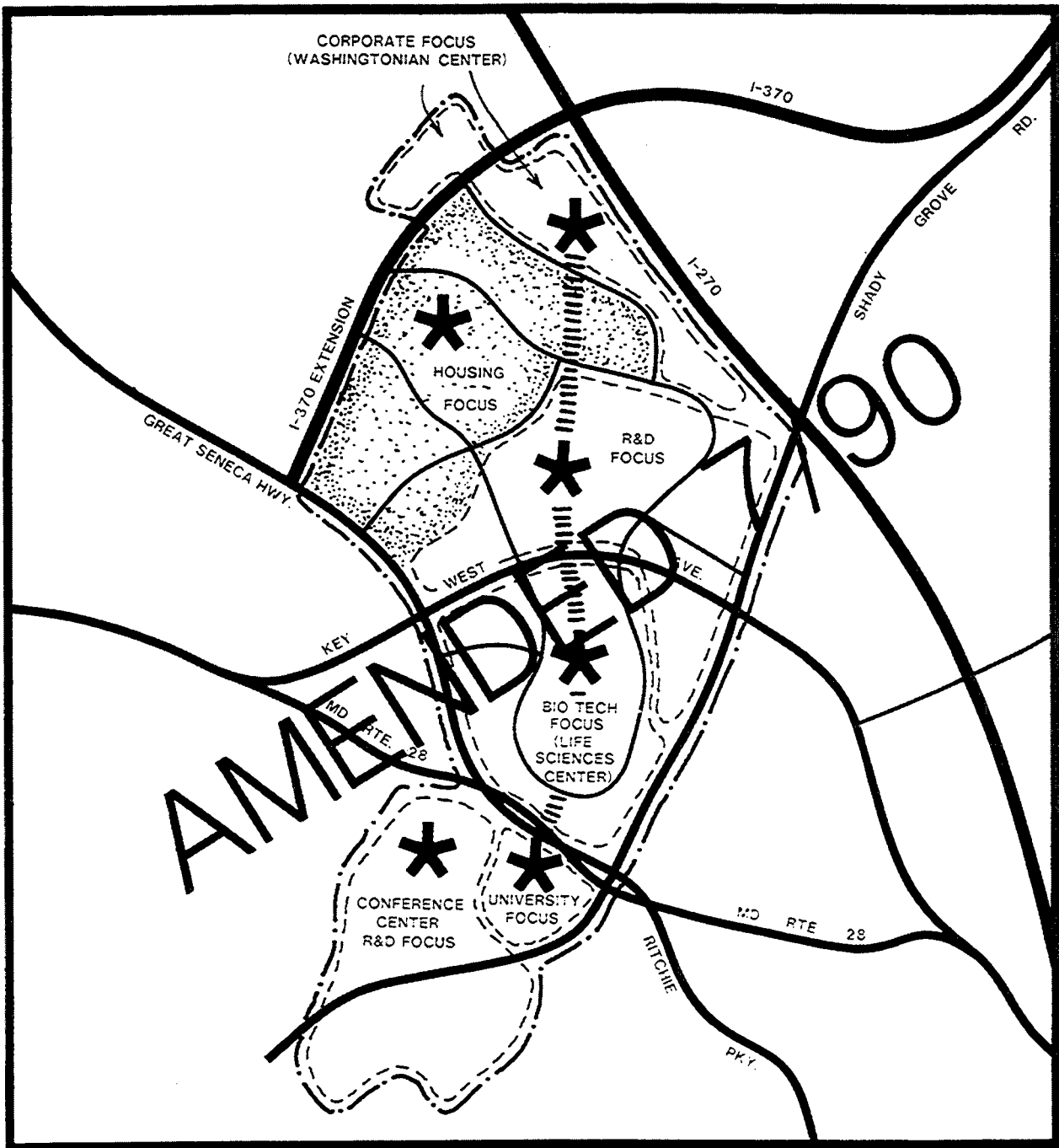
Overview of Land Use Plan

This Plan recommends that the majority of Shady Grove West be designated a "Research and Development (R&D) Village." (See figure 4.) 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 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, and Metro). This area also offers a tremendous opportunity to create an



SHADY GROVE WEST AREA - R&D VILLAGE CONCEPT

- Village Boundaries
- ||||| Linear Open Space Feature
- Residential Focus

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Fig. 4

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.

Small scale retail uses are encouraged in employment areas to serve office and residential uses within the R&D Village.

The Washingtonian property, the Life Sciences Center, and commercial-office properties along Shady Grove Road encompass approximately 600 acres. This Plan supports designating additional acreage for employment uses, but the amount, density, and type of uses will be determined as part of a future Master Plan Amendment. (See next section for description of Amendment.) Until that time, the existing R-200 zoning of key parcels in the R&D Village area will continue.

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 Master Plan Amendment discussed earlier. 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.

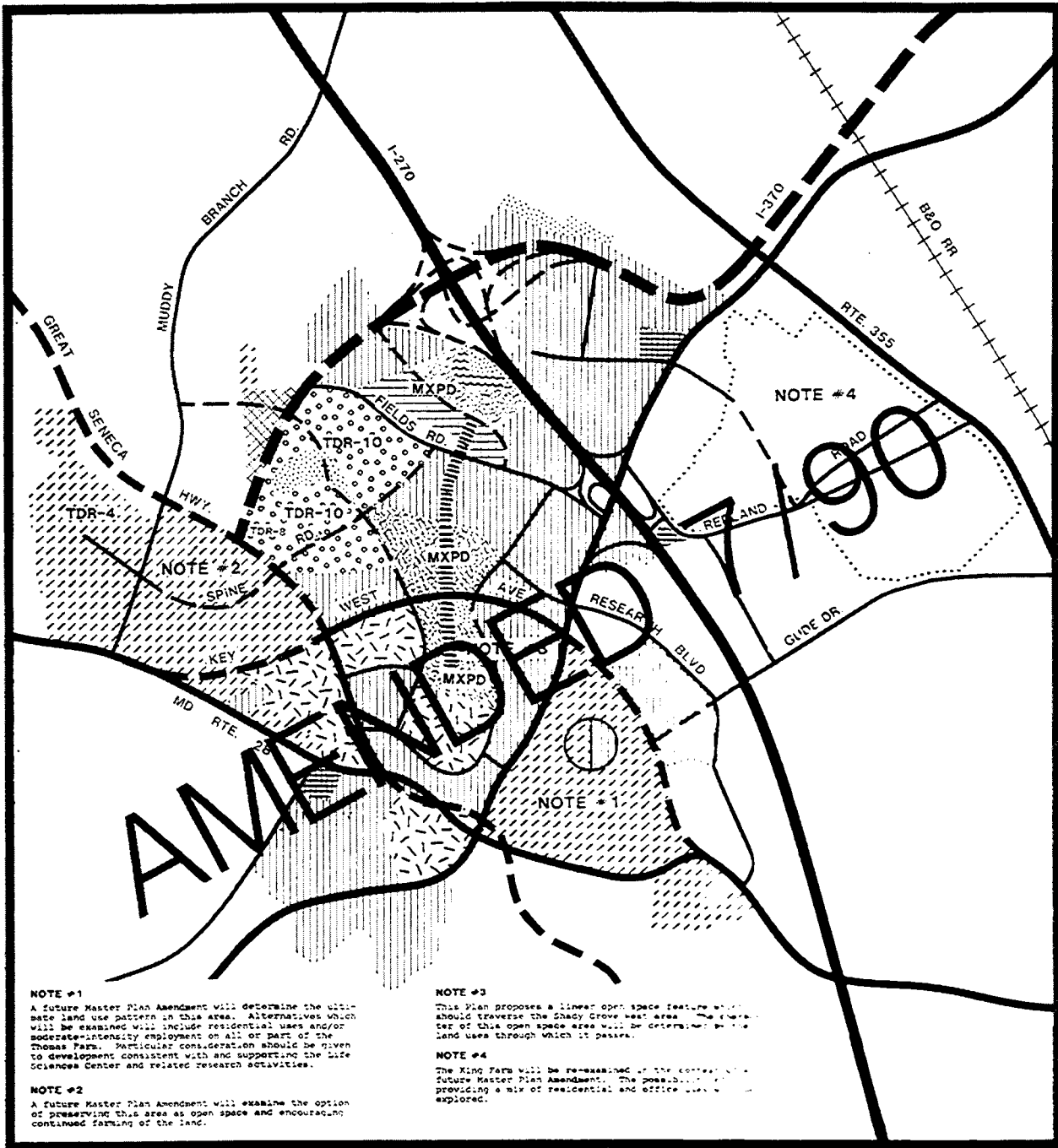
Two portions of Shady Grove West lie outside the R&D Village. These areas will form the transition between the R&D Village and existing suburban neighborhoods along MD 28.

The Land Use Plan (see figure 5) and Generalized Zoning Plan (see figure 6) implement the R&D Village Concept.

Need for a Future Master Plan Amendment

Many properties in the Shady Grove West Area are proposed to be re-examined as part of a future Master Plan Amendment. (See figure 7.) 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;



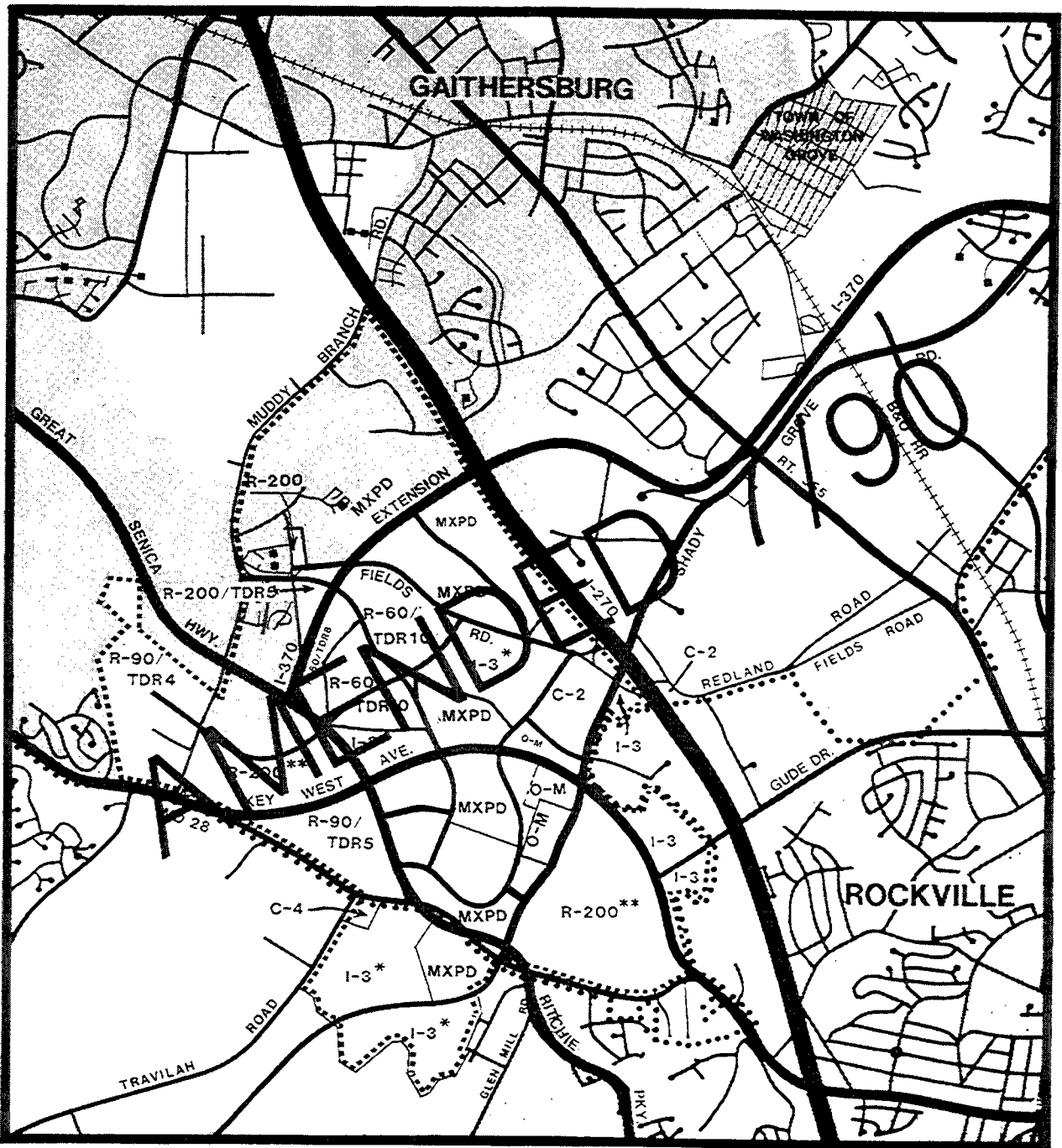
SHADY GROVE WEST AREA - LAND USE PLAN CONCEPTS

<p> 2-4 Units Per Acre</p> <p> 5-6 Units Per Acre</p> <p> 10plus Units Per Acre</p>	<p> Apartments</p> <p> Commercial Retail</p> <p> Low Moderate Intensity Employment</p> <p> Public & Quasi-Public</p>	<p> High Intensity Office</p> <p> Conservation / Open Space</p> <p> Lake</p>
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NORTH

Fig. 5



SHADY GROVE WEST AREA - GENERALIZED ZONING PLAN

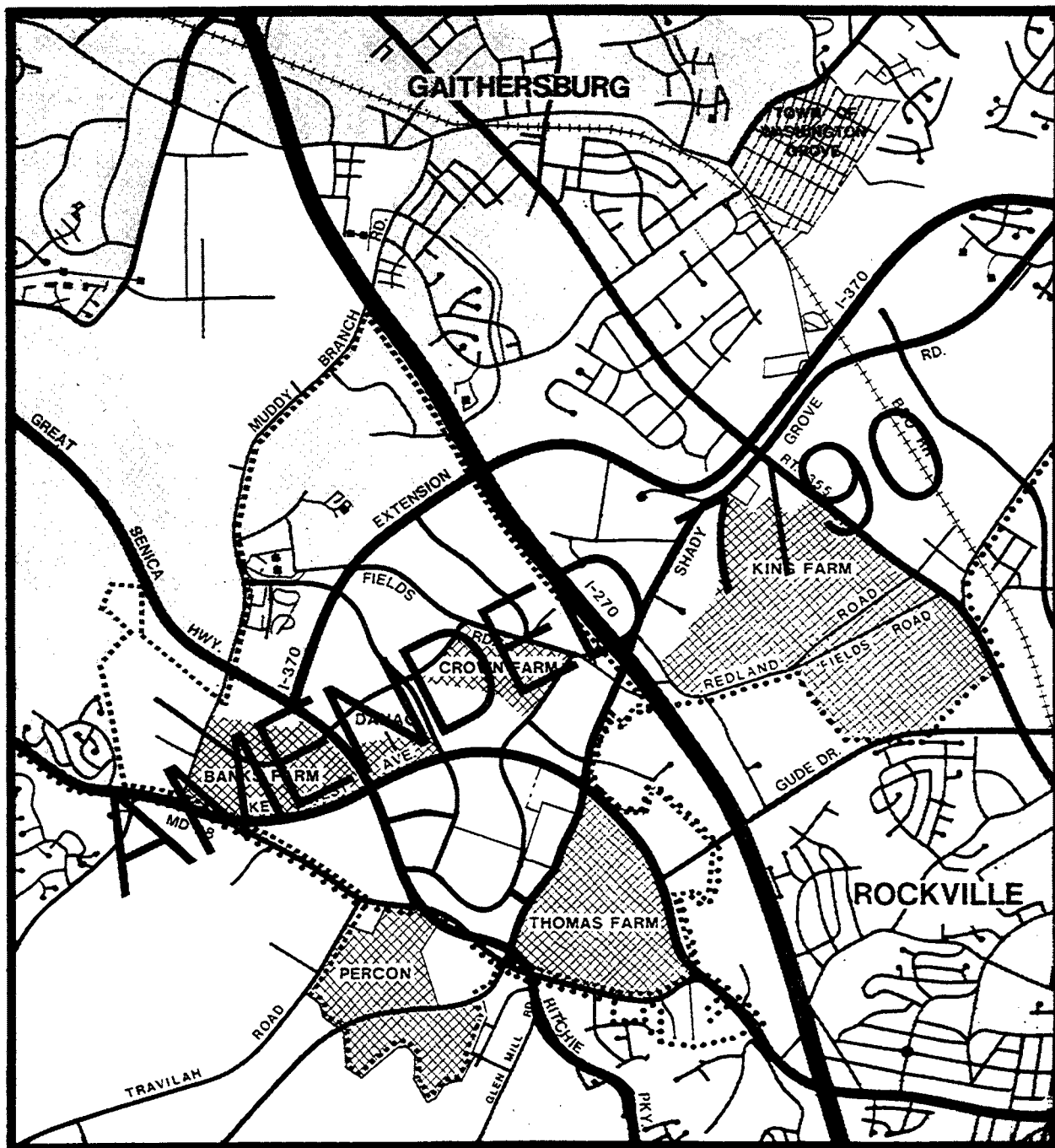
- * Rezoning From R-200 To I-3 Will Not Occur Prior To A Master Plan Amendment
- ** Alternative Zones Will Be Considered As Part Of A Future Master Plan Amendment (see text)
- Study Area Boundary

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Fig. 6



**SHADY GROVE WEST AREA -
PARCELS SUBJECT TO FUTURE MASTER PLAN AMENDMENT**

-  Municipalities
-  Parcels Subject To Future Master Plan Amendment
-  Study Area Boundary

- 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 re-examine 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; and
- The need to monitor the progress of the cities of Rockville and Gaithersburg in establishing and implementing a staging program. Whether the cities will adopt such a program will influence the amount and timing of future development in Shady Grove West.

A future comprehensive 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 two planned roadways: I-270 widening and the extension of Key West Boulevard from Gude Drive to MD 28; and
- Project planning studies for MD 28 in accord with Master Plan recommendations are completed.

LAND USE AND ZONING RECOMMENDATIONS BY DISTRICT

For planning purposes, the Shady Grove West Area has been divided into several districts, as shown in figure 8. More detailed analysis areas are shown in figure 10.

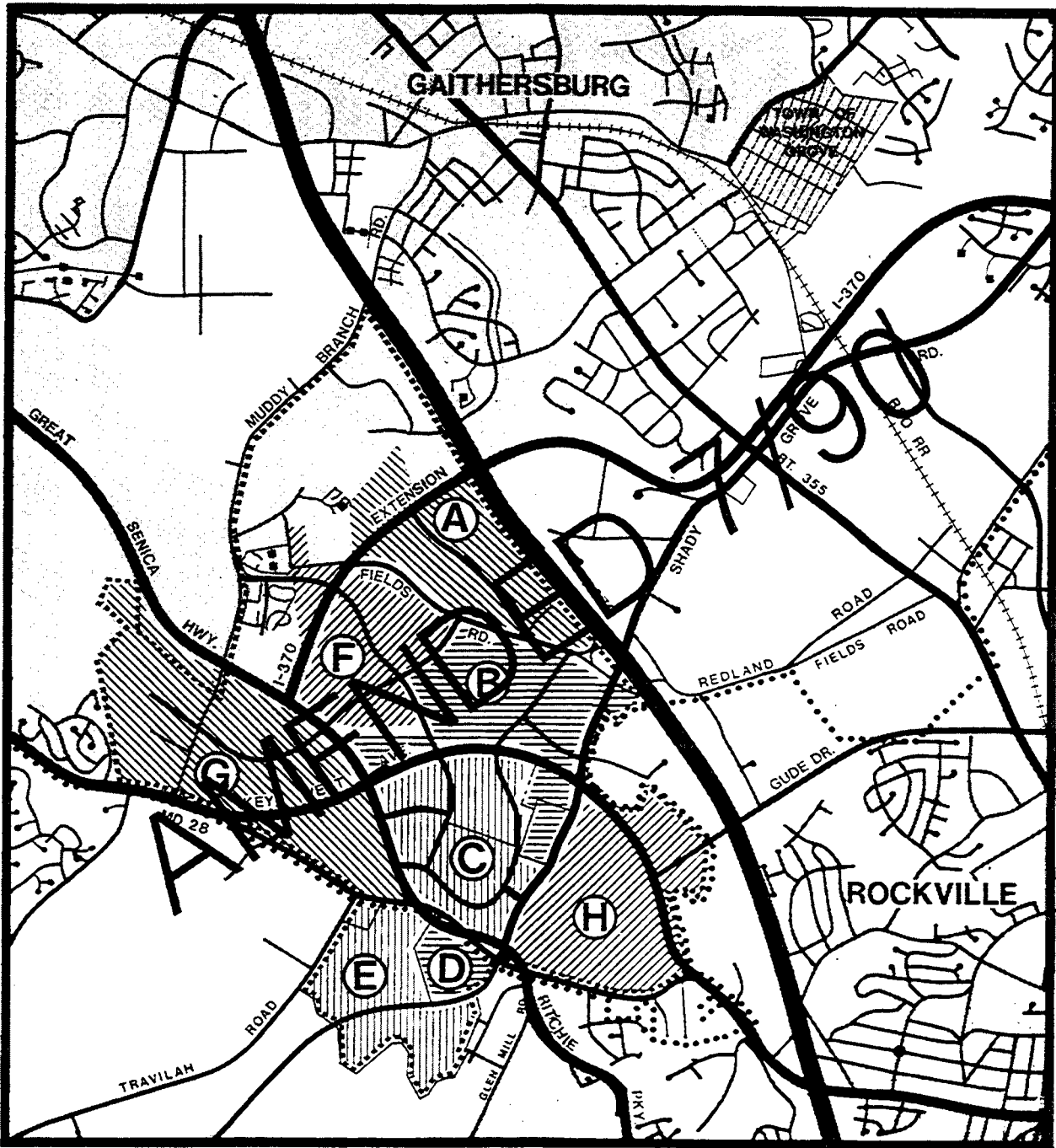
The R&D Village, which consists of approximately 1,150 acres, includes the following districts:

- A. Corporate District
- B. R&D District
- C. Bio-Technology District
- D. University District
- E. Conference /R&D District
- F. Residential District

The transition areas at the edges of Shady Grove West comprise the following districts:

- G. MD 28 Residential District
- H. Residential/R&D District (Thomas Farm)

Land use and zoning recommendations are presented by district.



