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
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

- Services
- Public Admin
- Finance/Real Estate
- Construction
- Retail
- Manufacturing
- Transportation
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%

Source: CoStar
Development & Plan Maryland
Development & Plan Maryland

- 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 & Plan Maryland

- 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 & Plan Maryland

- 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
Thank You!

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