

City of Gaithersburg

Sustainable Growth Projects

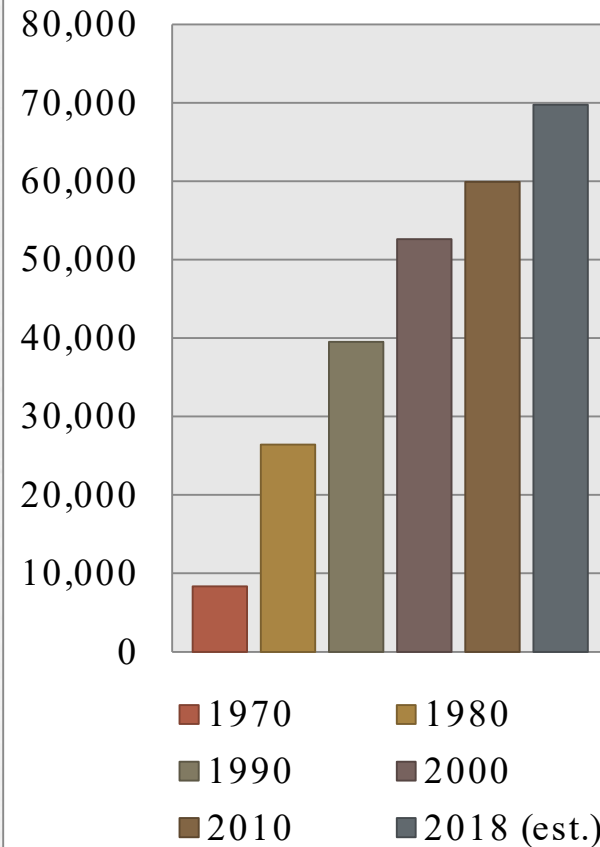


A Little About Us...

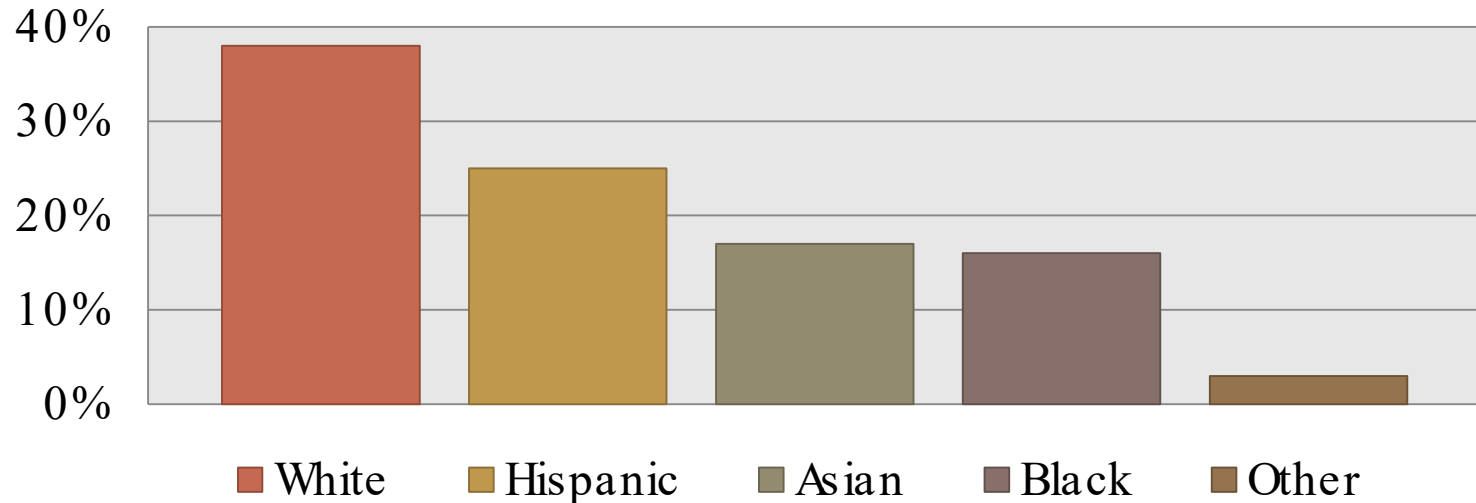
Gaithersburg's population is growing – fast.

