SUMMARY OF RECOMMENDATIONS

VISION

AREA PLAN

ZONING

BRANDING & MARKETING

CITY-WIDE ACTION

EXISTING CONDITIONS

EXISTING ZONING

EXISTING LAND BAYS

SUMMARY OF CRITICAL ISSUES

Identity

What is the future vision for the Fieldfield Corridor? What distinguishes the corridor in Gaithersburg? How can the area be marketed to the outside?

Consistency

Are policies and regulations in place that are consistent with the future vision?

Amenities

What keeps residents and employees nearby? Are uses lacking that would fulfill the future vision?

Connectivity

Are uses sufficiently connected to create a cohesive community? How do you promote synergy and movement within the corridor?

Transportation

How can the Fieldfield Corridor make better transportation connections within and outside of the area?

Establish use classification system for employment and industrial uses

Greater land uses and activities based on similar functional or physical characteristics

Provides Zoning Administrator with basis for interpretations about specific uses not listed and not listed in Ordinance

More effectively anticipates future uses by providing an objective basis for similar use determinations

Review allowed uses in E-1 district and consider:

Limiting general office, retail and restaurant uses to accessory only

General office accommodated in MXD, C-1, CD, CBD and other

General office competes with R&D; drives up land values

Expanding use list with breweries, distilleries, industrial catering, tech incubator/innovation spaces

Light industrial uses compatible with R&D use

Similarly require specialized buildings and zoning

Provides diversification of uses

Attracts people after business hours

Review E-1 bulk, placement, parking

Height: increased to 85 feet in 2016

Consider reducing setbacks to back of sidewalk

Creates urban edge and increases flexibility for redevelopment

Maintain increased setbacks for height >45 feet and adjacent to residential

Consider reducing parking ratio

Eliminates excess parking; Flexibility for redevelopment; Opportunities for gathering spaces

Consider use classification system for public assembly uses

Athletic events, theatres, religious institutions applied across the city: Treat similar uses equally

Consider whether public assembly use appropriate in E-1 district

Reserve industrial and employment districts for industrial and employment uses (maintaining lower land values)

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