SHADY GROVE WEST AREA - DISTRICTS

(A-F) R&D VILLAGE

- (A) Corporate District
- (B) R&D District
- (C) Bio-Technology District
- (D) University District
- (E) Conference Center District
- (F) Residential District
- (G) MD. 28 Residential District
- (H) Residential / R&D District (Thomas Farm)

..... Study Area Boundary



R&D Village Districts

A. Corporate District

This district, comprising the Washingtonian Country Club, contains approximately 217 acres, most of which is vacant or available for redevelopment. It is bordered by I-270 on the north, the city of Gaithersburg limits on the northwest, Shady Grove Road on the east, and Fields Road on the south. The district will have access to I-370 at its northern edge.

Existing development includes the 97-room Quality Inn Motel and restaurant, the Washingtonian Country Club, and a Gulf service station.

The Corporate District is a key element in the overall development plan for Shady Grove West. This area is well suited for high-intensity office development for several reasons.

- This area is one of the most noise impacted areas in the Planning Area. The Plan recommends locating non-residential structures between I-270 and residential areas.
- With the completion of I-370, this area will have excellent access and visibility from the I-270 Corridor and is within two miles of Metro.
- The large acreage and ownership patterns on this site make it highly suitable for the Mixed-Use Planned Development (MXPDP) Zone, which permits large scale, comprehensively planned projects staged over an extended period of time and carefully controlled by site plan review procedures.

Because of the importance of the Corporate District to this Plan, the site has been carefully studied. The Plan proposes the MXPDP Zone because it presents the County with the best opportunity to re-develop this key parcel to the greatest advantage.

Approval of the MXPDP application would be conditional on the applicant's meeting numerous design guidelines. These guidelines should include, but are not necessarily limited to, the following:

- Provide prestige "signature" office or research and development buildings;
- Respect the existence of the Washingtonian Tower and other adjoining communities in terms of site design quality and provide a vegetative buffer on the western edge of the Washingtonian Tower property;
- Mitigate the effects of noise from proposed I-370 through design and construction techniques;
- Provide vehicular access via the proposed loop and spine roads;
- Locate prestige "signature" buildings in the northwest portion of the site;
- Encourage decked or underground parking;

- Enhance existing ponds and landscaping;
- Retain or relocate existing vegetation to other areas on-site or along existing Fields Road;
- Retain trees along edge of proposed ramp from eastbound I-370 to southbound I-270;
- Locate the major focal-point building complex between the Washingtonian Tower and the existing motel;
- Encourage conference and hotel facilities;
- Encourage an interrelated development of office and residential uses; up to 1500 residential units are envisioned by the Plan if residences are integrated throughout the site. The number should be reduced to approximately 750 units if residential development only occurs southwest of the Washingtonian Tower;
- Locate residential uses at a maximum density of 70 dwelling units per acre southwest of Washingtonian Tower;
- Encourage a variety in the types and price range of residential units; and
- Encourage a variety of heights in office and residential structures with highest intensity near the linear open space feature.

The 209-unit Washingtonian Tower Condominium is located on property zoned R-10. No change is proposed in this zoning. Pedestrian access from this parcel to the newer development must be provided.

Base and Optional Zones: The Plan strongly encourages the development of the Corporate District in accord with the MXPZ Zone as the preferred method of development. The Plan recommends that new development not exceed a floor area ratio (FAR) of .75 over the entire site.

In the absence of an MXPZ application, the Plan recommends other optional zones for this area. They include R-H (Residential, High-Rise) and I-3 (Industrial Park). These zones require the property owner to submit to the Planning Board a detailed site plan showing how the property will develop. These zones may be requested by the developer at the time of Sectional Map Amendment.

B. R&D District

This district consists of a number of properties fronting Shady Grove Road, most of which are developed or committed to development, and several larger tracts of vacant land north of Key West Boulevard.

Area B-1 (a portion of the Crown Farm) comprises 82 acres. Now being farmed, this land is recommended for Low- to Moderate-Intensity Employment. Although the Zoning Plan shows I-3 for this property, re-zoning will not occur until a Master Plan Amendment is adopted. (See earlier discussion.)

Area B-2 is 45 acres in size and is presently zoned O-M (Office-Moderate

intensity). The Plan recommends no change to the present O-M zoning for this parcel. The Plan does recommend an alternative optional zone for the property (MXPB) to encourage the owner to develop a mixed use center which would include some retail and residential as well as office uses.

The Plan establishes criteria for the granting of the MXPB application. The applicant will be expected to follow several design guidelines including, but not necessarily limited to, the following:

- Provide a pedestrian crosswalk midway between the proposed loop road intersections on Key West Avenue to allow for a connection from the commercial center to the Life Sciences Center mall extension to the south;
- Provide office/commercial uses on the central portion of site (south of stream);
- Provide a stormwater management pond upstream from the intersection of the existing water line and stream;
- Retain existing trees in proposed housing areas, to the extent possible;
- Provide a pedestrian connection to the eastern portion of Area B-3 (northeast of pond);
- Provide a pedestrian connection west across the loop road, approximately at its intersection with existing Decoverly Hall Road; and
- Provide vehicular access on both sides of the site from the loop road (encourage medians for left-turn lanes).

AMENDED 7/90

Area B-3 (4 acres) contains a single-family residence and adjoins Area B-2, which is zoned P-1. The western edge of the property is traversed by the proposed loop road. The Plan recommends medium-density (R-60 Zone) for this area, which is currently zoned R-200. The Plan designates the property for a TDR-10 option. The TDR-10 density is consistent with the existing and planned office/employment and moderate-density residential uses on the adjacent and surrounding areas.

The Plan encourages joint development of this parcel with Area B-2 in accord with the MXPB Zone.

The Plan establishes guidelines for future development. They include:

- Protecting the northern edge of the property which lies along a stream valley, and
- Providing a possible stormwater management pond east of an existing water line (that lies at the confluence of the stream).

Area B-4 (35 acres) fronts Key West Avenue. It is an important transition parcel in that it adjoins land to the north recommended for medium-density residential development.

A future Master Plan Amendment will determine the appropriate mix and intensity of employment uses. Maintaining an appropriate "edge" or buffer adjoining the residential area to the north will be a Plan Amendment concern.

Although the Zoning Plan recommends I-3 for this property, re-zoning from R-200 will not occur until a Master Plan Amendment is adopted.

Area B-5 (41 acres) is zoned C-2 and O-M.

Several office buildings with a combined floor area of 750,000 square feet have been approved and are under construction.

A small portion of the area (4 acres) has not yet been approved for development. Since it is zoned O-M (Office-Moderate Intensity), a site plan will be required before development is approved. The developer should prepare an overall design plan for this and the portion of the property now being developed to guide and coordinate the size, scale, character, and intensity of development.

The following design criteria should guide the preparation of an overall site plan for Area B-5:

- Utilize the south portion of the site for a stormwater management facility;
- Encourage access from proposed Omega Drive;
- Provide a connection to the interchange off-ramp from southbound I-278 as required by the County Department of Transportation and State Highway Administration;
- Limit development to four stories in height and a B.5 FAR; and
- Provide a pedestrian connection to abutting parcels.

Area B-6 is 16 acres and fronts Key West Avenue. The Plan recommends no changes to the office employment land uses and the O-M zoning in this area.

At present, Decoy Hill Road provides access to existing office and retail uses (Bank of Bethesda, BNA publishing). Access to BNA will ultimately be via Key West Avenue (MI 28 Relocated), and for the bank, Shady Grove Road.

In addition, the Plan recommends that any future development of the BNA property should have access from Omega Drive.

Area B-7 (12 acres) is zoned for moderate intensity office uses (O-M Zone) except for a small portion of the property zoned R-200. The Plan recommends changing the R-200 Zone to the O-M Zone to allow for the proposed office development.

Area B-8 (24 acres), located along Shady Grove Road, is currently zoned R-200 and includes several scattered single-family residences. The Plan recommends moderate-intensity office uses (O-M Zone) for this area because of the extensive road frontage and to accommodate office uses related to the Life Sciences Center. Approval of site plans will be guided by several design criteria. These include:

- Compatibility with design guidelines for the Life Sciences Center site;
- Provide access from the Life Sciences Center proposed loop road; and
- Provide extra landscaping along Shady Grove Road to screen parking located at the rear of buildings facing the proposed loop road.

Rezoning will not occur prior to a Master Plan Amendment in accord with the Staging Plan recommendations. Rezoning should await completion of a Development Plan for the Life Sciences Center to help assure development which is compatible with the Life Sciences Center.

Area B-9 (11 acres) contains several scattered low-density, single-family homes currently zoned R-200. The majority of this area is proposed as part of the proposed improvements to the interchange of Shady Grove Road and I-270. The Plan recommends employment uses for the balance of the property.

C. Bio-Technology District

This District contains the Shady Grove Life Sciences Center (formerly called the Montgomery County Medical Center) and other institutional uses.

Area C1 (211 acres) consists entirely of the Shady Grove Life Sciences Center. The County would like to attract a wide range of bio-medical industries and a university-affiliated research center to the Shady Grove Life Sciences Center.

Existing facilities include: Shady Grove Adventist Hospital, Psychiatric Institute of Montgomery County, Ambulatory Care Office Building, the central heating and cooling plant, fire station, and State of Maryland facilities.

When completed, the complex will contain a mixture of medical, educational, research, and supporting services to accommodate locations for new industries as well as the growth of existing life science research and development corporations and related industries. The amenities and support facilities include, but are not limited to: health and jogging facilities, green areas, restaurants, pedestrian space, and convenience retail facilities.

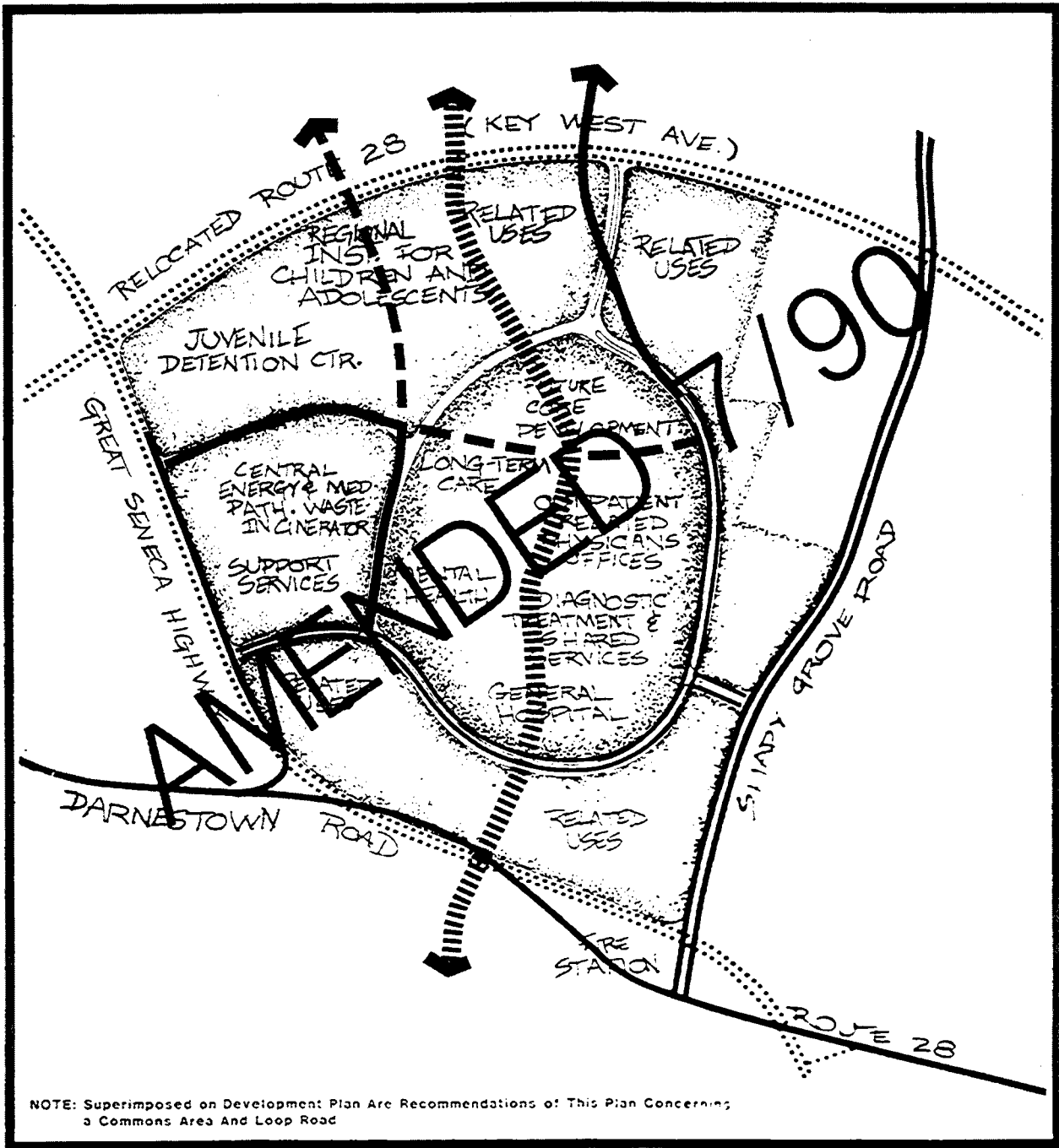
Development of the Shady Grove Life Sciences Center is guided by the Montgomery County Medical Center Development Plan, originally approved and adopted by the County Council in 1976. The Development Plan map is shown in figure 9.

Recently, the Medical Center Development Plan was amended to add several uses. They include:








- Speech, language, hearing, and physical therapy services;
- A retail establishment in the Ambulatory Care Office Building;
- Bio-medical research and development, and diagnostic and professional support services;
- Medical science and health care-related light assembly and production; and
- Scientific, medical, and health-related associations.

This Plan recommends that the Development Plan be re-examined for several reasons.

- The nature and scope of uses envisioned at the Life Sciences Center have substantially changed since 1976. The Development Plan text has



MONTGOMERY COUNTY MEDICAL CENTER DEVELOPMENT PLAN

-  Proposed Commons Area
-  Existing Roads
-  Proposed Road Extensions
-  Future Roads
-  Medical Core
-  Related Uses And Support Services
-  Private Property

SOURCE: Approved And Adopted Montgomery County Medical Center Development Plan Montgomery County Government February 1976



been amended to add additional uses, and even the name of the center has been changed to reflect a broader development scope (from Medical to Life Sciences Center).

- This Plan includes land use and design concepts which should be reflected in future development at the Life Sciences Center (e.g., a linear open space feature which extends the existing mall northward through the core area).
- A new zone has been developed (MXPD) which is appropriate for the Life Sciences Center. As an alternative to amending the Development Plan, the County should explore the advantages of applying for the MXPD Zone. Until that time, this Plan continues the existing R-200 Zone.

Because the Shady Grove Life Sciences Center is such an important part of the Shady Grove West Study Area, it merits a detailed design study separate from this Plan. The design study should be guided by the following land use objectives:

- Encourage the development of bio-medical research and development activities to enable the Life Sciences Center to become one of the finest medical research activity and care facilities in the nation;
- Encourage the development of the Life Sciences Center in accord with the MXPD Zone; until such time as an application is approved, the Plan recommends retaining the low density residential (R-200 Zone) category for the Life Sciences Center property;
- Retain floodplains and wet and erodible soils in their natural state;
- Provide a pedestrian oriented open space feature through the Life Sciences Center at the general location shown on the Land Use Plan map;
- Locate the pedestrian connection from the open space feature southward to the east side of the hospital;
- Provide pedestrian connections from the open space feature to outlying parcels;
- Continue to orient buildings close to the mall;
- Encourage mixed-use diversity and interdependence of functions on uncommitted land;
- Encourage mid-rise development of mixed uses adjoining Key West Avenue to provide visual focus and urban core for entire Life Sciences Center site;
- Encourage deck or underground parking to provide the opportunity for more landscaped areas and open space;
- Provide a location for a 200- to 400-room hotel/conference center in the core; and
- Encourage office/commercial and worker-related retail development east of the commons.

Area C-2 (22 acres) is not part of the Life Sciences Center complex but includes the State of Maryland facilities of the Noyes Detention Center and the Regional Institute for Children and Adolescents. The Plan recommends a continuation of the existing institutional land uses and the R-200 Zone which permits group residential facilities as special exceptions.

Area C-3 (7 acres) is the location of a temporary County fire station. A future, permanent fire station facility is planned for the site. The Plan recommends no change to the existing institutional land use or the R-200 Zone for the parcel. The MXPZ Zone is appropriate for this parcel, if ever redeveloped.

D. University District

Area D (50 acres) is undeveloped and was donated to the County by the Gudelsky Foundation for public use as a memorial to Isadore Gudelsky. The County Office of Economic Development is currently programming the tract for major educational or institutional uses. This designation is compatible with the objectives of this Plan.

The Plan recommends the continuation of the low-density, single-family use (R-200 Zone) wherein institutional uses may be permitted by special exception. The Plan designates that property as suitable for the proposed MXPZ Zone since it is part of the Life Sciences Center. The development of this area should be integrated in the development of the Life Sciences Center. The R-200 Zone should be retained until an application for the proposed MXPZ Zone is approved. The Medical Center Development Plan would follow the established mandatory referral procedures including site plan and other reviews. In the interim, development proposals should be followed in the same manner as they are for the Life Sciences Center. In any case, the projected traffic impact of any proposed uses need to be reviewed as would any development in the area.

The Plan recommends several design guidelines for the property.

- Extend Shady Grove Road along the southeastern border.
- Provide a pedestrian connection northward to the hospital path and to the mall.
- Provide a stormwater management site, if needed, at the southern tip of the property.
- Allow for the relocated right-of-way of proposed Great Seneca Highway/ MD 28.
- Provide for noise attenuation along MD 28 and Shady Grove Road.

E. Conference Center/R&D District

This District is approximately 178 acres in size. A conference center would be highly desirable in this vicinity to complement the Life Sciences Center north of MD 28 and the university campus planned for the adjoining Gudelsky tract.

Area E-1 (178 acres) is the recommended location of the conference center and the R&D industrial park. The major planning issue regarding this property is whether R&D uses should accompany a conference center since this area is designated as residential by the County's General Plan since it marks the beginning

of the rural "wedge" area of Potomac. The relationship of R&D uses to the General Plan recommendation must be explored in more detail as part of a future Master Plan Amendment. For this reason, this Plan designates Area E-1 for Low- to Moderate-Intensity Employment but recommends that the existing residential zoning (R-200) be continued until a Master Plan Amendment is completed. That Amendment will examine the appropriate mix, type, and intensity of residential and employment uses; the capacity of the Master Plan road network to accommodate such uses; and the relationship of employment uses to surrounding residential areas.

The Planning Board's environmental analysis indicates that this area has several development constraints. Limitations that must be dealt with in any development scheme include the lack of nearby water and sewer facilities, excessive stormwater runoff and sediment contributions, high noise levels along MD 28 and Travilah Road, and soils with severe erosion potential. Shallow bedrock is also evident in this area. For all of these reasons, only development that assures maximum amounts of open space and environmental sensitivity should be approved in this District.

The type and density of development in this area will depend on the availability of sewerage service. The use of pumping stations and force mains, which are not recommended as a general practice, may be permitted until and unless service can be provided through gravity sewers if the developer(s): (1) pay the capital and operating costs for these temporary facilities, and (2) agree to provide service on a cost-sharing basis to the Gudelsky tract (part of the Life Sciences Center) if requested to do so by Montgomery County. Without sewer service, only low-density residential development is feasible, since poor soils and shallow bedrock require large lots for septic systems.

If this major obstacle is overcome, development which maximizes open space on this site will be encouraged. The location of this property in the headwaters of Piney Branch requires that extensive land disturbance be avoided and impervious surfaces be kept to a minimum so that there is very little increase in sedimentation in the stream. Only development assuring the maximum amount of open space and environmental sensitivity should be approved for this district.

The realignment of Shady Grove Road south of MD 28 to intersect Travilah Road or Piney Branch Road will be explored during the Master Plan Amendment process. Regardless of the alignment selected, setbacks, berms, or barriers will be necessary to deal with the potential impact on residents of noise and dust caused by trucks hauling crushed stone along the new alignment to MD 28.