- We've gained over 10,000 new residents,
- Grown by 12% in less than 10 years,
- Forecast to have 90K residents by 2045

Population



Ethnicity



- We are a minority-majority City, and consistently rank among the most ethnically diverse in the United States.
- Whites now comprise less than 40% of Gaithersburg's population, while those who identify as Hispanic represent a full quarter of our citizenry.

Source: ACS Survey 2012-2016

Median Income

Our median household income of nearly \$84,000...

- Lower than Montgomery County's
 - But nearly \$8,000 higher than the State average

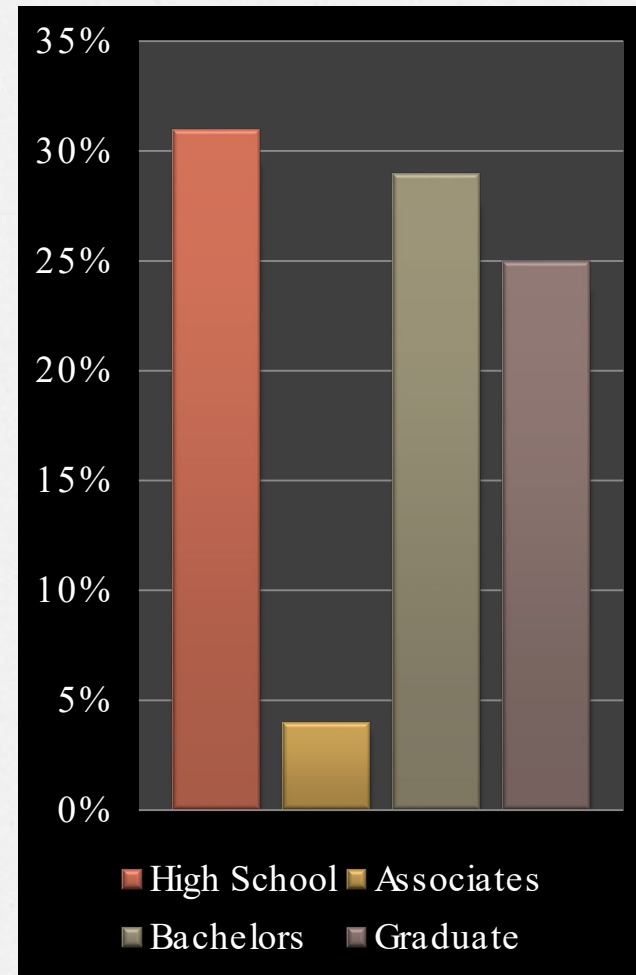


Source: ACS Survey 2012-2016

Educated

54% of City residents possess a Bachelor's Degree, or higher...

