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**Montgomery County Civic Federation Testimony to County Council on
Proposed Gaithersburg West Sector Plan Revision**

I am Jim Humphrey, Chair of the Montgomery County Civic Federation's Planning and Land Use Committee, presenting the Federation position on the proposed Gaithersburg West Sector Plan revision which was approved by the delegates at our September 14 monthly meeting.

1) The MCCF recommends reducing overall density of development proposed in the Plan, which will generate less of an increase in traffic congestion in the area (since Plan target is 30% non-auto drive mode share, and the other 70% of new residents and employees generated by the Plan are expected to drive).

- The Federation recommends reducing commercial density by 10,000 jobs and a corresponding amount of square footage. This reduction will prevent absorption along the I-270 Corridor of all science and technology market demand for space, allowing some remaining capacity to be reserved for the East County Science and Technology Center site.

- The Federation supports the Planning Department recommendation for 5,000 new dwelling units in the area, not the Planning Board approved level of 5,700 additional dwelling units. This lower number will have greater effect on correcting the existing imbalance in the jobs-to-housing ratio along the I-270 Corridor.

2) MCCF supports the general approach to staging that links approval of density to construction and availability of the Corridor Cities Transitway to serve the Plan area.

3) Since new housing added by the Plan is proposed for use by new employees in the area, housing should be staged along with commercial use to prevent residents moving into the area prior to availability of new employment, which would serve to increase the number of drivers using cars to reach jobs outside the area.

4) MCCF recommends strengthening compatibility of new development with the historic Belward Farm by "*allowing buildings of no more than 3 stories in height*" adjacent to the Planning Board recommended 10 to 12 acre farm setting.

MCCF stands ready to assist the Council in your consideration of this Plan. Thank you.