MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 15, 2002

RESPONSIBLE STAFF:

Daniel R. Janousek, AICP
Planner

AGENDA ITEM:
(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing:
	Historic District
	Consent Item
	Ordinance
X	Resolution
X	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	06/12/02
	06/19/02
	06/26/02
Hearing Date	07/01/02
Record Held Open	07/10/02
Policy Discussion	07/15/02

TITLE: SDP-01-007

Public Hearing for Schematic Development Plan SDP-01-007 for Kentlands Retail Section 2.

SUPPORTING BACKGROUND:

The applicant, Archstone Communities, requests approval of a Schematic Development Plan (SDP), known as Archstone Kentlands Village. The plan includes a proposed change of use from retail and restaurant to mixed use on approximately 7.55 acres of land on two parcels, incorporating three and four story mixed use residential/commercial/office buildings, a neighborhood park, and a parking garage. The two parcels are adjacent to and east of Quince Orchard Boulevard and within the Kentlands development in the Mixed Use Development (MXD) Zone.

The Mayor and City Council record is open since October 15, 2001 when a Joint Public Hearing was conducted by the Mayor and Council for this application. Following a request by the applicant, the SDP application was exempted from the residential deferment period on June 3, 2002. The Mayor and City Council and the Planning Commission held a Joint Public Hearing on July 1, 2002.

The Planning Commission reviewed the plan and closed its record on June 10, 2002. The Planning Commission then made a recommendation to the Mayor and City Council regarding SDP-01-007 (see attached Exhibit #1).

Attached:
Exhibit 1: Communication from the Planning Commission
Exhibit 2: Schematic Development Plan Application
Exhibit 3: Site Plan
Exhibit 4: Conceptual Elevations
Exhibit 5: Landscape Plan
Exhibit 6: Revised Parking Table
Exhibit 7: Draft Approval Resolution
Exhibit 8: Letter from Andrew K. Brown, Stanford Properties, LC

DESIRED OUTCOME:

Review and Approve Resolution.

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

VIA: David Humpton, City Manager

FROM: Dan Janousek, Planner

DATE: July 11, 2002

SUBJECT: SDP-01-007 - Archstone Kentlands Village

Application for approval of Schematic Development Plan (SDP), known as Archstone Kentlands Village. The plan includes a proposed change of use from retail and restaurant to mixed use on approximately 7.55 acres of land on two parcels, incorporating three and four story mixed use residential/commercial/office buildings, a neighborhood park, and a parking garage. The two parcels are adjacent to and east of Quince Orchard Boulevard and within the Kentlands development in the Mixed Use Development (MXD) Zone.

At its regular meeting on July10, 2002, the Planning Commission made the following motion:

> Commissioner Bauer moved, seconded by Commissioner Levy, to recommend SDP-01-007 for approval to the Mayor and City Council, with the following conditions:

1. Provide for Hiker-Biker trails or other bicycle facilities that will ensure that the development is connected to the existing and planned trails within Kentlands and Lakelands, and rest of the City of Gaithersburg. Locations for bike racks and possible bike signage should be incorporated into the final site plan as described in the City's Bikeways and Pedestrian Plan.

2. The streetscape design, including the street widths, sidewalk widths, street trees, planting strips, and sidewalk locations should be consistent with the Kentlands Community and other similar projects in the City. The applicant should work closely with City Staff to incorporate a final streetscape design to be reviewed and approved during the final site plan process.

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EXHIBIT #1 SDP-01-007

3. The final architectural elevations should be substantially consistent with or improved from the proposed elevations of the Schematic Development Plan and improved. The final architectural elevations should be reviewed and approved during the final site plan process.

4. Provide an amenities package that is consistent with the Schematic Development Plan proposal to be reviewed and approved during the final site plan process.

5. Participate in the Art in Public Places Program.

6. The final design, location and square footage of the future proposed office building, within the shaded area shown on the schematic development plan application, will be determined during the final site plan stage for the office building.

7. Provide a parking study that includes all uses (residential, commercial, office, and restaurant), to be reviewed and approved during the final site plan stage. The parking study should examine the individual use, retail center, parking on Booth Street, and shared parking requirements. The applicant shall file a parking waiver request to be acted on by the Planning Commission, consistent with recommendations from the City Council in its Schematic Development Plan Resolution, during final site plan review.

8. Provide all necessary joint access and parking easements necessary to be reviewed and approved during the final site plan process.

9. Provide a solution to the offset intersection of Private Road 'A' and 'B' such as a traffic circle or re-alignment. Other solutions could be in the form of modifications to the current intersection design.