Area E-2 (7 acres) consists of a gas station, restaurant, and vacant lot located at the southeast corner of Travilah Road and MD 28. The Plan continues commercial land uses at this site but recommends changing the existing C-1 zoning to the C-4 Zone. The C-4 Zone allows low-intensity commercial development but, unlike the C-1 Zone, includes an option for an increased amount of floor area if a site plan is submitted to the Planning Board and approved.

F. Residential District

The 213 acres located in this district are recommended for residential uses to support the proposed economic development activities in the R&D Village. Now being predominantly used for agricultural activities, the district is situated between existing townhouse communities to the west, proposed MXPB areas to the north and south, approved office/commercial to the east, and proposed residential areas to the southwest.

Area F-1 (96 acres) is predominantly used for agricultural activities. There are several agricultural buildings as well as one home. The Plan recommends medium-density residential uses (R-60 Zone) as the base density for this property, currently zoned R-200. The Plan further designates this area as a TDR receiving area, suitable for an optional density of up to ten dwelling units per acre (TDR-10). The proposed residential development on this site will help to provide housing opportunities for some of the future employees who will have jobs in the I-270/Shady Grove West Area.

Area F-2 (42 acres) is undeveloped and traversed by proposed I-370 Extended. It is located immediately east of the Warther tract, a medium-density residential subdivision in the city of Gaithersburg. The developer of Area B-6 is building on the Warther tract and intends to develop this area once the location of proposed I-370 Extended is finally determined. A portion of the area is severely affected by environmental constraints (roadway noise, highly erodible alluvial soils, and floodplains).

The Plan recommends medium-density residential land uses (R-60 Zone) for this area and an optional density of eight dwelling units per acre using TDR's. A density consistent with the adjoining Warther community could be achieved with future development clustered away from the environmentally sensitive areas. Achieving the maximum density under the TDR-8 option will depend on the dwelling unit type and size used on the site. The moderate-density residential development will provide housing to support the Shady Grove West Study Area's economic development activities.

The Plan recommends several design guidelines for the development of this area. They include:

- Providing a noise buffer for areas located along proposed I-370 Extended and Great Seneca Highway;
- Clustering housing east of the stream valley;
- Providing an attractive stormwater management facility; and
- Providing access for future housing through Area F-3 from the proposed spine road.

Area F-3 (54 acres) is generally undeveloped but interspersed with four scattered, single-family homes. Existing and planned land uses in the area are predominantly residential in character. The Plan recommends a medium-density residential land use (R-60 Zone) for this area, which is currently zoned R-200, and designates it as a TDR receiving area, suitable for a density of up to ten dwelling units per acre. This density is consistent with nearby land uses including office/employment, open space, and major roadway.

The Plan recommends that access to the property should be from the extension of the loop road and not from Decoverly Hall Road. Because of difficulties with the extension of the loop road, the County should agree to participate in acquisition of the remaining parcel in the future right-of-way. The loop road will replace old P-18 in the 1971 Gaithersburg Vicinity Master Plan.

The design guidelines for the development of this area include:

- Providing access solely from proposed spine and loop roads;

- Providing a possible stormwater management wet pond in the stream valley;
- Retaining a buffer of existing trees along proposed Great Seneca Highway and providing a noise buffer along proposed Key West Avenue;
- Protecting steep slopes along the north boundary and clustering density away from slopes; and
- Consolidating existing single-family units into future plans.

Area F-4 (17 acres) is an undeveloped area that lies immediately east of the city of Gaithersburg's Warther and Shady Grove Village townhouse communities. The Plan recommends keeping the existing single-family residential uses (R-200) and designates this area as a TDR receiving area, suitable for a density of up to five units per acre. The TDR-5 designation will provide for the same character of development as the surrounding medium-density uses. There is some uncertainty as to whether this density can be fully achieved, given the presence of the highway and the compatibility issues with the single-family units. This density increase is site specific and especially intended to serve the public purpose of implementing the Preservation of Agriculture and Rural Open Space Plan. Noise attenuation measures, such as buffer and planting along proposed I-70 Extended, should be encouraged.

A variety of dwelling types is encouraged.

Area F-5 (4 acres) is undeveloped and is bordered by the city of Gaithersburg corporate limits on three sides. The parcel adjoins the Shady Grove Village Condominium property. It should continue to be zoned for one-half acre residential uses (R-200 Zone). The Plan recommends retaining this wooded area for open space or passive recreational use or both. If this parcel develops in conjunction with other portions of the Brown Farm, the Plan encourages the developer to transfer, if possible, the density to those other portions.

Districts Outside the R&D Village

G. MD 28 Residential District

The proposed land use pattern in this District is residential. Existing or proposed residential development surrounds the District with only one exception: the County operated Public Services Training Academy.

This Plan proposes residential densities that allow detached and attached housing types and specifically recommends that a mix of both types be provided. Other portions of the Shady Grove West Study Area will provide apartments and higher-density attached units. This District is proposed as a transition to surrounding one-half acre and one-quarter acre lot subdivisions, so a greater proportion of detached housing is envisioned here than in other portions of Shady Grove West.

Area G-1 (158 acres) contains the Washingtonian National Golf Course and the Consumer Product Safety Commission (CPSC). It is adjacent to a portion of the Westleigh subdivision within the city of Gaithersburg.

The Plan recommends low-density residential uses (R-90 Zone) for this area. The Plan encourages the continuation of the public institutional use for the

Consumer Product Safety Commission but recognizes the probability of eventual alternative development. This Plan further designates this area as a TDR receiving area and recommends that it be allowed to develop to a density of four units per acre (TDR-4). This increased density can be attained only by the transfer of development rights from the Agricultural Reserve area of the County. This parcel lies within the Maximum Expansion Limits of the city of Gaithersburg, but the city has recently rejected an annexation request. (See Implementation Chapter for Annexation policy.)

The Plan recommends certain guidelines to help assure the compatibility of future development to surrounding uses. They include:

- Cluster housing to preserve natural features such as slopes, valleys, and ponds, and to avoid floodplains, steep slopes, and severely erodible soils;
- Retain trees at their present location. If this is not possible then they should be replanted on-site or selectively relocated to the proposed spine road;
- Provide noise abatement measures, if needed, along Muddy Branch Road;
- Create a dense buffer on the western boundary with evergreen trees;
- Retain a buffer of trees surrounding the CPS facility;
- Plant trees along MD 28 to enhance the present rural character and provide a psychological noise buffer. Selective use of landscaped berms may be necessary for noise mitigation;
- Provide access from the proposed spine road connecting across Muddy Branch Road from Area F-2; and
- To assure compatibility, encourage the development of 10,000-square-foot lots along the Westleigh boundary.

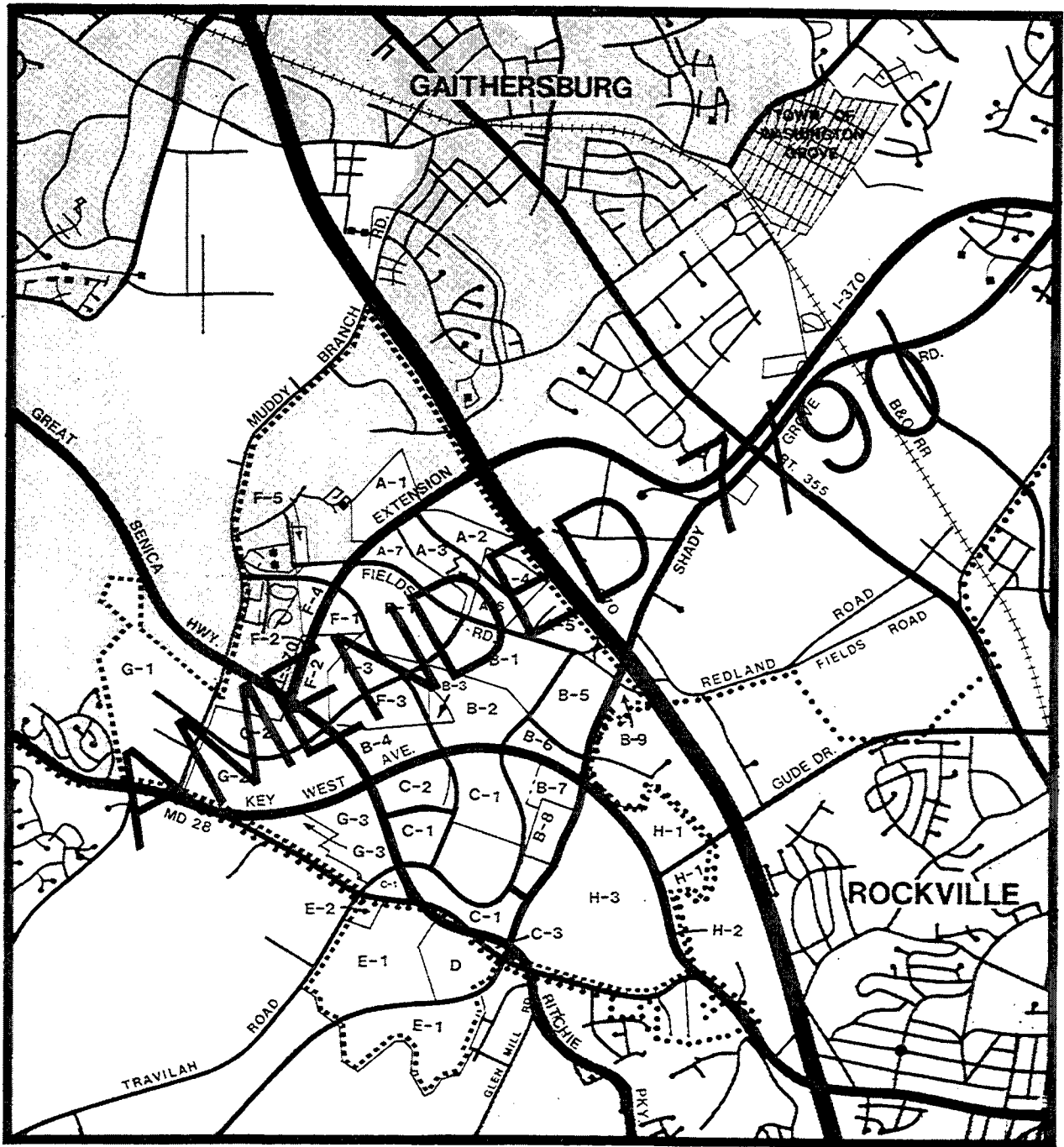
The Plan recommends that community facilities for the use of the residents should be part of the subdivision plan although a public, local, or community park is not warranted in this location. For a fuller discussion of the recreational needs of this area, see the Community Facilities Chapter.

Area G-2 (159 acres) is a working farm (Banks Farm).

The Plan confirms the existing low-density zoning (R-200 Zone) for this farm and recommends that ultimate land use be determined by a future Master Plan Amendment. This future Amendment will examine the option of preserving this area as open space and encouraging continued farming of the land.

Any future development of this area should achieve compatibility with the Belward Farm building group and its setting, recognizing the visual relationship between the house and MD 28 and between the building group and the future spine road to the north.

Future uses of the building group may include but not be limited to community services, cultural facilities, clubs, and the like. Vehicular and visual access to the buildings should be provided both from MD 28 and from the future spine road.



SHADY GROVE WEST AREA - ANALYSIS AREAS

..... Study Area Boundary

- | | | | |
|---|-------------------------|---|--|
| A | Corporate District | E | Conference Center District |
| B | R&D District | F | Residential District |
| C | Bio-Technology District | G | MD. 28 Residential District |
| D | University District | H | Residential / R&D District (Thomas Farm) |

TABLE 2
SHADY GROVE WEST ANALYSIS AREAS
SUMMARY OF ZONING RECOMMENDATIONS

Analysis Area Number	Acreage	Existing Development	Recommended Zoning Base/Optional ¹	Potential Units Recommended ¹ Base/Optional ¹	Net TDR's Over Base Density
A. CORPORATE DISTRICT					
A-1	25	--	R-60/MXPD	125/0	0
A-2	78	--	I-1/MXPD ¹	0/0	0
A-3	15	--	R-30/MXPD ¹	218/0	0
A-4	29	Golf Course	I-1/MXPD ¹	0/750	0
A-5	30	Motel, County Club	C-2/MXPD ²	0/0	0
A-6	7	209 multi-family	R-10	209/209	0
A-7	33	--	R-60/MXPD	65/750	0
TOTALS	217			717/1709	0
B. R & D DISTRICT					
B-1	82	--	R-200/I-3 ²	164/0	0
B-2	45	--	O-M/MXPD	0/400	0
B-3	4	--	R-60/MXPD	20/0	0
B-4	36	--	R-200/I-3 ²	72/0	0
B-5	37	250,000 s.f. (under construction)	C-2/O-M	-	0
B-6	16	100,000 s.f.	O-M	-	0
B-7	12	220,000 s.f.	O-M	-	0
B-8	24	1 house	R-200/O-M	48/0	0
B-9	11	3 houses	R-200/I-3	22/0	0
TOTALS	267			326/400	0
C. BIO-TECHNOLOGY DISTRICT					
C-1	211	Hospital Physicians Bldg.	R-200/MXPD	0/200	0
C-2	22	St. of Maryland Facilities	R-200	-	0
C-3	7	Fire Station	R-200/MXPD	-	0
TOTALS	240			0/200	

¹ Although the preferred optional zone for these analysis areas is MXPD, other optional zones which include site plan review will be considered at the time of Sectional Map Amendment if requested by the applicant. These site plan zones include I-3 as an alternate to I-1 and R-H as an alternate to R-30.

NOTE: Densities indicated are the maximum permissible, without the bonus for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5% MPDU's, in which case a density increase of up to 20% and optional development standards and unit types are permitted. Densities do not reflect cluster densities.

² A Master Plan Amendment and restudy of the I-3 Zone will precede rezoning to I-3.

TABLE 2 (Cont'd.)

Analysis Area Number	Acreage	Existing Development	Recommended Zoning Base/Optional	Potential Units Recommended Base/Optional	Net TDR's Over Base Density
D. UNIVERSITY DISTRICT					
D	50	--	R-200/MXPD ³	100/100	0
TOTALS	50			100/100	
E. CONFERENCE CENTER/R&D DISTRICT					
E-1	197	--	R-200/I-3 ⁴	394/0	0
E-2	7	Convenience store offices	C-4	-	0
TOTALS	204			394/0	
F. RESIDENTIAL DISTRICT					
F-1	96	--	R-60/TDR-10	480/960	480
F-2	42	--	R-60/TDR-8	210/336	126
F-3	60	--	R-60/TDR-1	300/600	300
F-4	17	--	R-200/TDR-5	34/85	51
F-5	4	--	R-200	8/8	0
TOTALS	219			1,032/1,989	957
G. MD 28 RESIDENTIAL DISTRICT					
G-1	158	Golf Course	R-90/TDR-4	569/632	63
G-2	159	2 houses	R-200 ⁵	318/318	0
G-3	64	Public Service Training Academy, Medical Clinic 10 houses	R-90/TDR-5	230/320	90
TOTALS	381			1,117/1,270	153
H. RESIDENTIAL/R&D DISTRICT (THOMAS FARM)					
H-1	49	--	R-200/I-3	98/0	0
H-2	7	--	R-200/I-3	14/0	0
H-3	223	--	R-200 ⁶	446/446	0
TOTALS	279			558/446	0
OVERALL TOTALS	1,857			4,244/6,114	1,110

³ MXPD if developed jointly with Bio-Technology District MXPD

⁴ A Master Plan Amendment and restudy of the I-3 Zone will precede rezoning all or part of this tract to I-3.

⁵ A future Master Plan Amendment will examine alternate residential densities.

⁶ A future Master Plan Amendment will explore the desirability of providing a mix of employment and residential uses.

Area G-3 (64 acres) is the location of the County Public Service Training Academy (PSTA), medical clinic, two churches, and scattered single-family homes.

The Plan recommends changing the existing one-half acre zoning (R-200) to one-quarter acre zoning (R-90) to reflect proposed development densities to the east and south. The Plan further recommends that the church property and scattered homes would be appropriate for institutional uses available in the R-90 Zone through the special exception process.

In the event that part of the PSTA property becomes available for residential development, the Plan recommends a TDR optional density of five units per acre. The Plan recommends several design guidelines for future development on the property which include:

- Possibly relocating the stormwater management facility from the other side of Great Seneca Highway to the north corner of the PSTA, and
- Retaining the wooded buffer on the south and west.

H. Thomas Farm Residential/R&D District

Area H-1 (49 acres) and Area H-2 (7 acres) are separated from the main portion of the Thomas Farm by Key West Avenue (MD 28 Relocated). Existing and planned land uses in the area north of Key West Avenue are predominantly office employment in character. The Plan designates these properties as suitable for office and industrial uses (I-3 Zone) due to their location near major planned roads and other similar uses. Industrial and office uses are, however, dependent upon the programming of adequate roadway improvements. Key West Avenue Extended is essential to service this area. Only when this roadway is programmed for construction will the property be suitable for rezoning to office and industrial uses. In the interim, the Plan recommends maintaining the R-200 Zone. Any development proposed should protect the stream valley, steep slopes, and the floodplain and buffer the site from proposed Key West Avenue.

Area H-3 (223 acres), the major portion of the Thomas farm, is presently used as a dairy farm. The Locational Atlas shows this property as the location of site #20/19, Windy Knoll Farm, which is the main farm building complex.

The ultimate or "end-state" land use of the Thomas Farm will be determined by a future Master Plan Amendment. Alternatives which will be examined include residential uses and moderate-intensity employment on all or part of the farm. Particular attention will be given to development which would be consistent with and supportive of the Life Sciences Center and related research activities.

Until a Master Plan Amendment is completed, Area H-3 should remain in the R-200 Zone.

The following design guidelines should be considered in any future Master Plan Amendment affecting the Thomas Farm:

- Preserving the scenic beauty of the farmhouse and drive by clustering new development away from them;
- Providing wet stormwater management ponds in two valleys near the eastern edge of the farm;

- Providing access from MD 28 and Shady Grove Road (at Life Sciences Center entrance);
- Retaining the woods in the stream valleys;
- Locating the stormwater management ponds upstream from the woods in the valley;
- Protecting steep slopes and stream valleys;
- Providing noise attenuation by devices such as landscaped berms along Shady Grove Road, MD 28, and proposed Key West Avenue Extended; and
- Providing larger lots along MD 28 to maintain the existing visual character along that roadway.

AMENDED 7/90

AIRPARK STUDY AREA

This area is characterized by three major land use elements: industrial areas, residential areas, and the Montgomery County Airpark. The Airpark, the area's most prominent land use, is flanked by industrially zoned land, with areas of parkland off either end of the runway. These land uses separate the Airpark from the existing and future residential communities that constitute the remainder of the Study Area. The residential communities are diverse and include a wide range of densities, types of units, and types of tenure.

One of the major concerns of this Plan is the capacity of the master-planned roadway network as compared to the traffic generated by land use in the area and the traffic passing through the area. To address this concern, the Plan makes the following recommendations:

- A new road, Airpark Road Extended (A-268), should be constructed to provide parallel service to Muncaster Mill Road from MD 124 to proposed Shady Grove Road Extended. This road will provide much-needed, additional east-west traffic capacity. Without Airpark Road Extended, Muncaster Mill Road will eventually operate at an unacceptable level of service; and
- The majority of undeveloped industrial land adjacent to the Airpark is recommended for I-4 zoning. In the I-4 Zone, general offices are a special exception use. In reviewing applications for general offices, the Planning Board will review whether the traffic generated by the office development is compatible with the capacity of the roadway network.

Unlike Shady Grove West, the land use pattern in the Airpark Study Area is largely established. Instead of proposing new plan concepts for extensive amounts of vacant acreage, this Plan addresses land use and zoning for relatively small parcels surrounded by existing development. For this reason, most of the land use and zoning recommendations are presented in a tabular form at the end of this section.

Land Use Plan Objectives

- To create a transition from the more urbanized I-270 corridor to the wedge area north and east.

- To reflect the capacity of the master-planned roadway network in land use recommendations.
- To channel employment and higher residential densities to areas which can be efficiently and effectively served by mass transit.
- To channel non-residential land uses to areas most affected by Airpark noise.
- To provide additional acreage for incubator industrial uses.

Montgomery County Airpark

One of the major influences upon land use in the Airpark Study Area is the Montgomery County Airpark.

The Montgomery County Airpark is a small, general aviation airport located approximately seven miles from I-270 in the central portion of Montgomery County. Over 300 airplanes are based at the Airpark; most of these aircraft are of the single- and twin-engine propeller type. A substantial percentage of the flight operations consists of touch-and-go training flights in single-engine light aircraft. This type of aircraft usually generates relatively low noise levels. The corporate executives who use the Airpark use larger single-engine and small twin-engine aircraft, which provide corporate personnel transportation to and from other airports in the mid-Atlantic states. In 1980 there were approximately 131,000 operations (landings and takeoffs), making this Airpark the second busiest general aviation facility in the Washington metropolitan area.