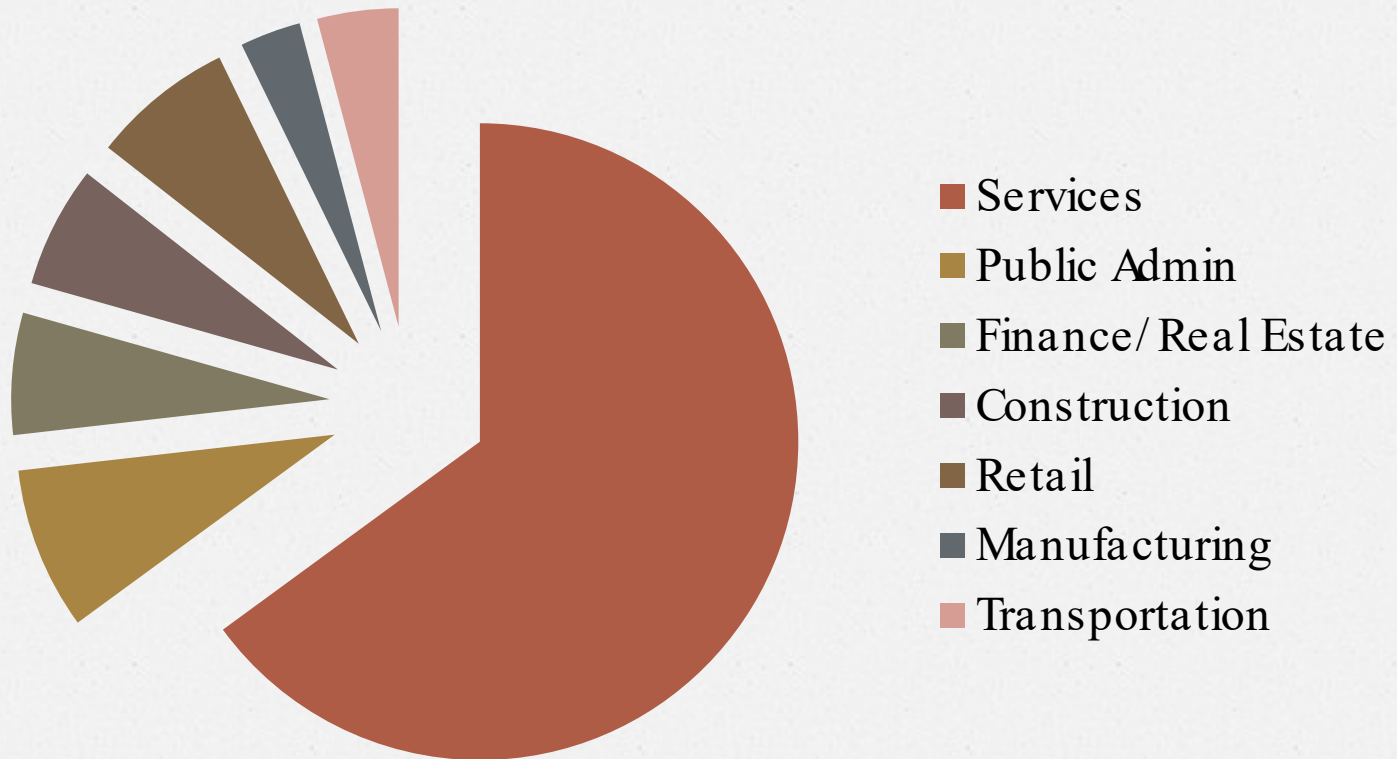
A reason why industries with quality, high paying jobs continue to come to the City of Gaithersburg.



Source: ACS Survey 2012-2016

Industries

Employment By Industry Sectors



Biotechnology

- Home to more than 75 bioscience companies, Gaithersburg has unique characteristics which support the industry and have helped make us the epicenter of the I-270 Biotech Corridor
- Over half of the lab space in the I-270 corridor is located in Gaithersburg
- Q2 2018: 2.8% vacancy rate for lab space