10. Continue to work with City Staff on issues of garage access and safety, and provide a graphic representation of traffic circulation.

11. Provide a way-finding system with directional sign designs and their locations to be submitted with a sign package during final site plan review.

12. Study the feasibility of creating a connection between the Kentlands Retail area and the proposed Archstone development for pedestrians and automobiles.

Vote: 4-1

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EXHIBIT #1
SDP-01-007

P&CA PLANNING AND CODE ADMINISTRATION Gaithersburg

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336

SITE PLAN APPLICATION

Application # SDP-01-007
Date Filed 5-31-02
Total Fee $7500 pd.

In accordance with Article III, Division 19, Section 24-160 D.9 and Article V of the City Code

- ☐ CONCEPT
- ☐ PRELIMINARY
- ☐ FINAL (MXD FEE APPLIES)
- ☒ SCHEMATIC DEVELOPMENT (Amendment)-Revised

1. SUBJECT PROPERTY

Project Name: Archstone Kentlands Village
Street Address: 909 Quince Orchard Road, Gaithersburg, MD 20878
Zoning: MXD Historic area designation ☐ Yes ☒ No
Lot: H Block: O Subdivision: Kentlands - Retail Area 2
Tax Identification Number *(MUST BE FILLED IN)*: 160903069352

2. APPLICANT

Name: Archstone Communities ATTN: Jon Wood
Street Address: 6631 Old Dominion Drive Suite No.
City: McLean State: VA Zip Code: 22101
Telephones: Work: (703) 883-3540 Home:
Co-Applicant: Stanford Properties, LC - ATTN: Andy Brown (301) 718-1804
4909 Cordell Ave, 2nd Floor - Bethesda, MD. 20814

3. CITY PROJECT NUMBER

Original Site Plan Number *(if applicable)*:
Name of previously approved Final Plan *(if applicable)*:

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name: Duany Plater-Zyberk & Company ATTN: Mike Watkins
Architect's Maryland Registration Number: Telephone: (301) 948-6223
Street Address: 320 Firehouse Lane Suite No.
City: Gaithersburg, State: MD Zip Code: 20878

Engineer's Name: Gutschick, Little & Weber, P.A. ATTN: Dave Weber
Engineer's Maryland Registration Number: Telephone: (301) 421-4024
Street Address: 3909 National Drive, Suite 250 Suite No.
City: Burtonsville, State: MD Zip Code: 20866

Developer's Name: Archstone Communities Telephone: (703) 883-3540
Street Address: 6631 Old Dominion Drive Suite No.
City: McLean, State: VA Zip Code: 22101
Contact Person: Jon Wood

4. PROPERTY OWNER

Name: American Retail Properties
Street Address: 6521 Crooked Creek Road Suite No.
City: Norcross State: GA Zip Code: 30092
Telephones: Work: Home:

continued on reverse side

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EXHIBIT #2
SDP-01-007

6. **PRIMARY USE**
☒ Mixed Use ☐ Non-Residential ☒ Residential

7. **PROPOSED UNIT TYPE**
☒ Mixed Use ☐ Retail/Commercial ☐ Other
☒ Office/Professional ☒ Residential Multi-Family
☐ Restaurant ☐ Residential Single Family

8. **WORK DESCRIPTION**
Mixed Use Multi-family residential development and office building

9. **PROJECT DETAIL INFORMATION.** Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED Parcel "B"	PROVIDED Parcel "A"
1. Site (square feet)			254,897	75,877
2. Site Area (acres)			5.85	1.74
3. Total Number of Dwelling Units/Lots			307	0
4. Height of Tallest Building			72'	TBD
5. Green Area (square feet)			84,000	18,296
6. Number of Dwelling Units/Acre			53	0
7. ~~Lot Coverage~~ Building Coverage			52%	TBD
8. Green Area (Percent)			33%	24%
9. Residential				
a. Single Family Detached	# Units		0	0
b. Single Family Attached	# Units		0	0
c. Multi-Family Condo	# Units		0	0
d. Multi-Family Apartment	# Units		307	0
e. Other - Non-residential (sq. ft.)			20,106*	0
10. Retail/Commercial	Sq. Ft.		0	0
11. Restaurant Class: ☐A ☐B ☐C	Sq. Ft.		0	0
12. Office/Professional	Sq. Ft.		0	30,000 maxi
13. Warehouse/Storage	Sq. Ft.		0	0
14. Parking			628+/-	110+/-
15. Shared Parking/Waiver			N/A	N/A
16. Other			N/A	N/A
17. Total			N/A	N/A

*Clubhouse Leasing Office: 1,500 sq. ft.; Clubhouse Amenity Space: 5,413 sq. ft.; Non-Residential: 13,193 sq. ft.