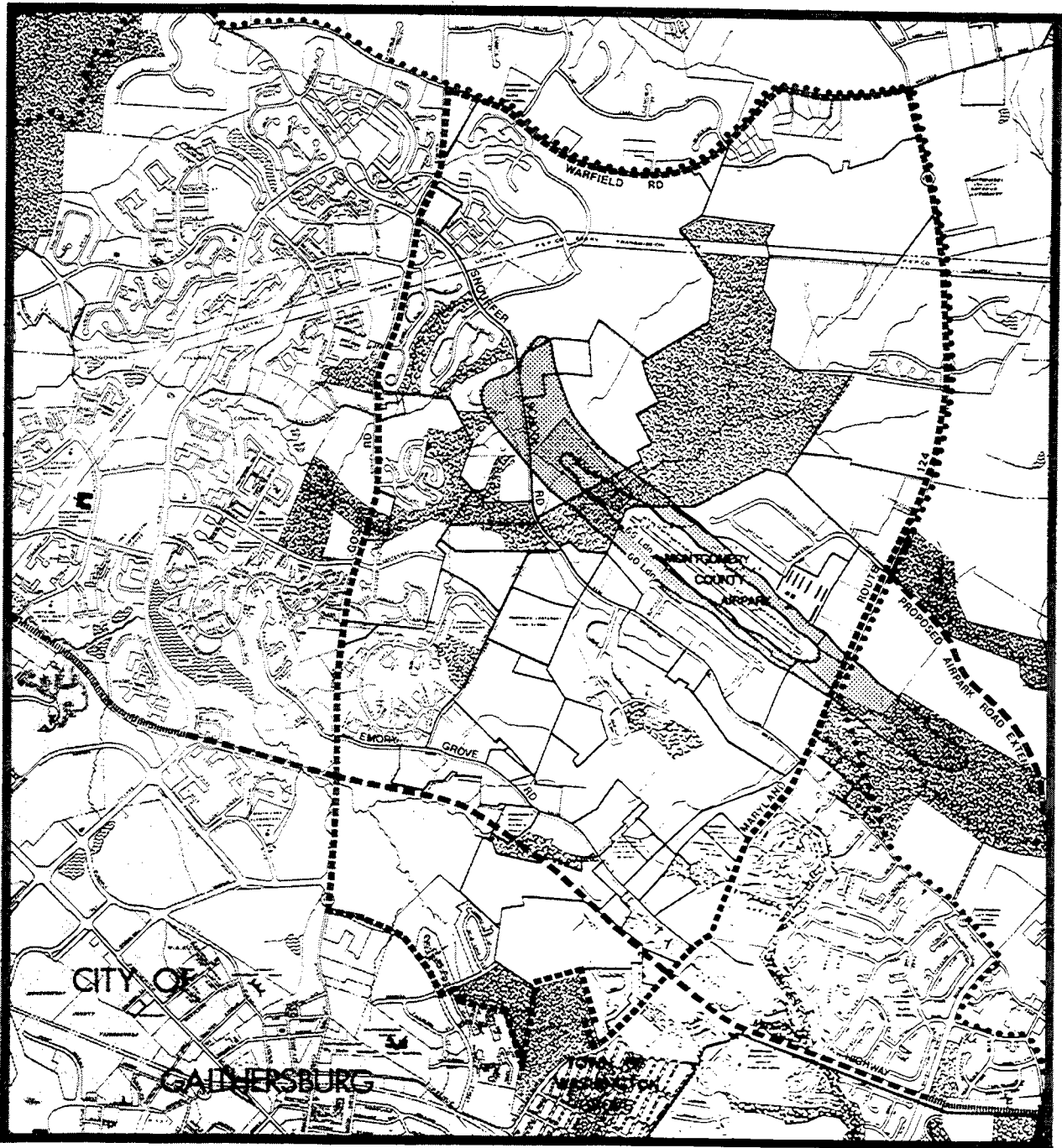
The Airpark's runway is oriented northwest to southeast. (See figure 11.) The preferred takeoff is to the southeast (Runway 14) when the wind is from the east or south, or when there is no significant wind blowing. Runway 32 is used when the wind is from the west or north. The prevailing wind conditions around the Airpark dictate use of Runway 32 for approximately 60 percent of the takeoffs, and Runway 14 for the remaining 40 percent.

Established flight paths in the vicinity of the Montgomery County Airpark are based on a racetrack pattern with the backstretch, or downwind leg, paralleling the runway to the northeast. Incoming flights enter the pattern at the far turns of the racetrack pattern. (See figures 12, 13.) Pilots taking off toward the northwest usually make a tight, 20-degree right turn over Snouffer School Road in order to avoid overflight of the existing residential area. This atypical flight path, known as the "Gibson turn," was established as residential development began to appear around the airport.

Saturday is generally the busiest day of the week at the Airpark. The busiest days of the year are usually Saturdays in May, June, and July, since there are more hours of daylight during these months.

The operation of an airpark raises many planning concerns, in particular noise and safety impacts on surrounding land uses. Detailed studies concerning both issues are included in the Technical Appendix. The conclusions of these studies are as follows:

- Noise and safety impacts, although important, are not severe enough to justify relocating or terminating the Airpark's operation;



NOISE CONTOURS-YEAR 2000

- Planning Area Boundary
- Below 60 Ldn
- ▨ Municipalities
- ▩ Equal To Or Greater Than 65dBA Ldn
- ▧ 60-64 Ldn

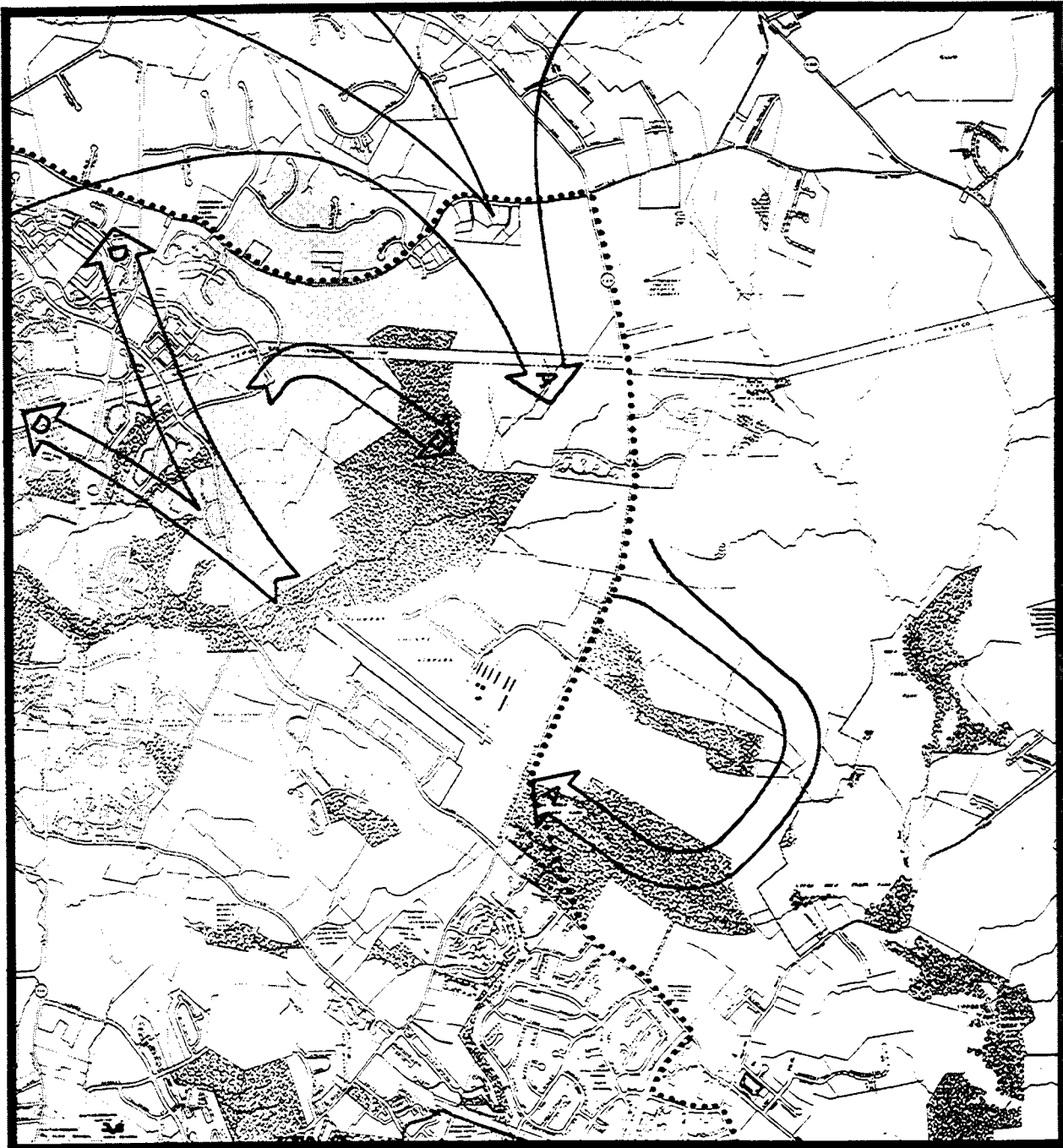
SOURCE: Preliminary Data By State Aviation Administration

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
 Montgomery County Maryland

January, 1985



Fig. 11



MONTGOMERY COUNTY AIRPARK AIRCRAFT FLIGHT OPERATIONS-NORTH OPERATIONS*



North Departures (Takeoff)



North Approach (Landing)

Approximate Overflight Area While In Flight Pattern

* Runway #32

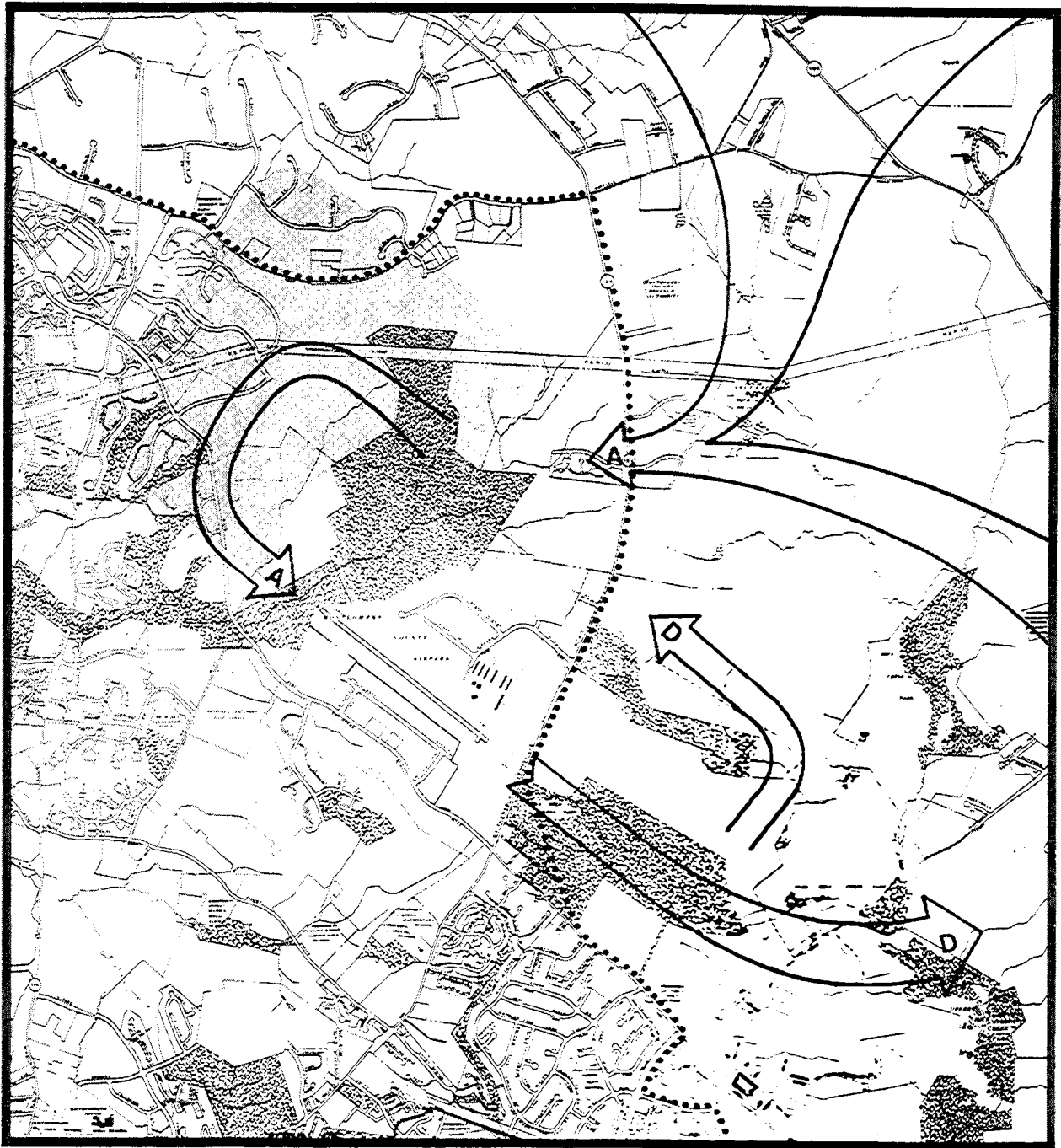
* Flight Pattern Altitude is Approximately 600' Above Ground Elevation

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
Montgomery County Maryland


January, 1985

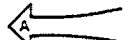


Fig. 12



MONTGOMERY COUNTY AIRPARK AIRCRAFT FLIGHT OPERATIONS-SOUTH OPERATIONS*

 South Departures (Takeoff)

 South Approach (Landing)

 Approximate Overflight Area While in Flight Pattern

*Runway #14

*Flight Pattern Altitude Is Approximately 600' Above Ground Elevation

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Fig. 13

- Land use proposals in the Airpark vicinity should locate non-residential uses in noise-impacted areas; and
- While the likelihood of planes crashing into homes is extremely remote, residential development in the vicinity of the Airpark should, if possible, provide contiguous open space for possible emergency landings.

This Plan supports the designation of an Airpark Noise Zone by the State Aviation Administration (SAA) and the Montgomery County Revenue Authority. This Noise Zone will include any area of land surrounding the airport within which the cumulative noise exposure level will be equal to or greater than the standard set for cumulative noise exposure (65 dBA Ldn for residential uses). The SAA will adopt the Noise Zone following public hearings and local government review. It will include a Noise Abatement Plan to ensure, insofar as possible, that the projected noise contours will be reduced to levels compatible with existing and planned land uses in the vicinity. This Noise Abatement Plan will use the land use and zoning recommendations of this Plan as the basis for developing its guidelines.

Listed below are examples of the general types of noise abatement actions which the Revenue Authority might review and analyze for possible inclusion in the Noise Abatement Plan.

- Increase pattern altitude.
- Modify runway and flight path use.
- Restrict noisy maintenance operations.
- Relocate runways or certain types of operations.
- Acquire property when other noise abatement measures are not possible.

To assure that noise problems are promptly identified and addressed, the Revenue Authority should consider the following programs:

- noise complaint hot line;
- noise monitoring;
- full-time noise abatement staff; and
- airport operations advisory committee with both user and community representation.

This Plan has channeled non-residential uses to properties lying within the 60 Ldn noise contours. A new zoning category, the I-4 Zone, was developed to address the problems related to industrial land use in this part of the Study Area.

This Plan recommends against any future extension of the runway because of the potential impact on future land use and on existing residential development. This recommendation is not intended to inhibit the Airpark's operational expansion, however, and relates only to physical expansion. In evaluating any proposals for facility or operational modifications that might emerge from the SAA study regarding the establishment of an Airport Noise Zone, it will be necessary to determine their potential consequences--as well as their intent--in terms of safety, noise, and operational capacity. Therefore, no physical improvements or changes should be made to the Airpark pending the completion of the SAA study.

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 re-examined in light of the findings of the Task Force.

Relationship of Airpark to Rock Creek Planning Area

Recent SAA studies show projected noise for the year 2000 to be at levels (less than 60 dBA Ldn) which would be acceptable for residential development for all but a small portion of the Rock Creek Planning Area. This Plan reflects these noise projections.

This Plan supports light industrial land use in accord with the Low-Intensity, Light Industrial (I-4) Zone for 72 acres in the Rock Creek Planning Area that is partially affected by Airpark noise. A buffer between industrial and future residential uses will be provided through the requirements of the I-4 Zone. The permitted building and parking coverage on this parcel may be further constrained as a result of additional environmental analyses. The Rock Creek Master Plan recommends a water/sewer policy for the I-4 area and discusses land uses in this area in more detail.

The Transportation Plan recommends that a new arterial roadway, Airpark Road Extended (A-268), be built through the Rock Creek Planning Area. The proposed road would extend from the existing Airpark Road parallel to Muncaster Mill Road from MD 124 to proposed Shady Grove Road Extended. (See the Transportation Plan Chapter for additional information.) Without this roadway, Muncaster Mill Road between MD 124 and Shady Grove Road would operate at an unacceptable level of service given the projected traffic volumes generated by the full development of the Gaithersburg area as envisioned by this Plan.

The impact of this road on surrounding land use has been studied as part of the Rock Creek Master Plan Amendment process.

LAND USE AND ZONING RECOMMENDATIONS BY DISTRICT

The Land Use Plan for the Airpark Study Area is shown in figure 14; the Recommended Generalized Base Zoning is shown in figure 15.

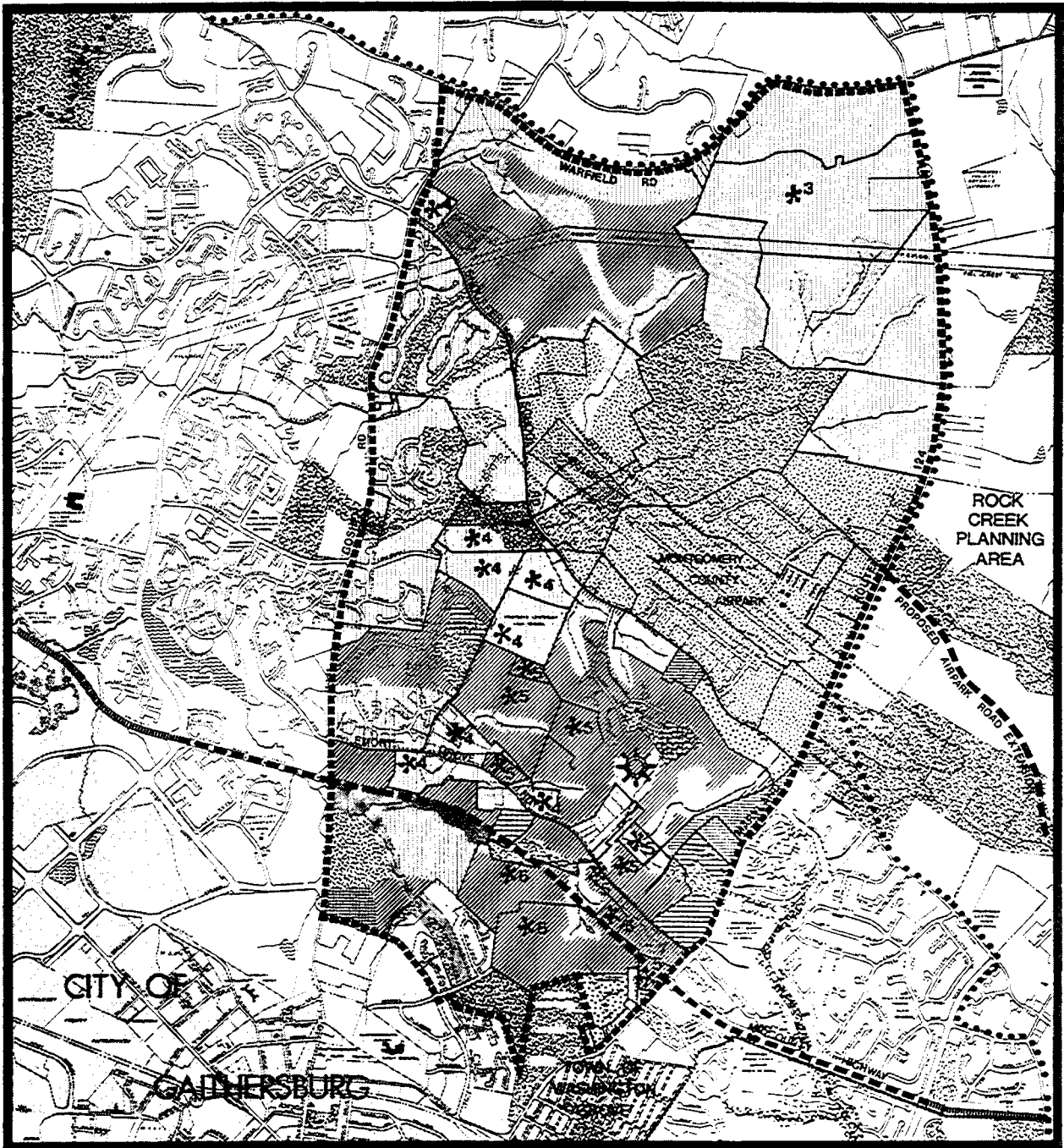
Like the Shady Grove West Study Area, the Airpark Study Area is so large that it must be divided into districts for purposes of planning analysis. These analysis districts are as follows:

- Midcounty Highway District
- Flower Hill District
- Airpark District

The boundaries of these districts are shown on the Airpark Area Analysis Areas map (figure 16). Table 3 is a zoning summary by analysis area.