Commercial Vacancy

Class A&B Office Vacancy Rate of 7%

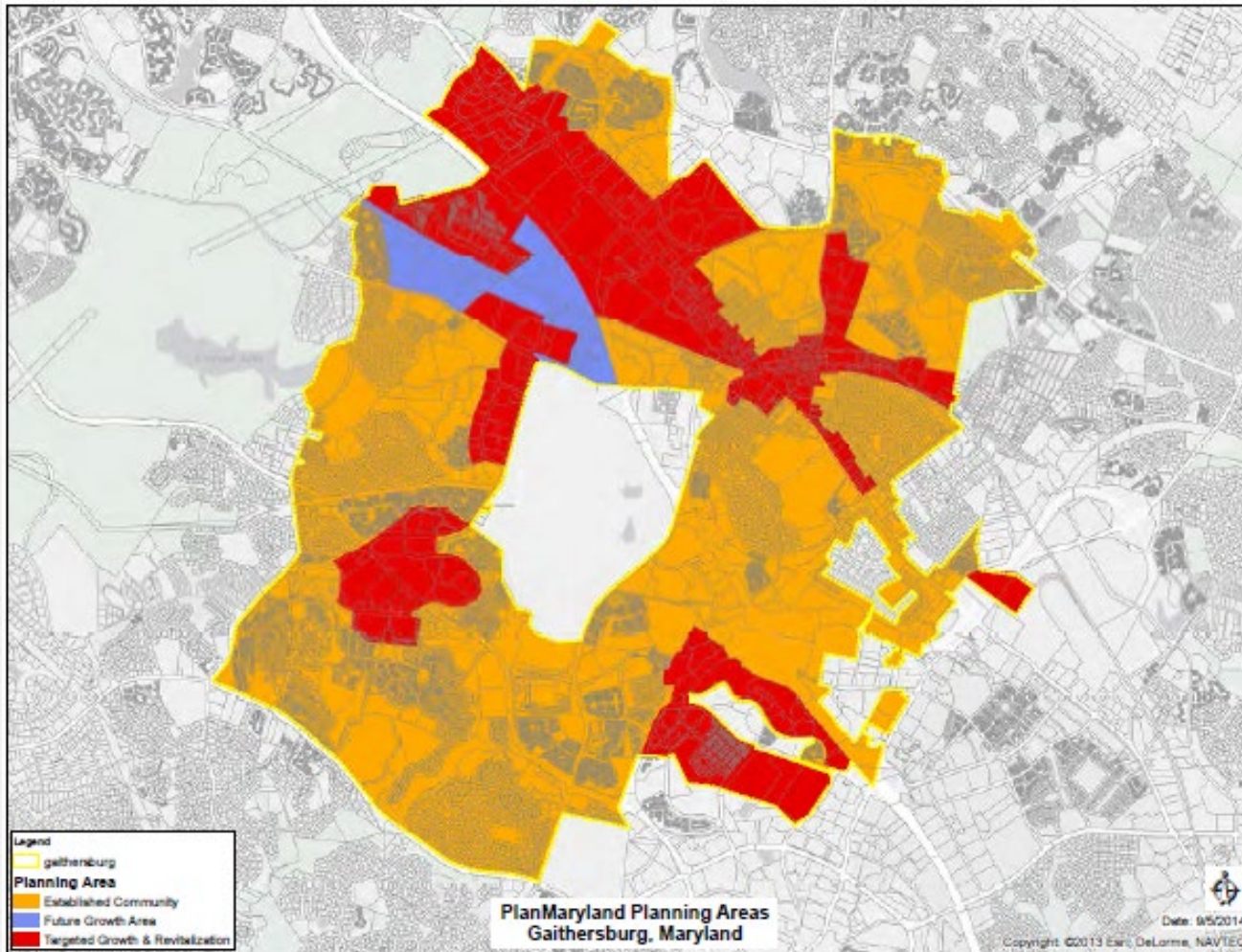
- Among the lowest in Suburban Maryland
- Peaked at over 19% in 2009

Office rents averaging \$23/ sq ft

- Strongest submarkets within the City nearing \$35/ sq ft

Retail vacancy rate 1.7%