SUBMISSION REQUIREMENTS
1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Jon C. Wallenstein ANDREW K. BROWN 301-718-1804

Applicant's Signature Jon C. Wallenstein Date 5-31-02

Daytime Telephone 705 893 3548

EXHIBIT #2 SDP-01-007

SCHEMATIC DEVELOPMENT PLAN
ARCHSTONE KENTLANDS VILLAGE

GENERAL NOTES

1.) SITE IS RECORDED AS PARCEL "H" AND "I", BLOCK "Q", RETAIL AREA 2, KENTLANDS, PARCEL "H" SITE IS 254,697 SQ. FT. OR 5.85 ACRES, AND PARCEL "I" SITE IS 75877 SQ. FT. OR 1.74 ACRES.

2.) ZONING: MXD

3.) SITE IS PART OF THE NEIGHBORHOOD FOUR USE PLAN.

4.) STORMWATER MANAGEMENT NOTE: THE SITE CURRENTLY HAS STORMWATER RUNOFF QUALITY & QUANTITY CONTROLS PROVIDED BY EXISTING OFFSITE FACILITIES. THERE ARE NO PROPOSED ADDITIONAL STORMWATER MANAGEMENT FEATURES PLANNED.

5.) THERE ARE NO SPECIAL ENVIRONMENTALLY SENSITIVE AREAS OR HISTORIC AREAS ON THIS SITE.

6.) MAINTENANCE OF COURTYARDS / OPEN SPACES / AMENITIES ARE THE RESPONSIBILITIES OF THE OWNERS.

PHASING NOTE

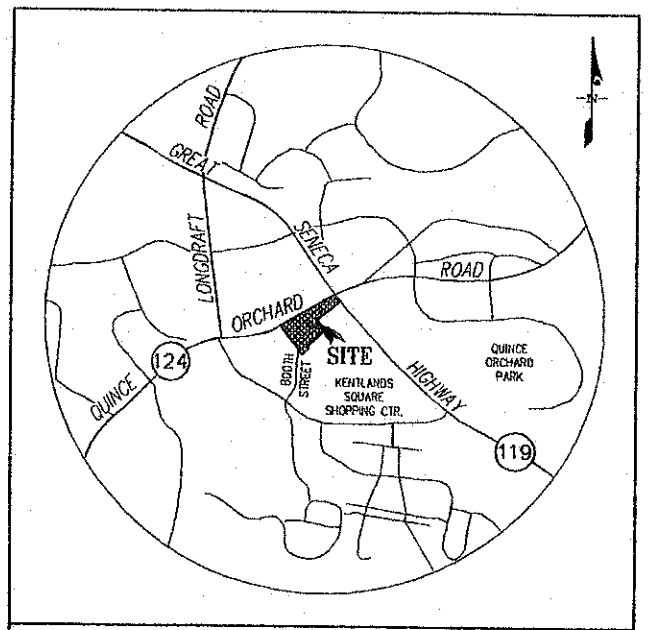
ENTIRE SITE IS TO BE DEMOLISHED AND ALL PROPOSED BUILDINGS AND SITE DEVELOPMENT WORK SHALL BE DONE IN ONE PHASE EXCEPT FOR THE DEVELOPMENT OF THE FUTURE OFFICE BUILDING LOCATED ON PARCEL I.

FOREST CONSERVATION NOTE

SUBJECT PROPERTY WAS INCLUDED AS PART OF AN APPROVED LARGER OVERALL FOREST CONSERVATION PLAN. THIS PROPOSED REDEVELOPMENT WILL NOT HAVE ANY EFFECT ON THE APPROVED OVERALL PLAN.

TABULAR SUMMARY – PARCEL H
EXISTING CONDITION
AREA = 5.85 ACRES
IMPERVIOUS COVER: 4.47 ACRES
GREEN SPACE: 1.38 ACRES
EXISTING USE:
RETAIL – VACANT (UPTONS)
PROPOSED CONDITION
AREA = 5.85 ACRES
IMPERVIOUS COVER: 3.95 ACRES
GREEN SPACE: 1.9 ACRES
PROPOSED USE:
NO. OF DWELLING UNITS = 387 APARTMENTS
NON RESIDENTIAL AREA = 13,193 SQ. FT.
CLUB HOUSE: LEASING OFFICE = 1,500 SQ. FT.
CLUB HOUSE: AMENITY SPACE = 5,413 FO.FT.
BUILDING AREA TOTAL = 131,540 SQ. FT. (52%) (INCLUDING PARKING STRUCTURE)
PARKING PROVIDED = 738 SPACES* (SEE TABULATION THIS SHEET)