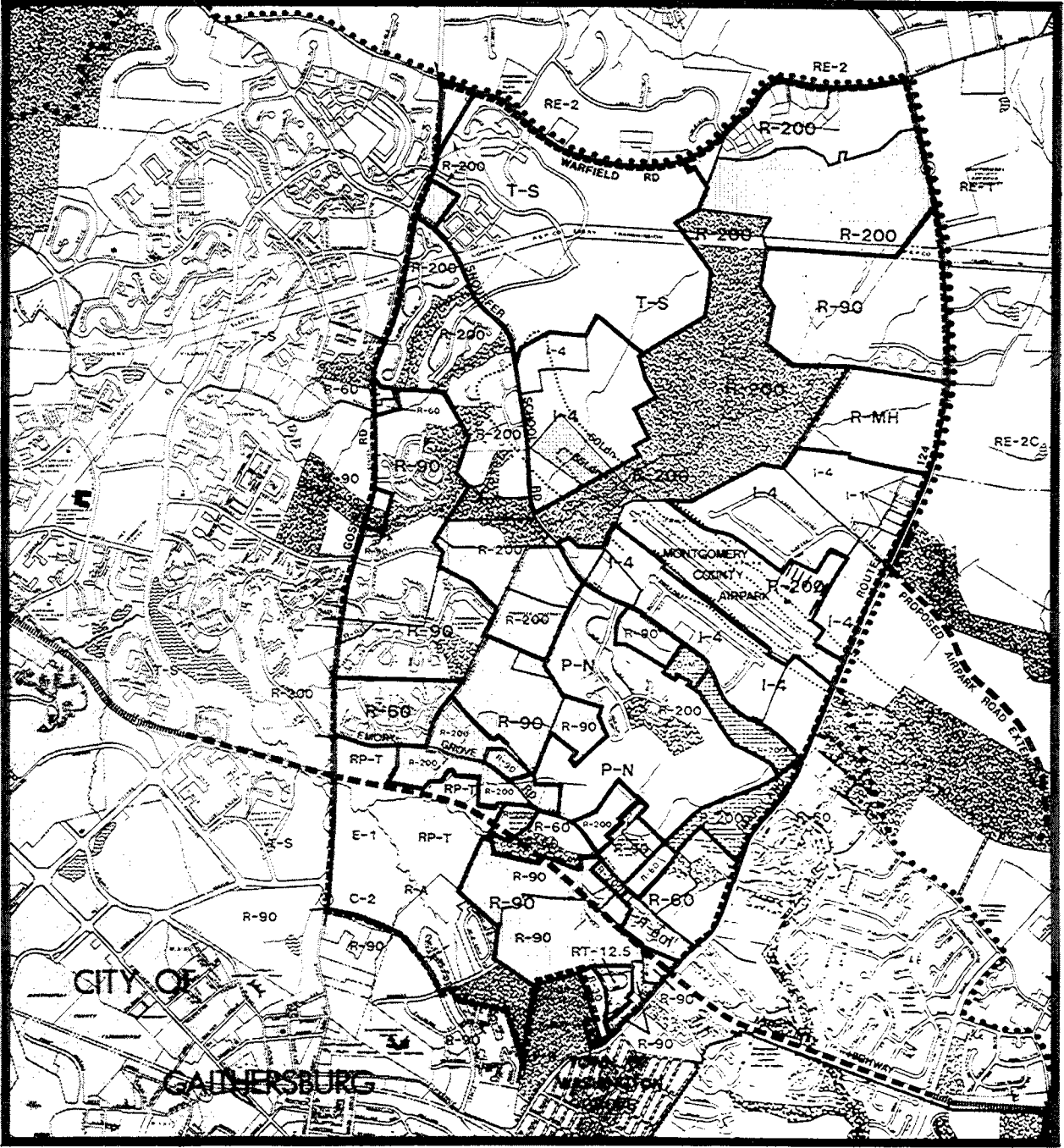
Midcounty Highway District

The Midcounty Highway District includes Analysis Areas 1 through 13. These properties, all lying south of Emory Grove Road, will be affected by their proximity to the proposed Midcounty Highway. The design of this and other highways planned for this area should consider the need for noise abatement and protection of stream valleys.



AIRPARK AREA-RECOMMENDED LAND USE

- | | | | | | |
|-------|---------------------------------------|---------------------------|-------------------------------|-----------------|--------------------|
| | Planning Area Boundary | Single-Family Residential | [Pattern] | Industrial Park | |
| ----- | Study Area Boundary | [Pattern] | Suburban 2-4 Units/Acre | [Pattern] | Private Open Space |
| [Sun] | Planned Neighborhood
(Flower Hill) | [Pattern] | Medium-Density 5-6 Units/Acre | [Pattern] | Institutional |
| *5 | TDR Density | [Pattern] | Multi-Family | [Pattern] | Parks |
| [Box] | Municipalities | [Pattern] | Commercial (Retail & Office) | | |



AIRPARK AREA-RECOMMENDED GENERALIZED BASE ZONING

<ul style="list-style-type: none"> Planning Area Boundary ▒▒▒▒▒▒ Study Area Boundary - - - - - Projected Noise Contours ▭ Municipalities 	<table border="0" style="width: 100%;"> <tr> <td style="width: 20px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></td> <td>Parks</td> </tr> <tr> <td style="width: 20px; height: 15px; background-color: #cccccc; border: 1px solid black;"></td> <td>Properties Recommended For PN Zone</td> </tr> <tr> <td style="width: 20px; height: 15px; border: 1px solid black;"></td> <td>Proposed TDR Receiving Areas</td> </tr> </table>		Parks		Properties Recommended For PN Zone		Proposed TDR Receiving Areas
	Parks						
	Properties Recommended For PN Zone						
	Proposed TDR Receiving Areas						

NOTE: See Fold Out Map For Details

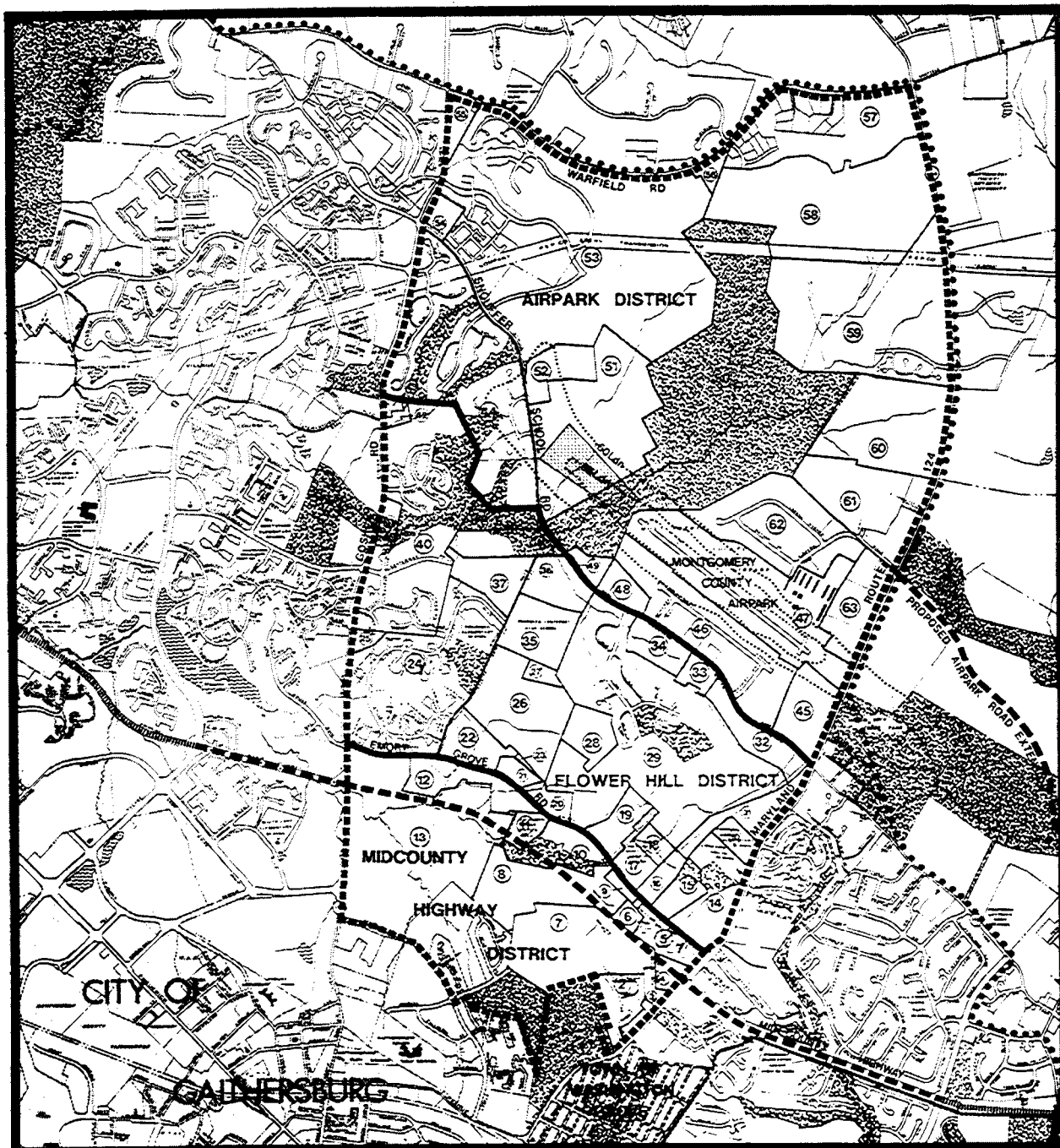
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▲ NORTH

Fig. 15



AIRPARK AREA-ANALYSIS AREAS

- Planning Area Boundary
- Study Area Boundary
- Proposed Highway
- Projected Noise Contours
- Municipalities

-  Parks
- Midcounty Highway District: 1-13
- Flower Hill District: 14-43
- Airpark District: 44-63

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Fig. 16

TABLE 3
AIRPARK ANALYSIS AREAS
SUMMARY OF ZONING RECOMMENDATIONS

1	2	3	4	5	6
Analysis Area Number	Acreage	Existing Development	Recommended Zoning Base/Optional	Potential Units Recommended, Base/Optional ¹	Net TDR's Over Base Density
MIDCOUNTY HIGHWAY DISTRICT					
1	1	1 single family	R-200	2/2	0
2	21	171 townhouses 60 garden apts.	R-30 & RT-12.5	231/231	0
3	9	17 single family church	R-90	32/32	0
4	8	vacant	R-90/TDR-5	28/40	12
5	16	vacant	R-60	80/80	0
6	5	vacant	R-90/TDR-5	18/25	7
7	80	vacant	R-90/TDR-6 ²	288/480	192
8	54	vacant	R-90/TDR-6	194/324	130
9	3	1 single family	R-200/TDR-5 ³	6/15	9
10	25	100 single family	R-60	100/100	0
11	10	vacant school site	R-200	20/20	0
12	27	12 single family	R-200/TDR-4	97/108	11
13	(city of Gaithersburg not included in calculations)				
TOTALS	259			1096/1457	361
FLOWER HILL DISTRICT					
14	42	Upper County Community Center, Longview Special School, parkland	R-60	0	0
15	27	vacant	R-60	135/135	0
16	10	vacant; Flower Hill	R-60	50/50	0
17 & 18	23	vacant; Flower Hill	R-90/TDR-5	83/115	32
19	17	13 single family	R-200	34/34	0
20	8	6 single family	R-200/TDR-4	16/32	16

¹ Densities indicated are the maximum permissible, without the bonus for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5% MPDU's, in which case a density increase of up to 20% and optional development standards and unit types are permitted. Densities do not reflect cluster densities.

² The Plan recommends single family detached units at 4 units per acre near the town of Washington Grove's Forest Preserve.

³ If developed in combination with other property, the Plan recommends TDR-5.

TABLE 3 (Cont'd.)

1	2	3	4	5	6
Analysis Area Number	Acreage	Existing Development	Recommended Zoning Base/Optional	Potential Units Recommended Base/Optional	Net TDR's Over Base Density
FLOWER HILL DISTRICT (Cont'd.)					
21	7	vacant	R-90/TDR-5	25/35	10
22	19	8 single family	R-200/TDR-4	38/76	38
23	1	vacant	R-90	4/4	0
24	141	501 townhouses 91 single family	R-90 & R-60	592/592	0
25	5	1 single family	R-90	18/18	0
26	67	175 townhouses	R-90/TDR-5	289/335	46
27	5	1 single family	R-90/TDR-5	18/25	7
28	18	vacant	R-90/TDR-5	65/90	25
29	250	39 townhouses 218 single family	P-N	1302/1302	0
30 & 31	37	vacant	R-200/P-N ⁴	N/A	0
32	32	vacant	R-200/P-N	64/337 ⁵	0
33	9	3 single family	O-M	N/A	0
34	17	54 townhouses 23 single family	R-90	77/77	0
35	32	vacant school site	R-200/TDR-4	64/128	64
36	20	vacant	R-200/TDR-4	40/80	40
37	28	54 single family	R-200/TDR-4	56/112	56
38	22	24 townhouses 27 single family	R-200/TDR-4	51/88	37
39	14	1 single family	R-200	28/28	0
40	157	328 townhouses 204 single family	R-90	532/532	0
41	7	1 single family	R-90 ⁶	25/25	0
42	4	vacant	R-60 ⁶	20/20	0
43	3	2 single family 1 church	R-60 ⁶	15/15	0
TOTALS	1,022			3641/4285	371

⁴ This acreage proposed for office and retail.

⁵ 114 townhouses, 223 garden apartments proposed by developer.

⁶ Clustering of development encouraged.

In analysis areas 42 and 43, in recognition of environmental constraints, the plan recommends townhouse development in accordance with the cluster provisions of the zoning ordinance.

(Amended 5/88)

TABLE 3 (Cont'd.)

1	2	3	4	5	6
Analysis Area Number	Acreage	Existing Development	Recommended Zoning Base/Optional	Potential Units Recommended Base/Optional	Net TDR's Over Base Density
AIRPARK DISTRICT					
44	183	107 townhouses 324 single family	R-200	431/431	0
45	33	vacant	I-4	N/A	0
46	98	light industrial uses	I-4	N/A	0
47	131	Montgomery County Airpark	R-200	N/A	0
48	13	2 single family	I-4	N/A	0
49	8	2 single family	I-4	N/A	0
50	323	parkland	R-200	N/A	0
51	134	vacant	I-4	N/A	0
52	16	vacant	I-4	N/A	0
53	392	212 townhouses 2 single family	T-5	1736/1736	0
54	10	vacant	R-200/TDR-4	20/40	20
55	9	4 single family	R-200	18/18	0
56	6	4 single family	R-200	12/12	0
57	22	1 single family	R-200	44/44	0
58	179	1 single family	R-200/TDR-3	358/537	179
59	185	1 single family	R-90 ⁶	666/666	0
60	89	349 single family lots	R-MH	349/349	0
61	67	vacant and light industrial uses	I-1, I-4 ⁷	N/A	0
62	85	light industrial uses	I-1, I-4 ⁷	N/A	0
63	40	light industrial uses	I-4 ⁷	N/A	0
TOTALS	2,023			3634/3833	199
OVERALL TOTALS	3,304			8371/9525	931

6 Clustering of development encouraged.

7 See text for discussion of I-4 Zone.

Another characteristic of this area is its proximity to the city of Gaithersburg and the town of Washington Grove. The Plan reflects these borders by recommending appropriate residential densities near existing or planned developments and recommending buffering when necessary.

This district has good planned or existing access to Metro, employment, and shopping areas. This access supports the Plan's recommendations for higher density on suitable vacant properties.

The presence of floodplains, streams, erodible soils, and steep slopes in parts of this district indicate that development should be clustered away from these features.

Flower Hill District

The Flower Hill District includes Analysis Areas 14 through 43 and includes most of the land between Emory Grove Road and Snouffer School Road. The Hunt Cliff and Quail Valley residential areas are located in the western section, and the Flower Hill Planned Neighborhood, now under development, is located to the east.

The Flower Hill Planned Neighborhood is a significant land use in the Airpark Study Area. The Planned Neighborhood (P-N) Zone was originally granted to this area in 1969. The P-N Zone area today is 266 acres and is planned for approximately 1,300 dwelling units. (See Analysis Area 29.) The developer of the planned neighborhood also owns several other adjoining parcels and would like to combine these areas with the Flower Hill development to form a unified community. The Flower Hill community, when completed, will be oriented to a centrally-located, 24-acre park/school proposed in the development plan for this site.

This Plan recommends the addition of 60 acres to the Flower Hill Planned Neighborhood. One parcel (Area 32) is recommended to encourage the development of garden apartments in accord with the provisions of the Flower Hill P-N Zone. Two other parcels (Areas 30 and 31) which are recommended for inclusion in the Flower Hill P-N are recommended for commercial and office development. The P-N Zone provides site plan review which will allow the Planning Board to influence the arrangement of buildings, landscaping, lighting, and parking configuration.

Parcels 16, 17, and 18 are not recommended to be included as part of the P-N Zone due to their orientation to existing non-P-N development. If the development of Areas 17 and 18 is coordinated with the development of the Flower Hill community, residents may be able to use Flower Hill's recreation facilities.

Airpark District

The Airpark District includes Analysis Areas 44 through 63. This is the area most seriously affected by overflights of aircraft using the Montgomery County Airpark. A new zoning category was created to guide development of industrial parcels in this area, the I-4 Zone. The Hunter's Woods subdivision is located here, and several other large residential subdivisions are developing in this area. Another significant land use is the Green Farm Conservation Park.

SMOKEY GLEN STUDY AREA

The Smokey Glen Study Area is located in the southwest quadrant of the Gaithersburg Vicinity Planning Area north of MD 28, near Seneca Creek State Park. Zoning recommendations for this area are shown in figure 17.

This Plan confirms the R-200 and C-1 Zones on two parcels fronting MD 28. The character of these parcels, 163 acres and 12 acres respectively, has already been determined by existing or proposed development. The Plan recommends additional C-1 zoning (6,300 square feet) for the parcel fronting MD 28 near Quince Orchard Road, adjacent to Suburban Trust Drive-In Bank. This would provide for improved traffic circulation and parking for the bank.

This Plan confirms residential land use for two other areas but recommends a lower density (one home per 2 acres) to reflect environmental concerns and to respect environmentally sensitive areas. (See figure 18.)

One area is located west of Longdraft Road near Marmary Road. It is characterized by an established neighborhood of single-family homes on wooded lots. The residential lots range in size from one-half to three acres. There are several unbuilt parcels. The recommended alignment of the proposed Great Seneca Highway passes along the southwest edge of this area.

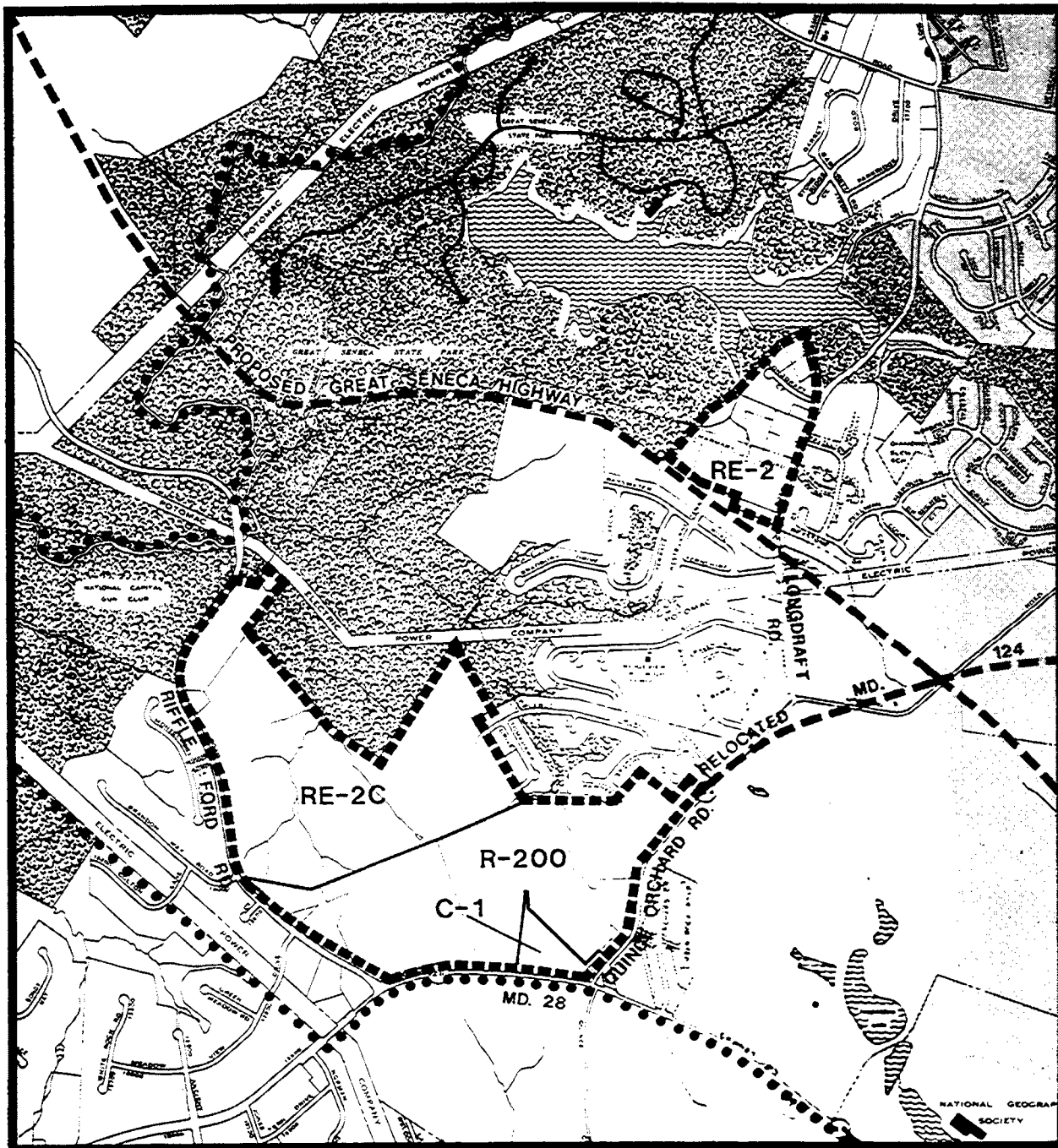
The Plan recommends two-acre lots and changing the zoning from R-200 to RE-2. Development under the cluster provisions of the RE-2C Zone would be preferable, but does not appear to be feasible due to current ownership patterns. Mature trees should be protected wherever possible to maintain the natural beauty of the area and to provide protection against erosion, siltation, and reduction of water quality. Presently, this area is served by individual septic systems. It has potential for a separate community sewer system.