Development & PlanMaryland



Development & PlanMaryland



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



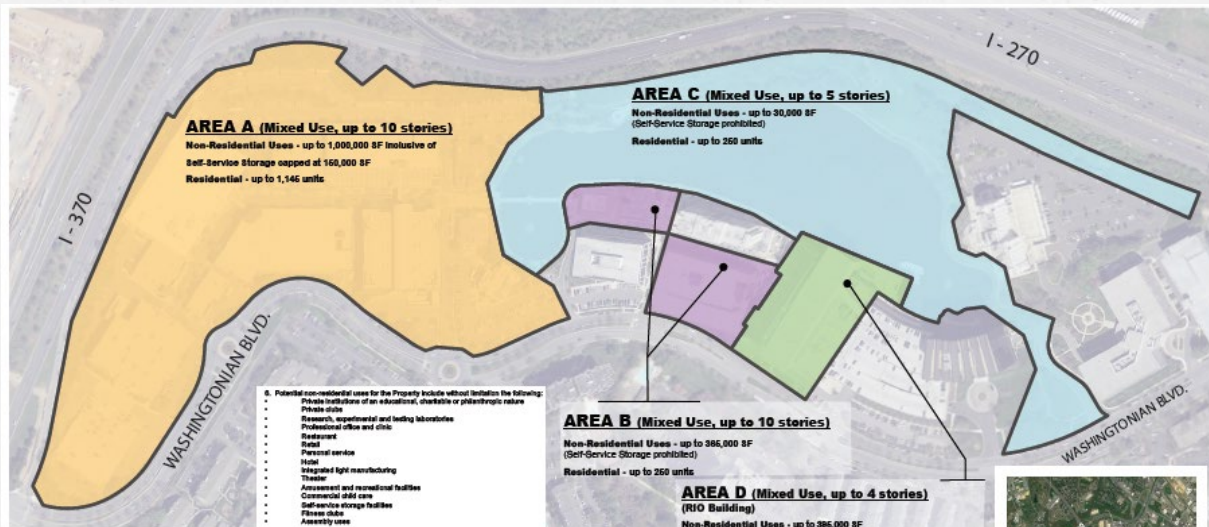
Washingtonian North

- Market rate senior apartment housing with memory care units
- 330 Units
- Includes affordable component including the memory care



