Planning in the City of Gaithersburg

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Planning Division’s Role in the City

The Planning Division provides services and information for current zoning and development matters, updates the City Master Plan and provides staff support to the Planning Commission, Historic District and Board of Appeals.
By 2045, the City is projected to add approximately:
- 9,000 households
- 22,000 residents
- 20,000 jobs
Future Challenges to Growth

• Development will need to occur in targeted and future growth areas so that it doesn’t encroach on established neighborhoods

• There is insufficient land to develop both the volume of projected residential and commercial growth separately

• Higher density, mixed-use development will be necessary to possibly provide for both projected employment and housing growth
• Synergy between commercial and residential space in these areas will be vital, but may not feasibly coexist

• Even developing multifamily of sufficient density to meet residential growth will be difficult without mid to high-rise apartment buildings
The City of Gaithersburg has been proactive in preparing for a changing world and remaining competitive as a place to live and do business

- 1990’s -2001: Developed City’s “Floating Zones” that accommodate and encourage a mix of residential and commercial uses with flexibility in design
- 2013: Improved flexibility for amending plans within the MXD and CD zone
- 2015: Reducing Off-street parking requirements
- 2015: Integrated light manufacturing in the MXD Zone, to accommodate changes in technology and advancements in manufacturing practices.
- 2016 : Amend definitions of “amusement center” to remove antiquated restrictions and reflect new methods of recreation
- 2016: Raising height limits in the E-1 (Urban Employment) Zone to encourage reinvestment and redevelopment
- 2017: Establish new standards for care facilities and refined the definition of “child care center” to better the needs of working families
Adoption of Green Energy Code

Adopted International green construction code (IgCC) and removed Leadership in Energy and Environmental Design (LEED) as the requirement

Why the Change?

• LEEDs cost and process was a disincentive to development
• Received lots of requests to use alternatives to LEED

Benefits

• IgCC works hand-in-hand with International Energy Conservation Code (IECC)
• No additional costs for review versus LEED
• Does not preclude the use of LEED by a developer
• IgCC is enforceable
Method the City uses to Mitigate the impacts of Growth

Covers four requirements:
• Schools: Building moratorium when development results in 150% school capacity
• Transportation: When development results in 30 additional vehicle trips
• Emergency Services: Development must be within 10 minute response time of 3 Fire Stations
• Water & Sewer: Development must show there is capacity
Development & Growth Areas
Development & Growth Areas

- Crown
- Washingtonian North
- Washingtonian Rio
Crown

- 182 acre site located at the junction of I-270 and I-370
- Includes up to a total of 2,250 residential units, with a mix of apartments, townhouses, condos and single-family homes
- 260,000 sq. ft. of retail space, anchored by Harris Teeter
- Future High School site
Washingtonian North

- Market rate senior apartment housing with independent, assisted, and memory care units
- 310 Units
- Includes affordable component including the memory care
Washingtonian RIO

- Activity center, includes retail, restaurants, office, and commercial uses
- Recently approved annexation amendment. 20 year plan to maintain vitality of this Activity Center and respond to changing nature of retail
- Introduces new uses such as residential & integrated light manufacturing
- 1,145 Units and 1.2 million Sq. Ft. commercial
Development & Growth Areas

• Market Square
• Kentlands Square
• Medimmune/AstraZeneca
**Kentlands – Market Square**

- Kimco acquired the Market Square site in 2016
- Company is pursuing near term investments and a long-term (20 year) redevelopment plan of Market Square into a mixed-use community
- Proposes up to 1,200,000 square feet of commercial / non-residential uses and up to 1,614 residential units
Kentlands Square

- Saul Holdings is planning the long-term (20 years) redevelopment of the Kentlands Square Property into a mixed-use community
- Up to 784,000 square feet of commercial uses and 1,450 residential units in first phase
Medimmune/AstraZeneca

• Corporate campus
• Cities largest employer
• Built and expanded through a number of Amendments to annexation agreement
• + 920,000 sq. ft. office/lab space
Development & Growth Areas

- 700 Quince Orchard Redevelopment
700 Quince Orchard Road

- Vacant, functionally obsolete Class C property is being converted into Flex Space
- Introduces up to 175 residential towns on existing surface parking lots
- Includes Affordable Housing component
- Live where you work philosophy & leverages proximity to Quince Orchard Plaza
Development & Growth Areas

- Spectrum
- FedEx
- Parklands
• Mixed-use development located on the east side of I-270 at Watkins Mill Road
• Includes up to 83,000 square feet of retail and restaurant space
• Up to 72,100 square foot of office space
• 465 multi-family residential units already delivered
• Additional 204 units are approved, including 158 age-restricted units
FedEx Ground

- Redevelopment of 40 acre former IBM site on MD 355, immediately adjacent to I-270
- A 298,000 SF FedEx Ground Sorting Facility and Distribution Center
- 300+ jobs, on the east side of the City
- Use reflects changing market dynamics
Parklands

- 125 acre site located on the west side of I-270 at Watkins Mill Road
- Includes approximately 1,085 residential units
- Phase 1 residential complete; Phase 2, which includes the commercial “urban core”, is dependent upon Watkins Mill Interchange; phase 3, dependent upon CCT
- Up to 259,939 sq/ft of Retail & Restaurant space
- Up to 936,650 square feet of Office space
- Up to 394 Hotel rooms
Development & Growth Areas

- Olde Towne Youth Center
- Gaithersburg Station
- Olde Towne Plaza
Olde Towne Youth Center

• Approved 2007
• 6,500 square foot City youth center
• Includes computer lab, arts and crafts, video games, exercise and nutrition programs, homework help, and basketball court
• LEED silver certification
• Green roof with photovoltaic panels
Gaithersburg Station

- Redevelopment of 7 parcels into a 389 unit apartment building with 18,000 sq. ft. of ground floor retail.
- Completed in 2012
- Ground floor retail remained vacant since completion.
- Conversion of 12,354 sq. ft. of ground floor retail into 11 residential walk-up units.
- Approved in 2018
Olde Towne Plaza

- Rehabilitation of 42,651 sq.ft. Olde Towne Plaza
- Plan included reconfigured parking lot, water/splash fountain, new benches, and landscaping
Transportation Alternatives

- High frequency all-day service
- Off-board fare collection
- Attractive stations
- Dedicated roadways
- Real-time passenger information
- Multiple wide doorways for expedited boarding, level with station platforms
Transportation

- City and County priority
- Ease congestion
- Additional east/west connection linking employment
- Diamond Interchange
- $135,238,000 Project
- Open to traffic 2020
Thank you