The second area proposed for lowered density is located northeast of Riffle Ford Road and adjacent to Seneca Creek State Park. It contains the Smokey Glen Farm and generally vacant land interspersed with scattered single-family homes. Since 1958, Smokey Glen Farm has functioned as a private recreation area, providing outdoor parties for large groups. This area contains a significant amount of environmentally sensitive land with floodplains, steep slopes, and erodible soils. Several tributaries of Great Seneca Creek are located in this area.

The Plan recommends reducing the permitted density to one unit per two acres under the RE-2C Zone. Clustering is strongly encouraged to protect the environmentally sensitive areas. The western portion of this area probably could be served by a gravity sewer line parallel to the existing force main easement.

The Plan recommends development guidelines for the environmentally sensitive areas to help assure the compatibility of the development to surrounding uses. These guidelines should include, but not necessarily be limited to, the following:

- Stormwater management issues will be addressed at time of subdivision proposal;
- Mature wooded areas should be protected, wherever possible. Natural vegetation should remain along all streams;



SMOKEY GLEN AREA ZONING PLAN

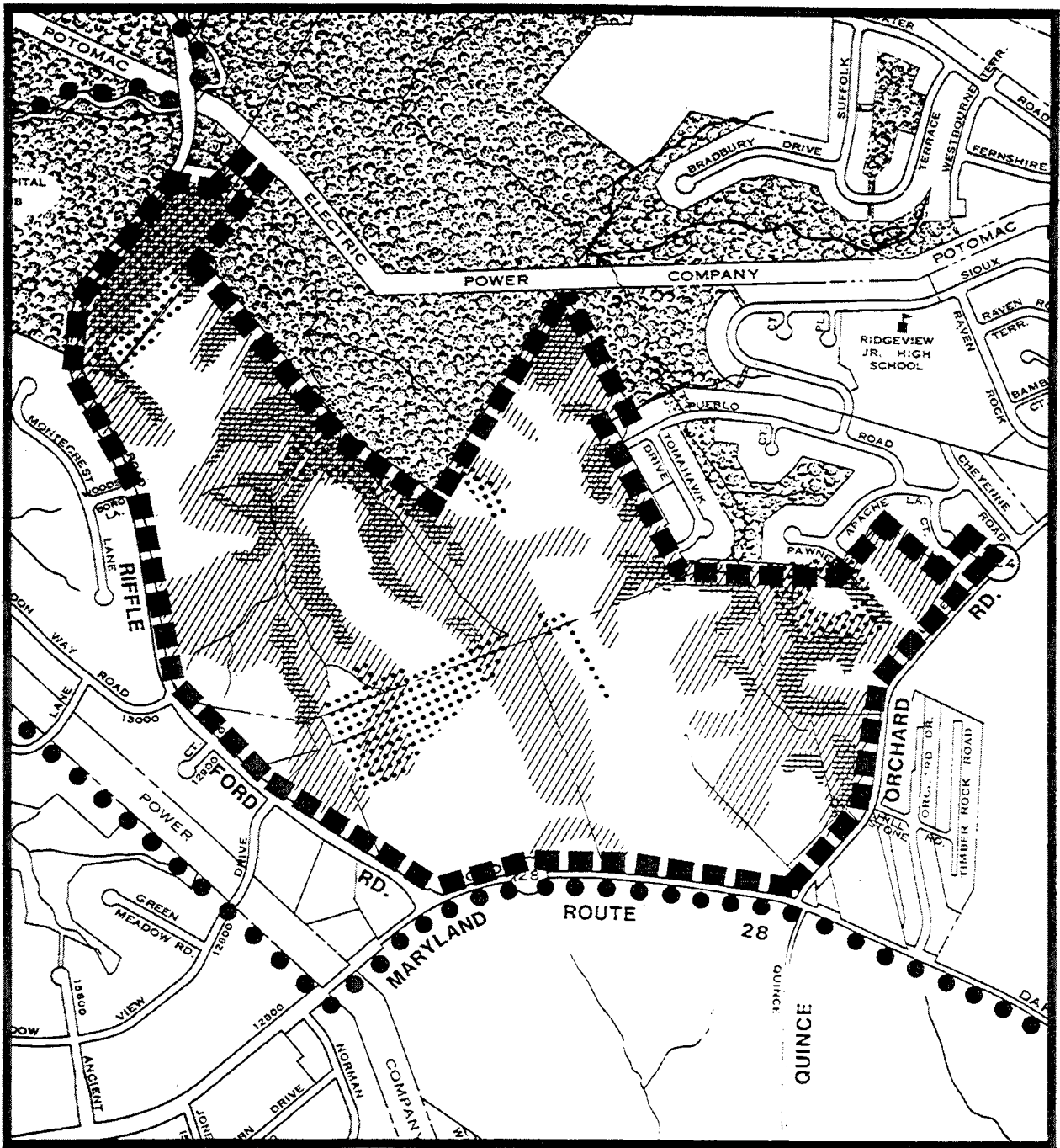
- Planning Area Boundary
- Municipalities
- ▣ Study Area Boundary
- Proposed Highway

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Fig. 17



SMOKEY GLEN AREA- ENVIRONMENTALLY SENSITIVE AREAS

- ▣ Analysis Area Boundary
- ▬ Steep Slopes
- ~ Stream
- Planning Area Boundary
- Wooded Areas
- ▨ Soils (erodible & alluvial)

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Fig. 18

- Development should be clustered away from streams, steep slopes, severely erodible soils, poorly drained soils, floodplains, and other environmentally sensitive areas;
- Development should be setback or otherwise buffered to prevent traffic noise impacts from MD 28 and Quince Orchard Road; and
- Detached homes should be located adjacent to existing detached homes.

LAND USE AND ZONING RECOMMENDATIONS FOR OTHER AREAS

Oakmont Community

Oakmont is a community located to the southwest of the town of Washington Grove. Oakmont is somewhat unique in the Gaithersburg Vicinity Planning Area because many of the homes are relatively old and are situated on large lots. The Oakmont Special Study Plan, which is available separately, was adopted in 1982; the approved and adopted Land Use Plan for Oakmont is shown in figure 19.

Non-Contiguous Parcels

Several properties outside the study areas are proposed for re-zoning. These properties are discussed in tabular form and are shown in Figure 20.

Because of its size (74 acres), the Washingtonian Industrial Park property merits a separate discussion. The Washingtonian Industrial Park area is "L" shaped and situated on both sides of the proposed alignment of I-370, east of I-270. (See figure 20.) It is bounded on the northwest and northeast sides by a stream valley which separates it from the Summit Hall and Rosemont communities. Part of the stream lies in the city of Gaithersburg's municipal park.

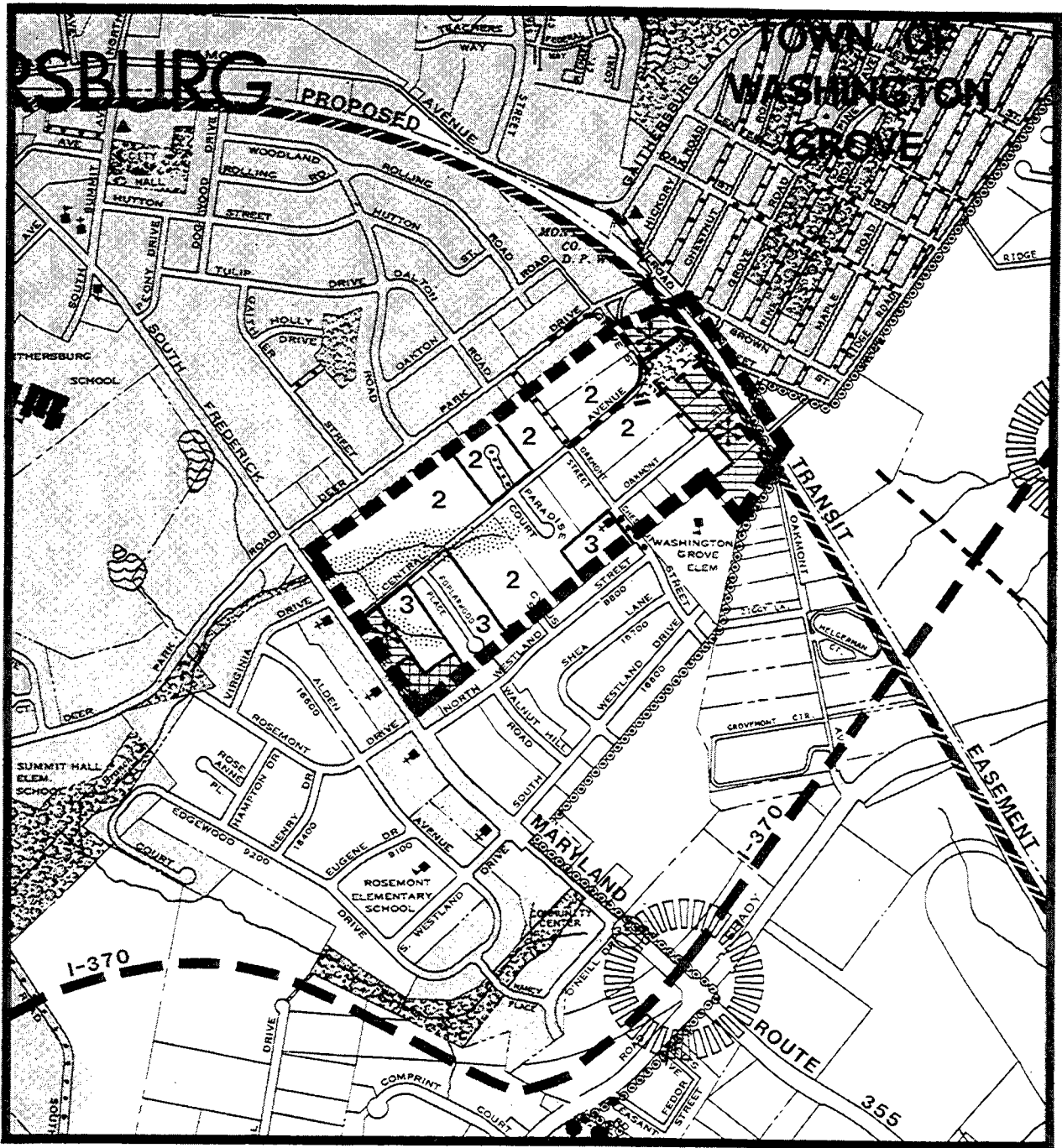
The only access to this parcel is from the south along Industrial Drive. The configuration of homes to the north of this property precludes access from that direction. The alignment for I-370 bisects the property,

The Plan recommends light industrial uses (I-4 Zone) for the majority of vacant land south and north of I-370. A band of R-200 zoning is retained on land adjoining existing residential development.

Other commercial/industrial zones which require site plan review (thereby allowing the Planning Board to review development plans for compatibility with adjoining residential development) would be appropriate here. These zones include O-M (moderate intensity office) and I-3 (industrial park). The staging chapter links rezoning to O-M or I-3 to the construction of certain roads.

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 at capacity and congested during rush hours. Although transportation agencies 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.



ADOPTED OAKMONT LAND USE PLAN

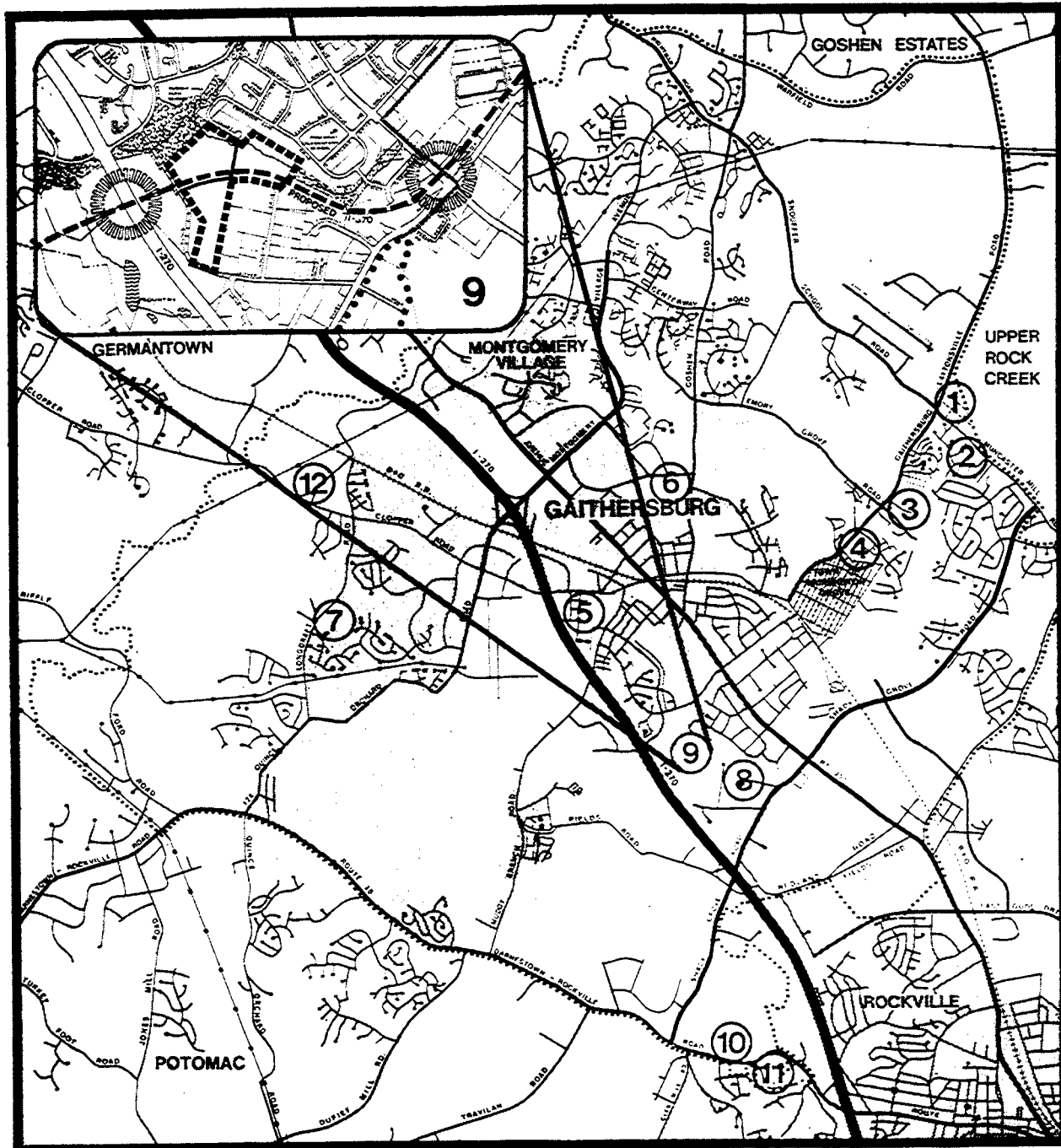
- Boundary of Shady Grove Sector Plan
- ■ ■ ■ Analysis Area Boundary
- ▬▬▬ Proposed Roadways
- ▬▬▬ Transit Easement
- Municipalities
- * See Text of Oakmont Special Study Plan
- 2 Residential (units/acre)
- ▬▬▬ Commercial-Retail
- ▬▬▬ Commercial-Office
- ▬▬▬ Conservation

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Fig. 19



NON-CONTIGUOUS PARCELS

----- Planning Area Boundary

▭ Municipalities

1-12 These Parcels Will Be Included in Sectional Map Amendment

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Fig. 20

TABLE 4
NON-CONTIGUOUS ANALYSIS AREAS
SUMMARY OF ZONING RECOMMENDATIONS

Analysis Area Number	Acreage	Recommended Zone	Comments
1	29	R-90 and C-4	<p>Existing single-family residences and restaurant/gas station located north of Muncaster Mill Road. R-90 Zone recommended for compatibility with R-90 development planned for opposite side of Muncaster Mill Road, and with area recommended for P-N Zone along Smauffer School Road and MD 124. Separated from low-density areas of Upper Rock Creek Planning Area by parcel. Approximately 3 acres at this intersection recommended for C-4 zoning by this Plan. This location is already in use as a non-conforming commercial use under the R-26B Zone; rezoning to C-4 would allow the existing restaurant to continue in operation. Any redevelopment or additional commercial development at this location should be oriented towards MD 124 rather than Muncaster Mill Road. Access from the site onto Muncaster Mill Road should be located as far away from the intersection as possible.</p>
2	2	R-60	<p>Eight lots, one house, located south of Muncaster Mill Road. Emory Grove subdivision and townhouses in Laytonia community adjoin the property.</p>
3	37	R-60/TDR-6 and C-1	<p>Vacant surplus school site (14 acres) and adjacent 17-acre parcel (one single-family dwelling), located east of MD 124 directly across from the Up-County Community Center Swimming Pool complex. The Plan supports a small pedestrian scale shopping area at the surplus school site, if feasible, given the site's rough topography. The site is within walking distance of the Emory Grove community which has identified the need for a local shopping center since 1968. The community has submitted a Community Development Block Grant application to the County to develop approximately two acres of commercial use on the site. The exact amount of commercial zoning will be determined at the time of Sectional Map Amendment.</p> <p>The Plan confirms the 1971 Master Plan for medium-density residential uses for 12 acres of the surplus school site and the adjacent 17 acre parcel. The Plan designates the surplus school site as a TDR receiving area, suitable for a density up to 6 units per acre.</p>
4	2	R-60/RT-6	<p>This property is located west of MD 124 near Towne Crest Drive and immediately north of the Town of Washington Grove. The Town of Washington Grove is characterized by detached houses on a variety of lot sizes. Washington Square townhouses and apartments adjoin the property on the north. Existing and planned land uses in the area are predominantly townhouses and garden apartments, interspersed with single-family detached homes.</p> <p>Townhouses are appropriate for the site, but the density should be low enough to be compatible with nearby detached residences. The Plan recommends R-60 with an RT-6 option. Clustering away from the Town of Washington Grove's forest preserve is encouraged.</p>
5	11	R-20	<p>This area is located south of Diamond Avenue between Londonderry apartments and I-270. It is within the Maximum Expansion Limits of the city of Gaithersburg and part of a large enclave. Higher density is more compatible with surrounding uses and zoning.</p>

AMENDED-
SEE Page 56a

AMENDED LANGUAGE FOR ANALYSIS AREA 1 IN ACCORD WITH APPROVED AND ADOPTED AMENDMENT TO THE GAITHERSBURG VICINITY MASTER PLAN, MAY 1988

This Plan recommends the R-30 Zone, with an RT-6 Zone option, for 3.6 acres fronting Muncaster Mill Road. C-T zoning is recommended for the 1.1 acres known as the "Buice/Wheeler property." The C-T Zone is recommended west of Emory Street as a transition between the C-4 commercial uses to the west and residential development to the east. This Plan recommends that issues of compatibility be carefully addressed in an optional schematic development plan, as submitted, as well as at the time of site plan review, as required by the C-T Zone. Special attention will be given at the time of site plan review to designate features, such as appropriate height and overall visual character of buildings and the proper placement access only from MD 124 in accordance with the Master Plan recommendation that commercial uses in the area should be oriented to MD 124. The C-T Zone is used here in the nature of a buffer, and it should not extend east of Emory Street. The necessary right-of-way for the possible widening of MD 115 should be dedicated as part of the development process.

The area recommended for RT-6 is affected by improvements to the MD 124/Muncaster Mill Road intersection; a median strip will prevent residents from turning left onto Muncaster Mill from Emory Street.

The best way for the access problem from Emory Road to be solved is to create another internal street, beginning opposite Ivy Oak Drive, which would increase access to Muncaster Mill Road for residents. The key to such a road being constructed is redevelopment of all properties in the neighborhood since the road would traverse most of the parcels. Higher density zoning than R-90 would help provide an incentive for such redevelopment. To be consistent with past planning decisions regarding the residential character of Muncaster Mill Road, the higher density should be limited to residential uses.