Washingtonian Rio

- Peterson Cos 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
- 1145 Units and 1.2 million SF



Development & Plan Maryland



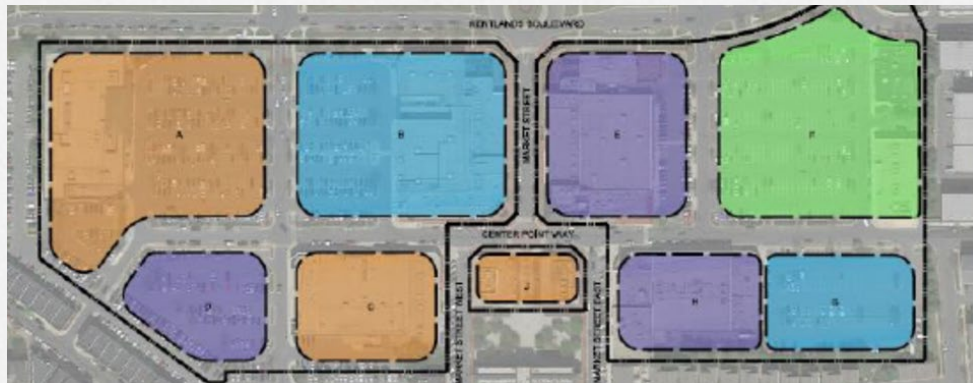
❑ Market Square

❑ Kentlands Square



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 1614 residential units

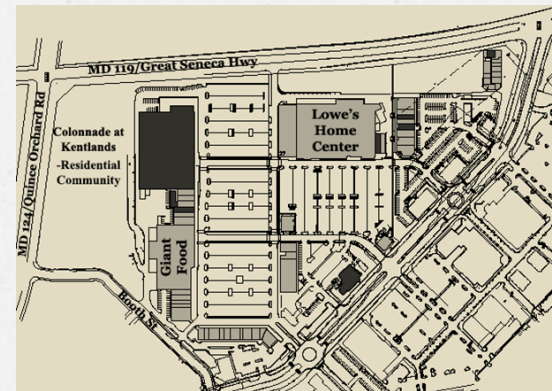


Kentlands Square

- 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



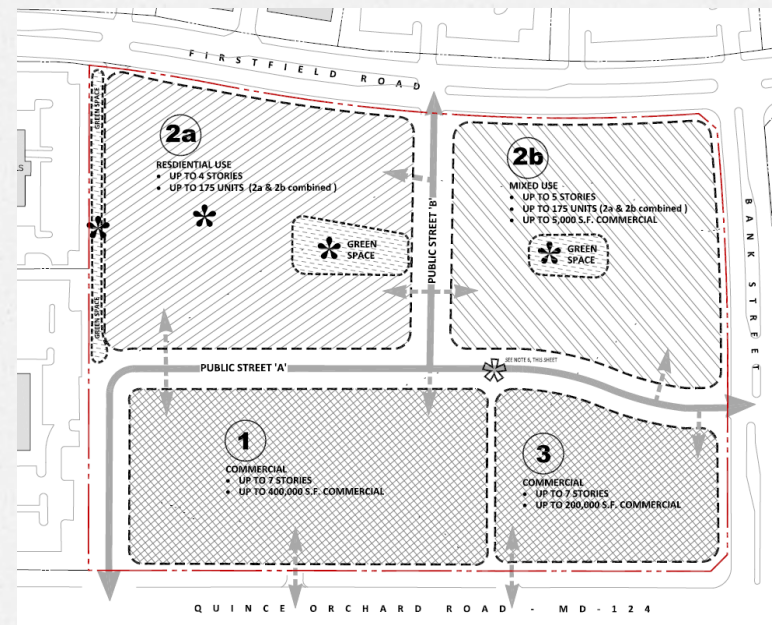
- 2 additional phases to be planned



Development & Plan Maryland



700 Quince Redevelopment



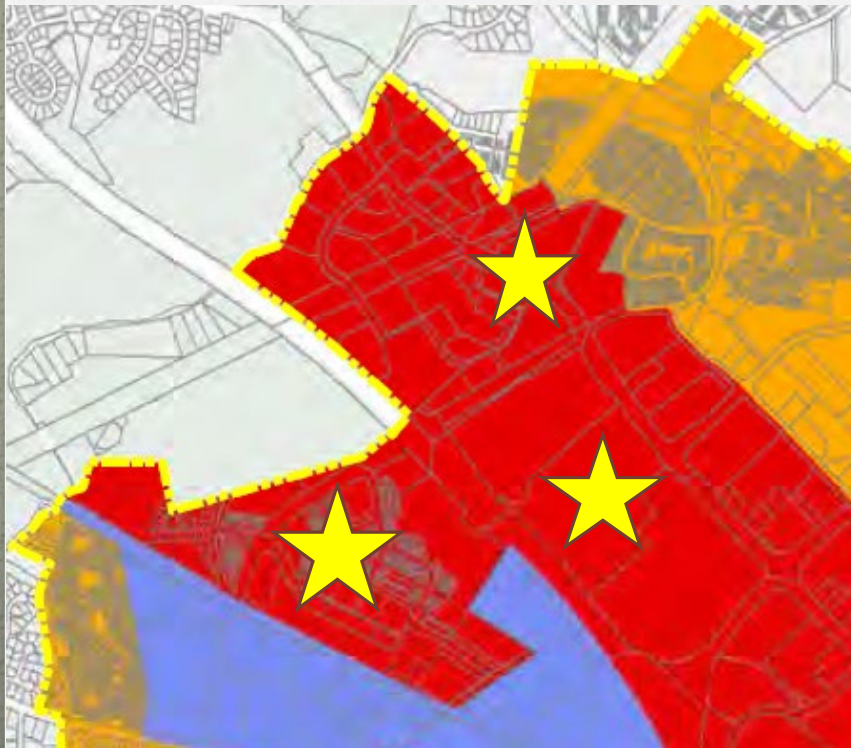
700 Quince Orchard Road

- Site was acquired in 2015 by Rock Creek Partners and rezoned to mixed use
- Vacant, functionally obsolete Class C property is being converted into Supernus Pharmaceuticals' new HQ with 300+ jobs
- R&D/ Manufacturing functions will also be accommodated at this site
- Introduces up to 175 residential towns on existing surface parking lots
- Live where you work philosophy & leverages proximity to Quince Orchard Plaza