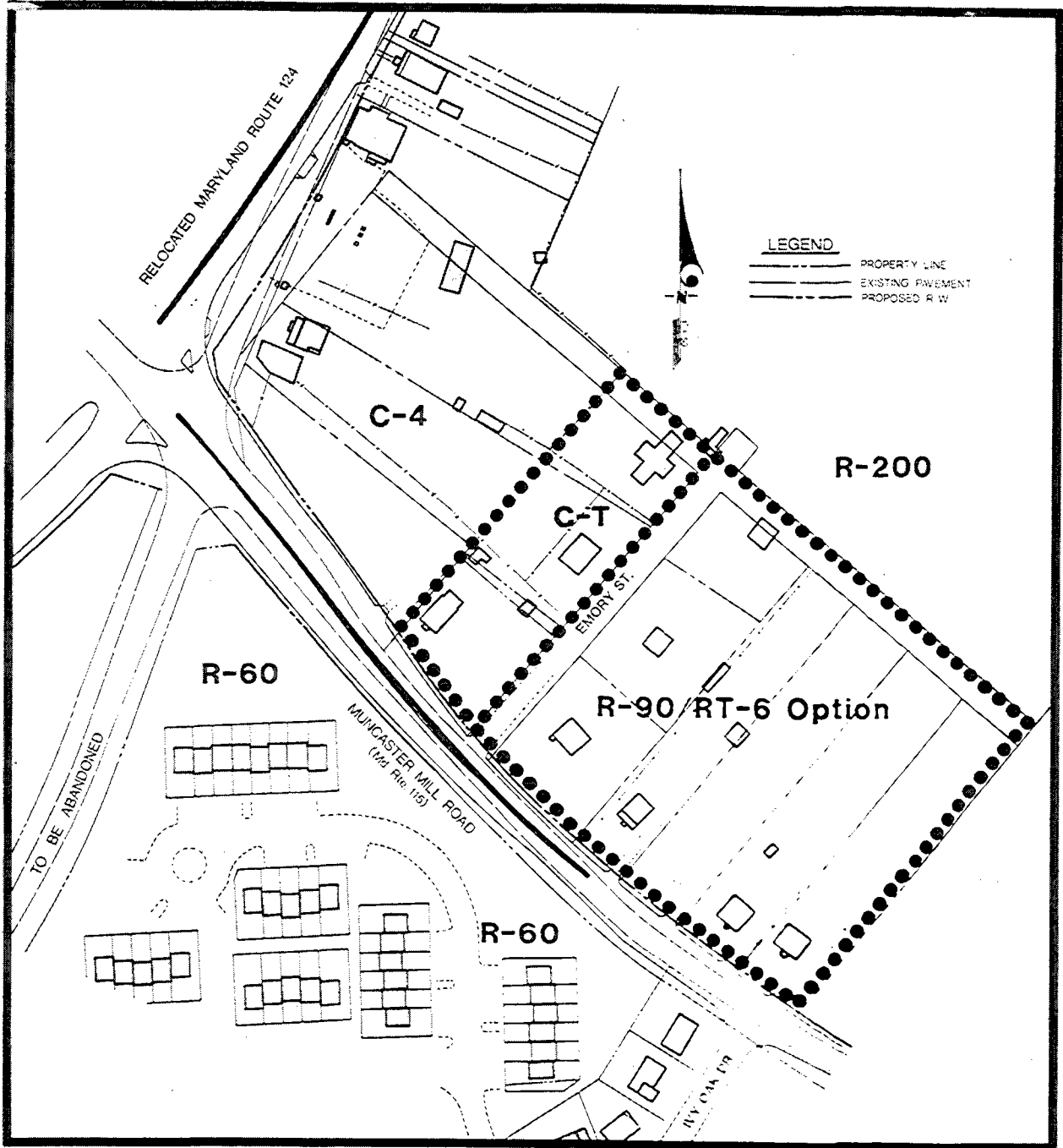
The most appropriate zone would be RT-6. This zone is consistent with R-60 zoning south of Muncaster Mill Road. See map on page 56-b.

It should be noted that a density of 6 units per acre raises environmental and site plan concerns. For these reasons, this density may not be realized once stormwater management, noise, and buffering issues are addressed. The RT-6 Zone will provide flexibility in terms of site development. Since the main reason for recommending RT-6 in light of environmental concerns is resolution of the access problem, the RT-6 Zone is recommended only if all property owners apply for the zone. For this reason, the RT-6 Zone should not be applied by Sectional Map Amendment.

Finally, although the intersection improvement will create some local access problems, areawide transportation implications must also be considered. Many transportation decisions in the area have been made based upon the continued residential character of Muncaster Mill Road (e.g., the continued designation of Muncaster Mill Road as a primary¹ and the construction of Airpark Road extended as an east-west relief road rather than upgrading Muncaster Mill Road). For this reason, this Plan strongly supports continuation of residential uses east of Emory Street.

The necessary right-of-way for the possible widening of MD 115 should be dedicated as part of the development process.

¹ Proposals have been made to redesignate Muncaster Mill Road from a primary to an arterial; however, no change will be made in the classification of Muncaster Mill Road until a comprehensive transportation study of the area is complete.



RECOMMENDED ZONING PLAN FOR ANALYSIS AREA 1

- R-90 Residential, 3.6du/ac
- RT-6 Residential, Townhouses 6du/ac
- Study Area
- C-T Commercial Transition

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TABLE 4 (Cont'd.)

Analysis Area Number	Acreage	Recommended Zone	Comments
6	93	R-90	The Plan confirms the 1971 Master Plan recommendation of medium-density residential uses for the Asbury Methodist Home property.
7	10	R-90	Vacant area located east of Longdraft Road near Seneca State Park. Surrounded by medium-density residential development in the city of Gaithersburg. Higher density is consistent with existing development pattern.
8	2	I-1	Vacant, irregularly-shaped area located near cul-de-sac on Industrial Drive. Made up of portions of several other parcels. Surrounded by land recommended for industrial development and parkland in the city of Gaithersburg.
9	72	I-4/I-3 or O-M	See text for discussion.
10	5	R-90	Vacant property located south of MD 28 adjacent to city of Rockville. Higher density is consistent with existing development pattern.
11	39	R-90	This area is located south of MD 28 and west of city of Rockville National Capitol Research Park. It consists of several homes and an 11-acre vacant tract. A mixture of single-family detached homes, institutional uses, and office/industrial uses are located in the area. The 11-acre vacant tract was once the subject of annexation and a rezoning request to the city of Rockville's office building zone. The Planning Board reviewed the proposed zoning and supported the applicant's request for limited office development. The Planning Board recommended that strict controls be placed on the developer to reduce the impact of the office development on the nearby residential properties. Limited office development would provide a compatible transition between the office/industrial uses to the north and residential uses to the south.
12	35	R-90/ TDR-5	<p>The area is bounded to the east by Long Draught Road, to the west by Game Preserve Road, and to the south by Clopper Road. It is largely vacant except for the St. Rose of Lima Church, rectory, and several houses along Game Preserve Road. Bennington, a townhouse community developed at 9 units per acre, adjoins the area to the east; Seneca State parkland is located to the west.</p> <p>A mix of housing types (detached and attached) is highly desirable at this location because the property forms a transition between townhouses to the east and parkland to the west. Game Preserve Road is already developed with detached units and this low density, single-family detached character should continue. At the same time, higher density townhouses along Long Draught Road would be compatible given the presence of the Bennington townhouse community.</p> <p>To better achieve a mix of unit types, the Plan recommends the zoning be changed from R-200 to R-90 Zone. (A 2.6-acre parcel at the corner of Long Draught Road and Clopper Road is already zoned R-90 and recorded in single-family detached lots.) The Plan designates the site as a TDR receiving area, suitable for a density up to 5 units per acre.</p>

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. For these reasons, a MD 28 Corridor Area has been defined for purposes of staging. (See figure 21.)

To be meaningful, a staging program for the MD 28 Corridor 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 portions of the MD 28 Corridor are included in this chapter.

What Staging will Accomplish

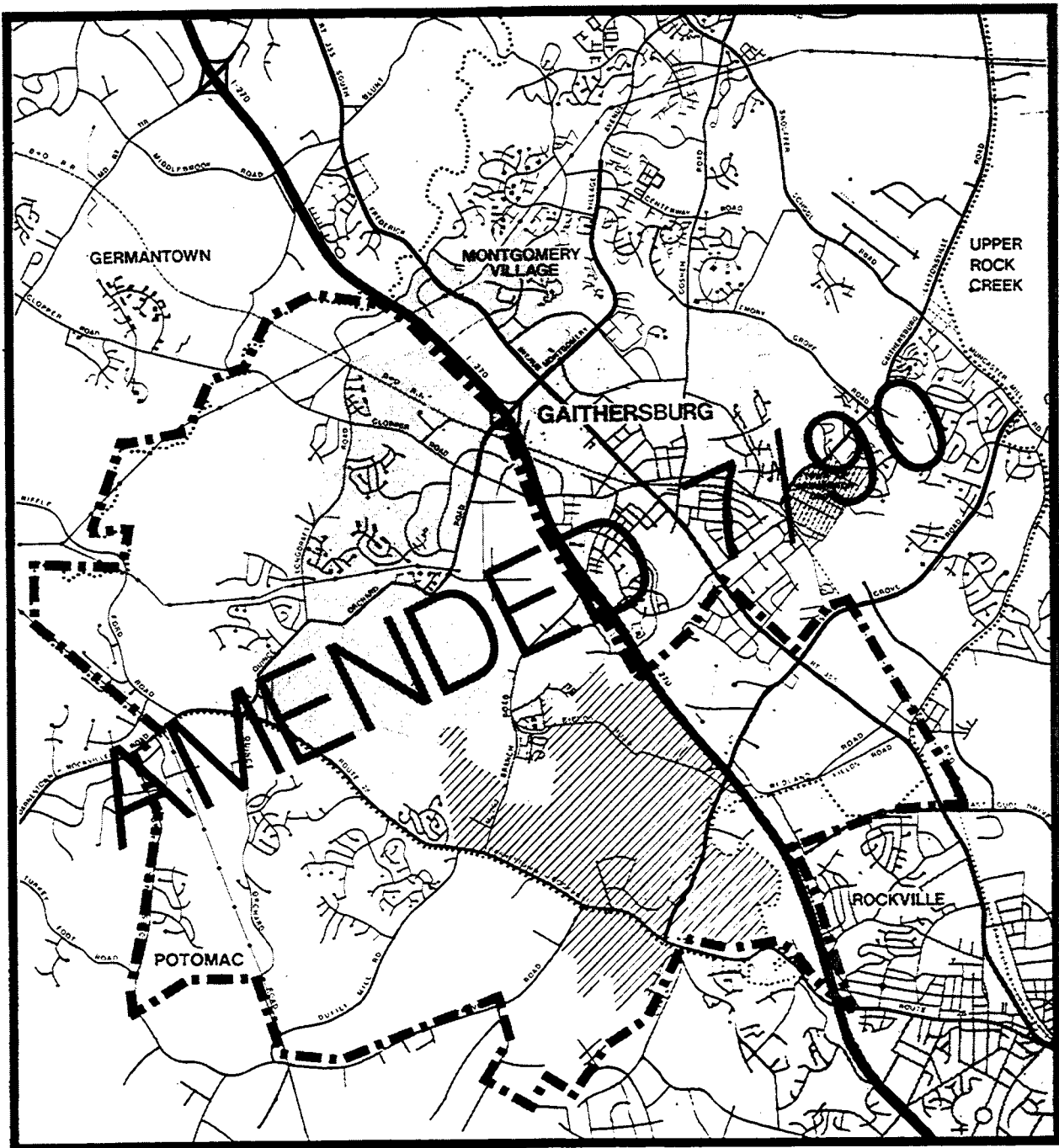
The Montgomery County Subdivision Ordinance requires the Planning Board to review all preliminary plans of subdivision for adequacy of programmed public facilities and to deny those for which it finds that existing and programmed facilities are not adequate.

The Adequate Public Facilities Ordinance (APF) 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 as part of the transportation network.




The MD 28 Corridor is unique from other parts of the County because other parts of the County 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 Chapter of this Plan discusses how this will be accomplished.



MD. 28 CORRIDOR STAGING AREA

-  MUNICIPALITIES
-  STAGING AREA BOUNDARY
-  SHADY GROVE WEST AREA

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
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Fig. 21

Properties Affected by Staging Plan

The entire MD 28 Corridor is affected by this staging plan. The staging 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; and
- Vacant properties which have approved preliminary subdivision plans are excluded from the staging plan.

Properties in these two categories have proceeded through the development process already and have 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 accordance with the Plan's staging recommendations.

Relation of Staging Plan to Subdivision Review Process

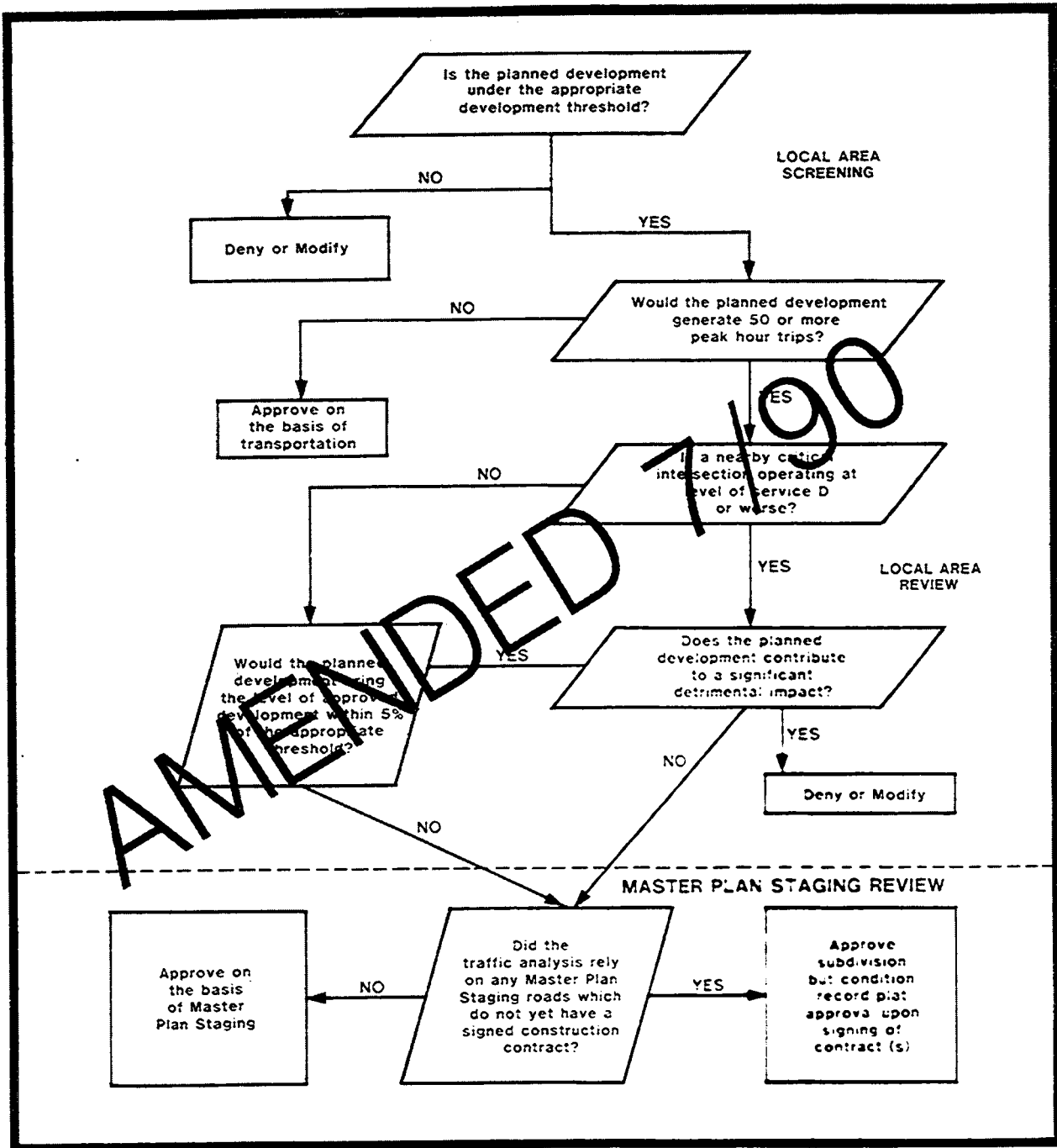
Properties which are shown in the early development stages will proceed through the regular subdivision process. The properties will be analyzed in terms of traffic impact in accord with the APP Administrative Guidelines. (See figure 22.) If a subdivision passes the APP test, the subdivision will be 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 at 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 a matter 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 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.



RELATIONSHIP OF MASTER PLAN STAGING TO THE STANDARD APPROVAL PROCEDURE FOR TRANSPORTATION ADEQUACY

- Existing farming operations (Banks, Thomas, Crown) should be placed in later 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 and Thomas Farms would be desirable from a planning perspective to achieve the development objectives of the Gaithersburg Vicinity Master Plan. The timing of development and scale for the Banks Farm will be determined as part of a future Master Plan Amendment.
- Any staging policy for an area as large as this and with as many new highway projects will have to be reviewed and changed 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

Existing areas of development and existing roadways in Shady Grove West are shown in figure 23.

The key parcels discussed in the staging plan are identified in figure 24.

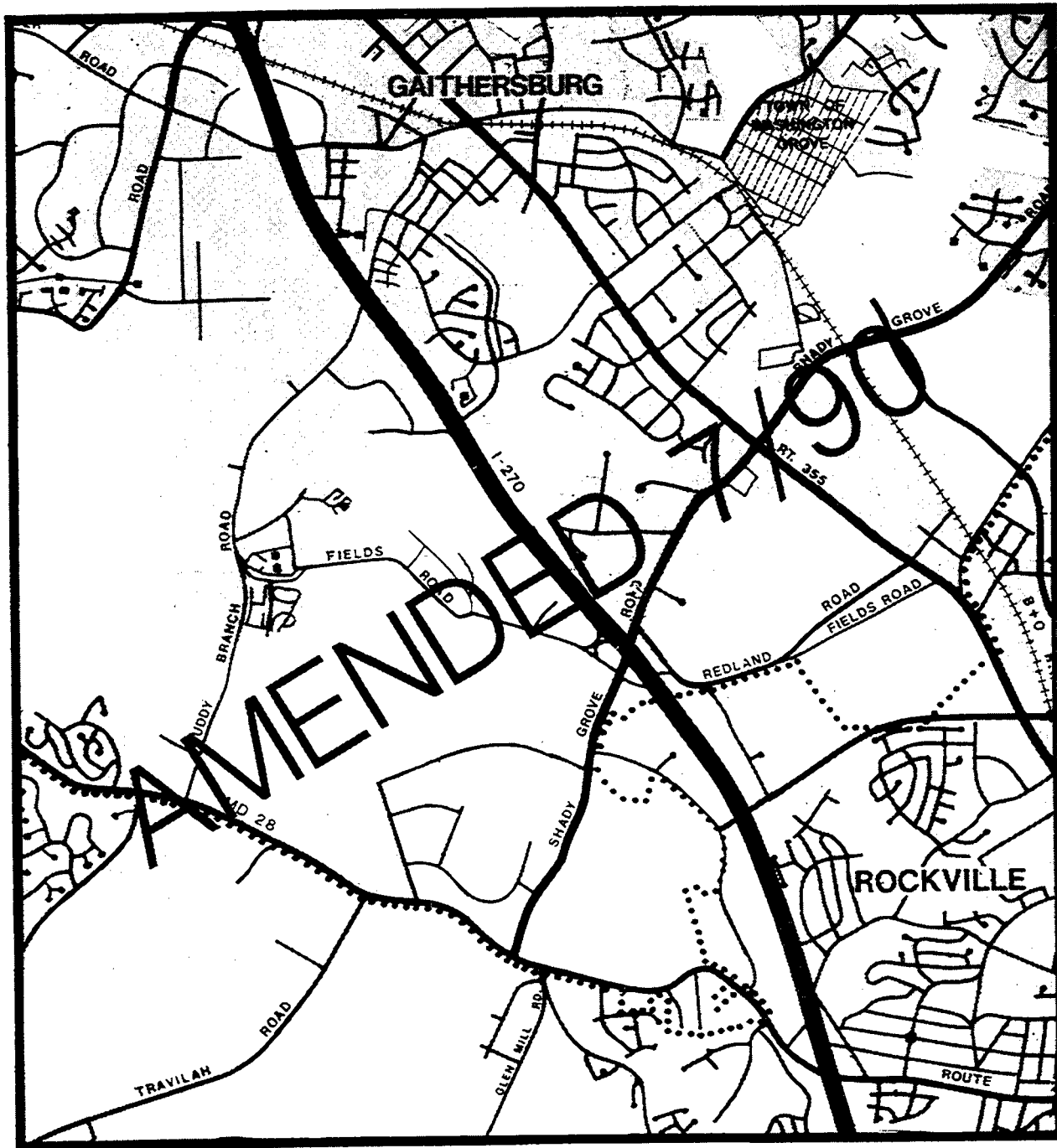
This staging plan makes detailed recommendations for the Shady Grove West portion of the MD 28 Corridor. For the balance of the MD 28 Corridor, more generalized recommendations are presented since properties in the cities of Gaithersburg and Rockville are involved as well as properties in other County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

Three stages of future development are proposed by this Plan. (See figure 25 and table 5.) Each stage includes a series of transportation improvements and a certain amount of residential and non-residential development. Road improvements are grouped according to their programmed or planned construction dates. Roads are identified individually because different parcels are staged to the construction of different roads.