700 Quince Orchard Road



Development & PlanMaryland

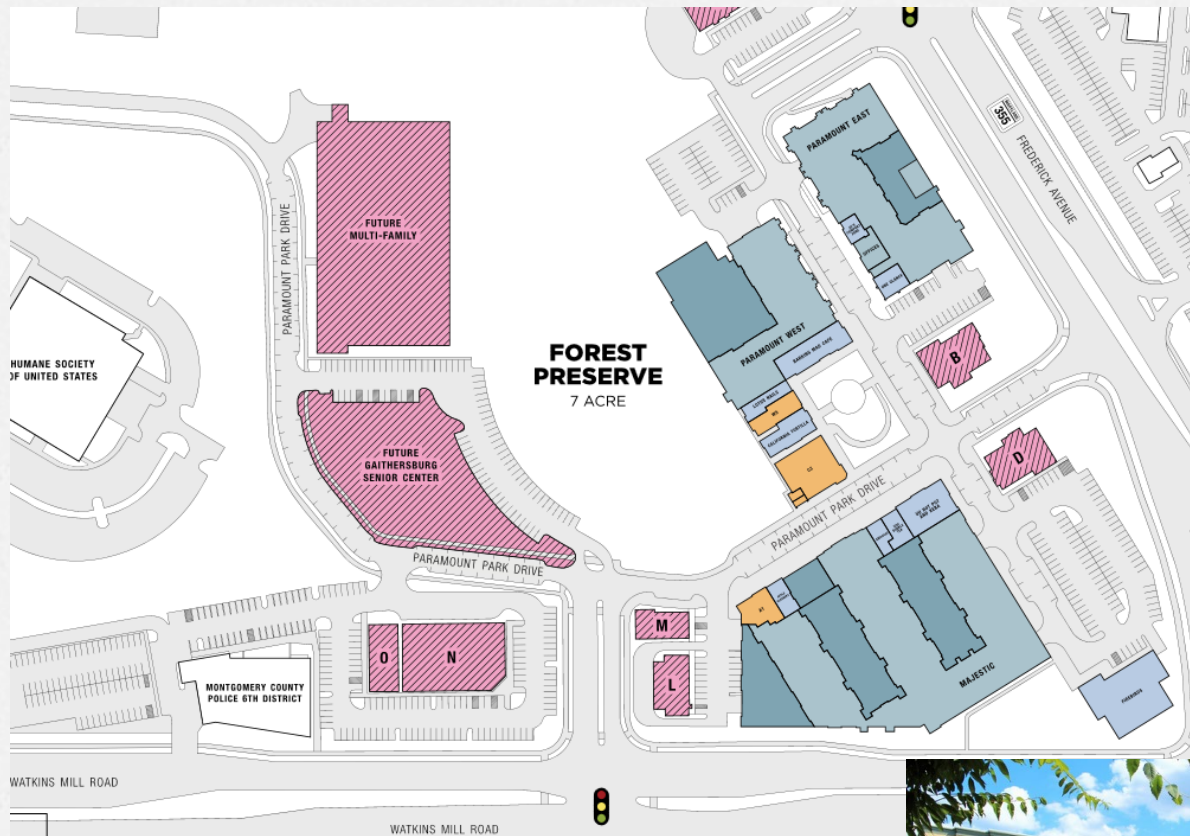


- Spectrum
- FedEx
- Parklands



Spectrum

- 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

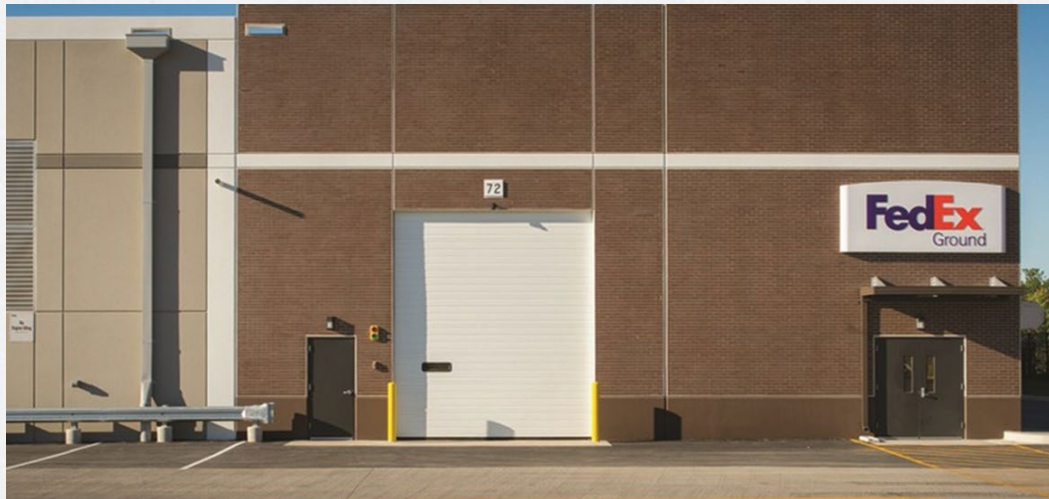


Spectrum



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 1,100 residential units
- Up to 215,000 sq/ ft of Retail & Restaurant space
- Up to 936,650 square feet of Office space
- Up to 394 Hotel rooms
- Phase 1 residential complete; Phase 2, which includes the commercial “urban core”, is dependent upon completion of the Watkins Mill Interchange