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. The CPP analysis also reflects the significant changes in transit availability throughout the County and Gaithersburg area associated with the opening of Metro to Shady Grove.

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.



**SHADY GROVE WEST AREA -
EXISTING DEVELOPMENT CONDITIONS (DECEMBER 1984)**

 EXISTING/COMMITTED DEVELOPMENT

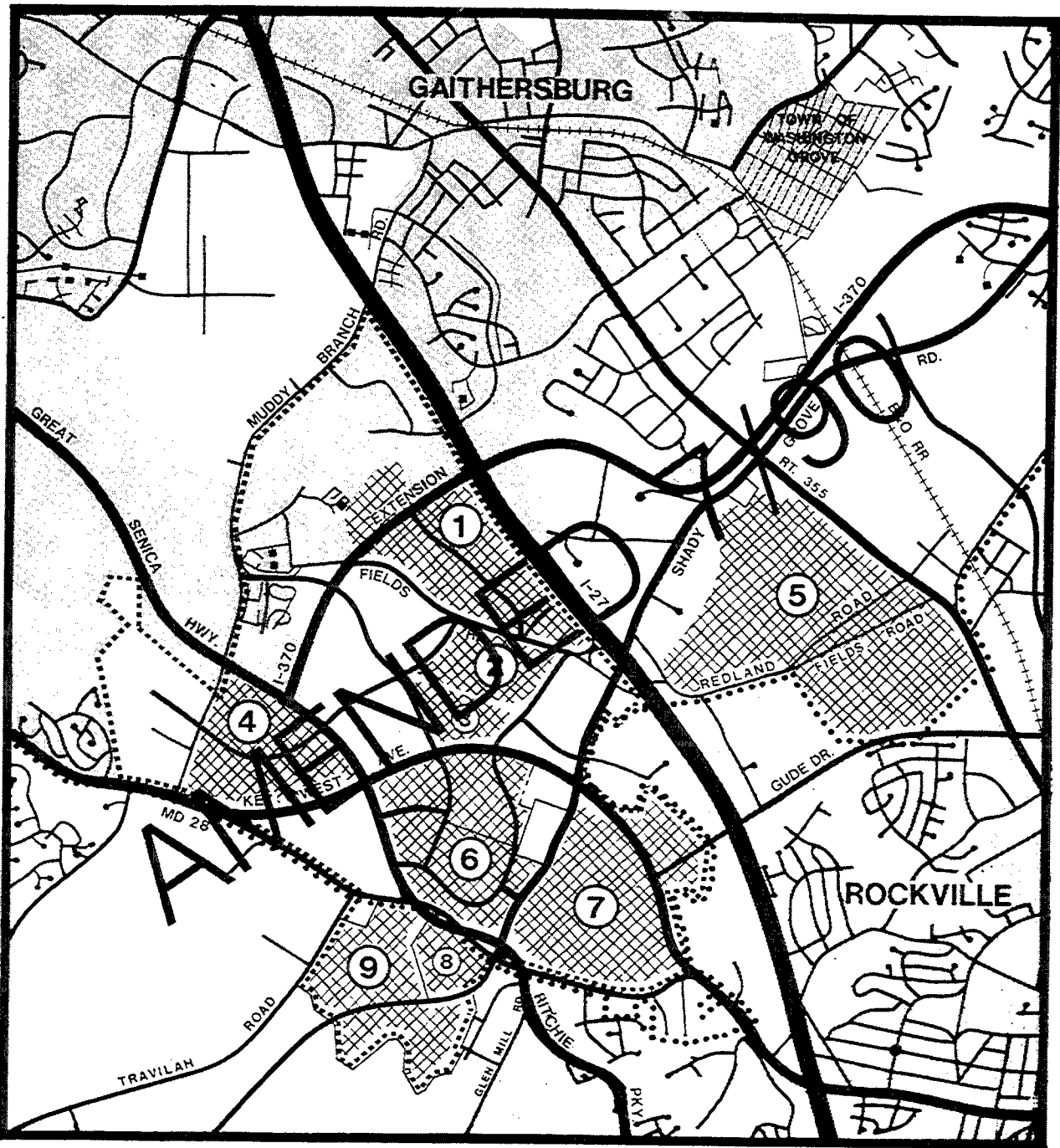
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NORTH

Fig. 23



SHADY GROVE WEST AREA - PLAN TERMINOLOGY

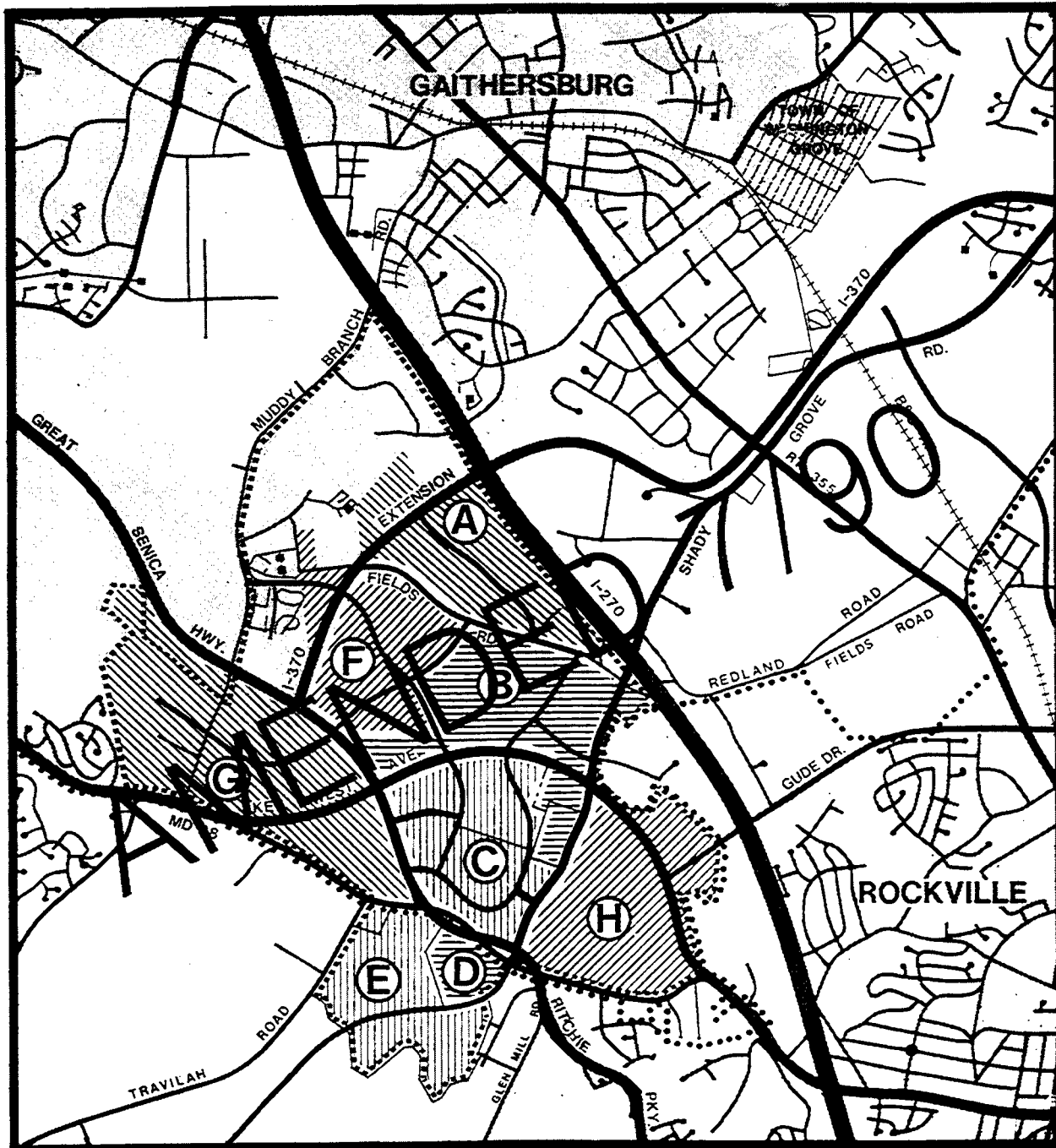
- | | | |
|------------------------|------------------------|-------------------|
| ① Washingtonian Center | ④ Banks Farm | ⑦ Thomas Farm |
| ② Crown Farm | ⑤ King Farm | ⑧ Gudelsky Tract |
| ③ NUS Site | ⑥ Life Sciences Center | ⑨ Percon Property |

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Fig. 24



SHADY GROVE WEST AREA - STAGING DISTRICTS

(A-F) R&D VILLAGE

- (A) Corporate District
- (B) R&D District
- (C) Bio-Technology District
- (D) University District
- (E) Conference Center District
- (F) Residential District
- (G) MD. 28 Residential District
- (H) Residential / R&D District (Thomas Farm)

..... Study Area Boundary

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Fig. 25

TABLE 5

PROPOSED STAGING FOR SHADY GROVE WEST
AREA OF THE MD 28 CORRIDOR

(Office, retail, commercial uses expressed in square feet; residential uses expressed in dwelling units)

Footnotes are explained in accompanying text.

STAGE	I		II		III	
EVENTS*	Sq. Ft.	D.U.	Sq. Ft.	D.U.	Sq. Ft.	D.U.
a. Shady Grove West to 6 lanes (FY 86-87).	525,000	750	-	-	1,300,000	750
b. Shady Grove/1-270 Interchange.	225,000	-	125,000	-	225,000	-
c. Omega Drive**	600,000	-	300,000	-	400,000	-
d. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	(a,b,c,d)	-	(l)	-	(m)	-
e. Fields Road-Piccard Drive/MD 355.**	-	-	-	-	-	-
f. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
g. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
h. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
i. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
j. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
k. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
l. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
m. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
n. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).	-	-	-	-	-	-
o. Widening of Key West from Gude Drive east to MD 28.	-	-	-	-	2,700,000	750
p. Widening of Key West from Gude Drive east to MD 28.	-	-	-	-	(c) See Note 6	-
q. Widening of Key West to 2 lanes to 4 lanes or widening of Key West to 6 lanes.	-	-	-	-	-	-
r. Widening of Key West between MD 28 and Great Seneca connection.	-	-	-	-	-	-
s. Widening of Ritchie Parkway (MD 28 to Falls Rd.) Great Seneca Highway (Quince Orchard to Middlebrook).	-	-	-	-	-	-
A) Corporate District (Washingtonian)	1,350,000	1,050	425,000	300	2,325,000	450
B) R&D District ⁴	225,000	-	125,000	-	225,000	-
C) Bio-Technology District (Life Sciences Center)	600,000	-	300,000	-	400,000	-
D) University District ⁵	-	-	-	-	-	-
E) Conference Center/R&D District	-	-	-	-	-	-
F) Residential District	-	250	-	250	-	250
G) MD 28 Residential District	-	50	-	50	-	200 ⁷
H) Residential/R&D District (Thomas Farm)	-	-	-	-	400,000 ⁸	-
TOTALS	1,350,000	1,050	425,000	300	2,325,000	450
TOTALS STAGE I & II	-	-	4,100,000	1,800	-	-

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

ANNOUNCED

90

FOOTNOTES FOR TABLE 5:

- 1 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.
- 2 The I-370 Metro Connector will be constructed during the time frame of Stage I but it will not become important to Shady Grove West until I-370 Extended is completed in Stage II.
- 3 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.
- 4 The 1985 threshold for residential development in the Galthersburg Policy Area is 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.
- 5 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 areawide level of service.
- 6 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 5 years.
- 7 For a more complete discussion of APF guidelines, see the most recently adopted Comprehensive Planning Policies Report.
- 8 The NUS property (Area B-2) is presently zoned O-M. Unless the property owner applies for a change in the record plat or resubdivides the property or applies for the MXPD zone, the staging recommendation of this Plan would not apply to future development.
- 9 The University District is part of the Life Sciences Center and is included in the staging recommendations for the Life Sciences Center.
- 10 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 areawide level of service.
- 11 This capacity might be obtained by the programming of MD 28 improvements instead of I-270 widening. If such a substitution would result in acceptable levels of service and is supported by traffic studies done at time of subdivision, the balance of this development will be subject to staging decisions in the Stage III Master Plan Amendment.
- 12 If the segment of Key West Boulevard east of Guido Drive moves forward faster than anticipated in the staging plan, this parcel could proceed to 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 all but 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, and 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 APF 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 80 percent funded 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.

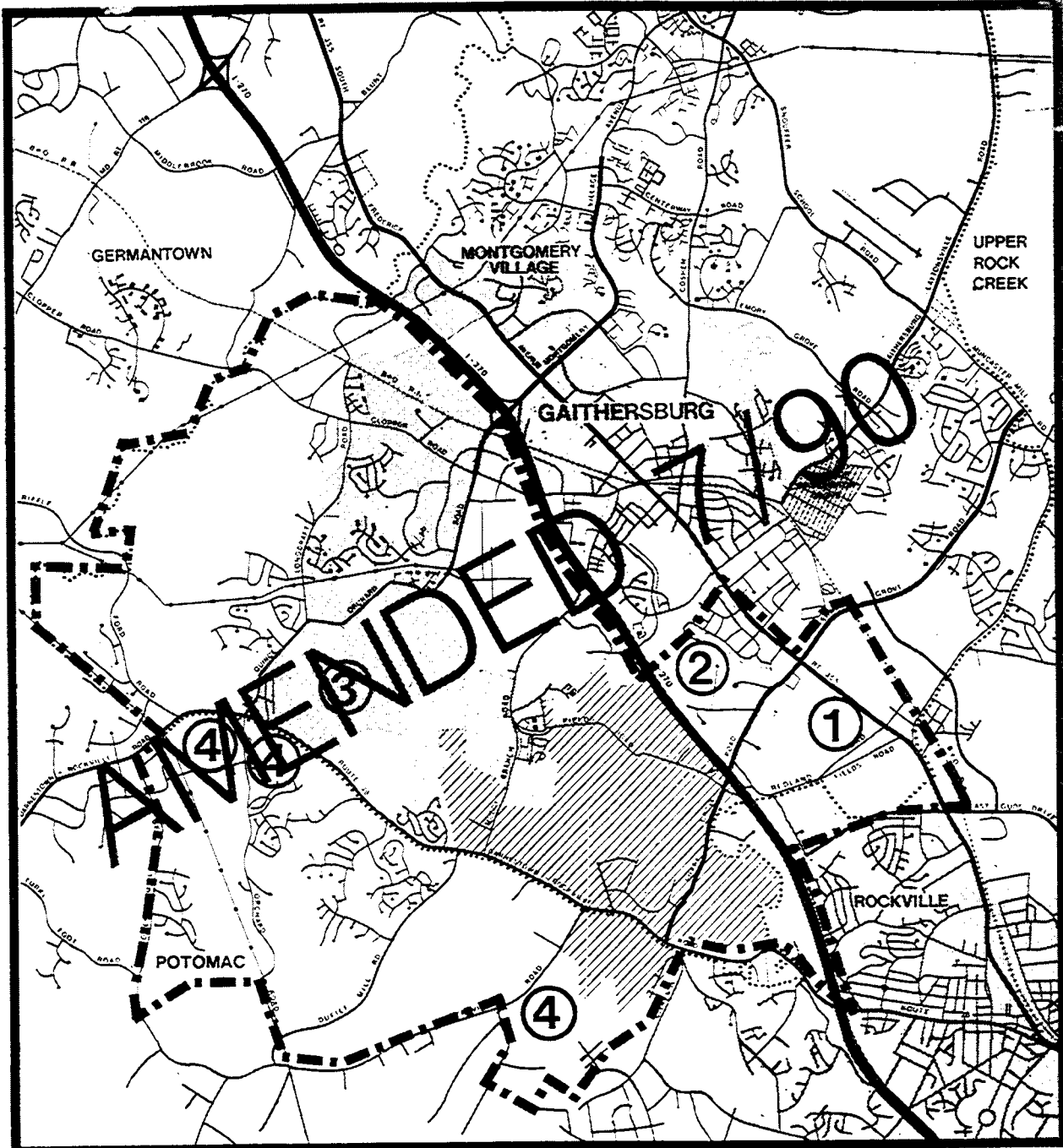
Staging Guidelines for Portions of MD 28 Corridor Outside Shady Grove West

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. Key vacant properties are shown in figure 26. Staging recommendations for key parcels elsewhere in the MD 28 Corridor are summarized in table 6. 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 examined closely in terms of traffic generation. An application for O-M or I-3 zoning would be



MD. 28 CORRIDOR STAGING AREA

Major Vacant Parcels Outside Shady Grove West



MUNICIPALITIES



STAGING AREA BOUNDARY



SHADY GROVE WEST AREA



KING FARM



WASHINGTONIAN INDUSTRIAL AREA



KENT FARM / NATIONAL GEOGRAPHIC



VACANT PARCELS SOUTH OF MD. RT. 28

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NORTH

Fig. 26

TABLE 6

PROPOSED STAGING FOR PARCELS IN MD 28 CORRIDOR
OUTSIDE OF SHADY GROVE WEST
(Prepared July 1984)

(Office, retail, commercial uses expressed in square feet; residential uses expressed in dwelling units)

STAGE	I	II	III
EVENTS*	<p>a. Shady Grove West to 6 lanes (FY 86-87).</p> <p>b. Shady Grove/I-270 Interchange.</p> <p>c. Omega Drive**</p> <p>d. Key West: 2 lanes from Shady Grove to MD 28 & MD 28 spot improvements (FY 85-86).</p> <p>e. Fields Road-Piccard Drive/MD 355.**</p>	<p>i. I-370 Extended (FY 88-90).</p> <p>m. Key West as 2-lane road between Shady Grove Road and Guide Drive.</p> <p>n. Muddy Branch as 4-lane road (FY 86-90).</p>	<p>o. Widening of I-270.</p> <p>p. Extension of Key West from Guide Drive east to MD 28.</p> <p>q. Widening of MD 28 from 2 lanes to 4 lanes or widening of Key West to 6 lanes.</p> <p>r. Widening of Key West between MD 28 and Great Seneca from 2 to 4 lanes and Great Seneca connection.</p> <p>s. Widening of Ritchie Parkway (MD 28 to Falls Rd.) Great Seneca Highway (Quince Orchard to Middlebrook).</p>
**Under construction as of 12/84			
*Construction dates reflect Approved 1985-90 CIP			
DEVELOPMENT:	Sq. Ft.	D.U.	Sq. Ft.
King Farm ¹	-	-	-
Washingtonian Industrial Area ²	360,000 (b,g,f)	-	500,000 (g)
Kent Farm National Geographic ⁴	-	-	7,000,000 (o,p,q,r)
Vacant Parcels South of MD 28 ⁵ (Potomac Master Plan Area)	-	-	-
TOTALS	360,000	250,000 (k,m)	14,500,000
			1,355 (q)
			1,355

AMENDED 7/1980

1 The King Farm is currently zoned residential (R-200) but planned for industrial uses (see Shady Grove Sector Plan). A future Master Plan Amendment will determine the amount and type of industrial uses and explore the possibility of increasing it using.

2 See text for staging guidelines. The amount of development in Stage I assumes I-4 industrial zoning (services are special exception uses).

3 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 areawide level of service.

4 Development yields cannot be accurately estimated since future Master Plan Amendments by the city of Gaithersburg will determine the build-out. For purposes of this chart, the Kent Farm and the balance of National Geographic build-out has been assumed at .4 FAR. In any case, future Master Plan Amendments which affect these properties should include a staging element.

5 The development potential of this area has been calculated by applying 2 DU/acre build-out to vacant, uncommitted land.

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 re-zoning. This future 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.

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 that 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 generate" 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

The City of Rockville 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. This Plan postpones a decision on the ultimate land use for the Thomas Farm until a future Master Plan Amendment. The widening of MD 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 therefore should be staged to necessary road improvements.

The Thomas Farm is within Rockville's maximum expansion limits. 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 the widening of Ritchie Parkway. These improvements are important to the ultimate Stage III development.

2. The Rockville Master Plan should be amended to incorporate an appropriate staging element for the portion of the King Farm located within Rockville.

Alternatively, development should be staged in accordance 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)

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 four lanes east to the I-270 interchange or by widening Key West Boulevard to six lanes.

Linking Future Development to Road Construction

This Plan recommends that roads identified in the staging plan should be under 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 80 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; rezoning to a higher density should wait further refinement of Stage III. 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 are known.
- Any MXPDP applications in accordance with this Plan could be accepted at any time as long as the staging component of the MXPDP application conforms with this Plan's staging for the subject property.

Although the staging plan will be reflected in the MXPDP application, the actual location of development will not be predetermined by this Plan.

- 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 roads).
- Amend the Master Plan before Stage III and follow the Plan by a Sectional Map Amendment.
- Change the sewer and water priorities for all properties shown in Stage III to Priority 2 - no service envisioned for at least 6 - 10 years.
- Re-examine the 10-Year Water and Service Plan recommendations as part of the Master Plan Amendment which will precede Stage III.