Parklands



Development & PlanMaryland

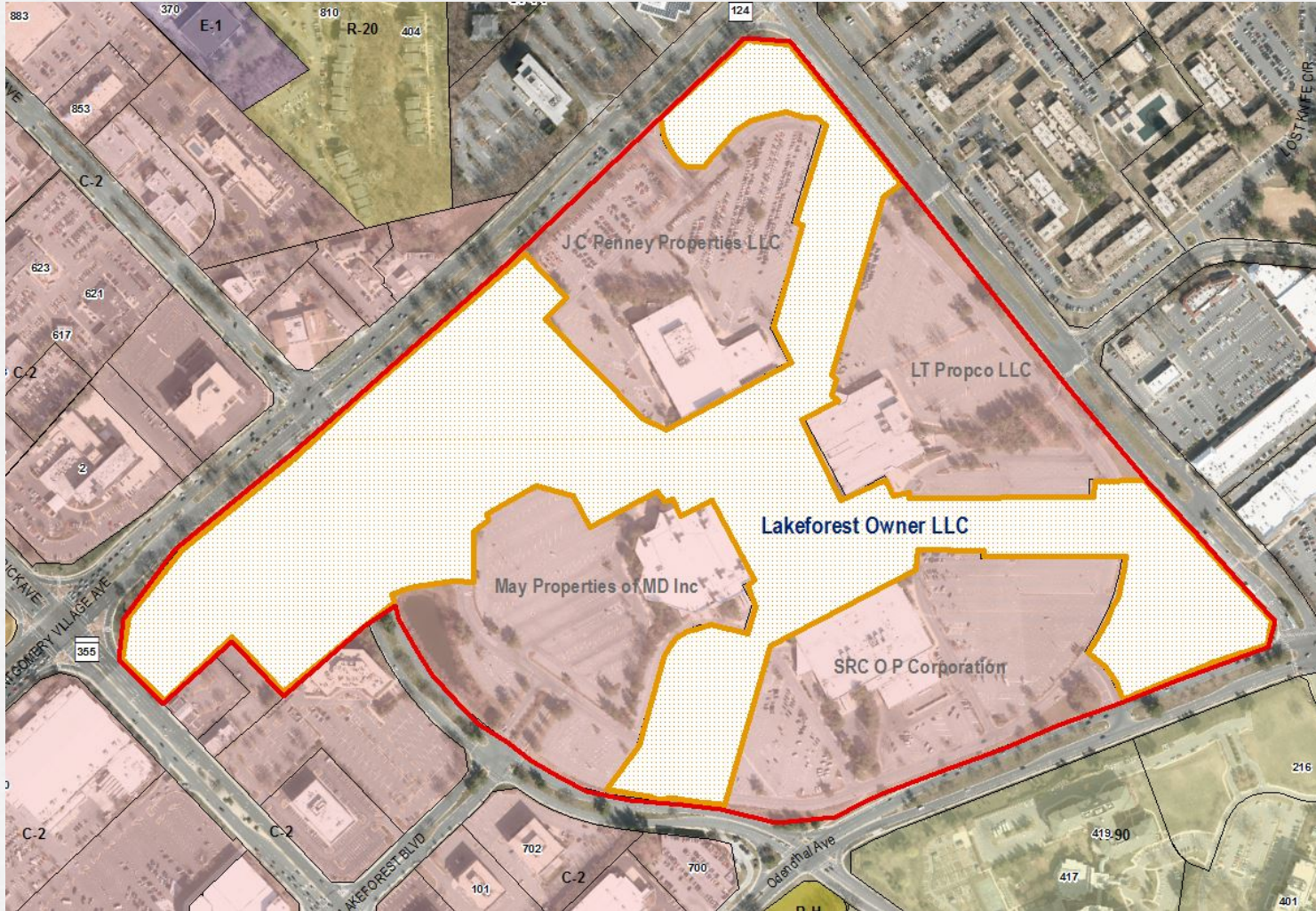


- Enterprise Zone
- Opportunity Zone
- Lakeforest Transit center
- Transformative redevelopment for entire Frederick Avenue Corridor

Lakeforest Mall

- Mall's "core" sold at a foreclosure auction in 2017 to US Bank
- Four anchor tenants each own their respective sites and parking fields
- Sears site was acquired in June, 2018 by "Northwood Investors", a capital corporation with various investment strategies
- Mall continues to operate, but is considered by the City to be a priority and potential future redevelopment site

Lakeforest Mall



Thank You!

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www.gaitthersburgmd.gov/government/projects-in-the-city

The logo for Gaithersburg, Maryland. It features the word "Gaithersburg" in a large, dark grey, sans-serif font. A small green leaf icon is positioned above the letter "i". To the right of "Gaithersburg", the word "MARYLAND" is written in a smaller, all-caps, dark grey, sans-serif font.