*UP TO 110 PARKING SPACES WILL BE PROVIDED ON THE ADJACENT 1.74 ACRE OFFICE SITE THROUGH A RECORDED PARKING AGREEMENT BETWEEN PARCEL "H" AND PARCEL "I" PROPERTY OWNERS THAT IS TO BE APPROVED BY THE PLANNING COMMISSION



VICINITY MAP
SCALE: 1" = 1,000'

TABULAR SUMMARY – PARCEL I
EXISTING CONDITION
AREA = 1.74 ACRES
IMPERVIOUS COVER: 0.94 ACRES
GREEN SPACE: 0.80 ACRES
EXISTING USE:
RESTAURANT – VACANT (BOSTON MARKET)
PROPOSED CONDITION
AREA = 1.74 ACRES
IMPERVIOUS COVER: 1.30 ACRES
GREEN SPACE: 0.44 ACRES
PROPOSED USE:
OFFICE BUILDING
BUILDING AREA: UP TO A MAXIMUM OF 30,000 SQ. FT.

PARCEL H PARKING SUMMARY

Use Type	Number	S.F.	Parking Spaces per Unit/ 1000 s.f.	Total Parking	Weekday Day 6 a.m. to 6 p.m.	Weekday Evening 6 p.m. to Midnight	Weekend Day 6 a.m. to 6 p.m.	Weekend Evening 6 p.m. to Midnight	Nighttime Midnight to 6 a.m.	Weekday Day 6 a.m. to 6 p.m.	Weekday Evening 6 p.m. to Midnight	Weekend Day 6 a.m. to 6 p.m.	Weekend Evening 6 p.m. to Midnight	Nighttime Midnight to 6 a.m.
1 BEDROOM	125		1.70	212.5	100 %	100 %	100 %	100 %	100 %	212.5	212.5	212.5	212.5	212.5
2 BEDROOM	140		2.00	280.0	100 %	100 %	100 %	100 %	100 %	280.0	280.0	280.0	280.0	280.0
3 BEDROOM	42		2.50	105.0	100 %	100 %	100 %	100 %	100 %	105.0	105.0	105.0	105.0	105.0
LEASING OFFICE		1,500	3.33	5.0	100 %	10 %	10 %	5 %	5 %	5.0	0.5	0.5	0.3	0.3
RETAIL / OFFICE		13,193	4.50	59.4	60%	80 %	100 %	70 %	5 %	35.6	53.4	59.4	41.6	3.0
										638	651	657	639	601

PARCEL "H" "MIXED USE" PARKING REQUIREMENTS	657
STRUCTURED PARKING	563
ONSITE STREET SURFACE PARKING	32
BOOTH STREET OFFSITE SURFACE PARKING	33
*ONSITE SURFACE PARKING ON PARCEL "I" – ADJACENT OFFICE SITE	110
TOTAL PARKING	738
OVERAGE / (SHORTAGE)	81

*UP TO 110 PARKING SPACES WILL BE PROVIDED ON THE ADJACENT 1.74 ACRE OFFICE SITE THROUGH A RECORDED PARKING AGREEMENT BETWEEN PARCEL "H" AND PARCEL "I" PROPERTY OWNERS THAT IS TO BE APPROVED BY THE PLANNING COMMISSION

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3600 NATIONAL DRIVE – SUITE 250 – RUXTON/WILE OFFICE PARK
RUXTON/WILE, MARYLAND 20096
TEL: 301-421-4024 BALT: 410-880-1820 DC/FAX: 301-948-7524 FAX: 301-421-4186

\GRAPHICS\01080\PREUM\01080ca.dwg | DES. JMF | DRN. JMF | CHK.

DATE	REVISION	BY	APPD
05/20/02	ADDRESSED CITY OF GAITHERSBURG COMMENTS, UPDATED PARKING TABULATION	MAJ	

PREPARED FOR:
ARCHSTONE COMMUNITIES
6631 OLD DOMINION DRIVE
McLEAN, VIRGINIA 22101
ATTN: JON WOOD
TEL: (703) 883-3540

COVER SHEET
ARCHSTONE KENTLANDS VILLAGE
BLOCK Q, PARCEL H, I
PLAT BK 174 PLAT No. 19694 & PLAT No. 19699

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD	01080
DATE	TAX MAP – GRID	SHEET
JUNE 2002	FS – 123	1 OF 3

RECEIVED
25 2002
PLANNING COMMISSION
GAITHERSBURG, MD

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EXHIBIT #3
SDP-01-007

PENGAD-Bayonne, N. J.

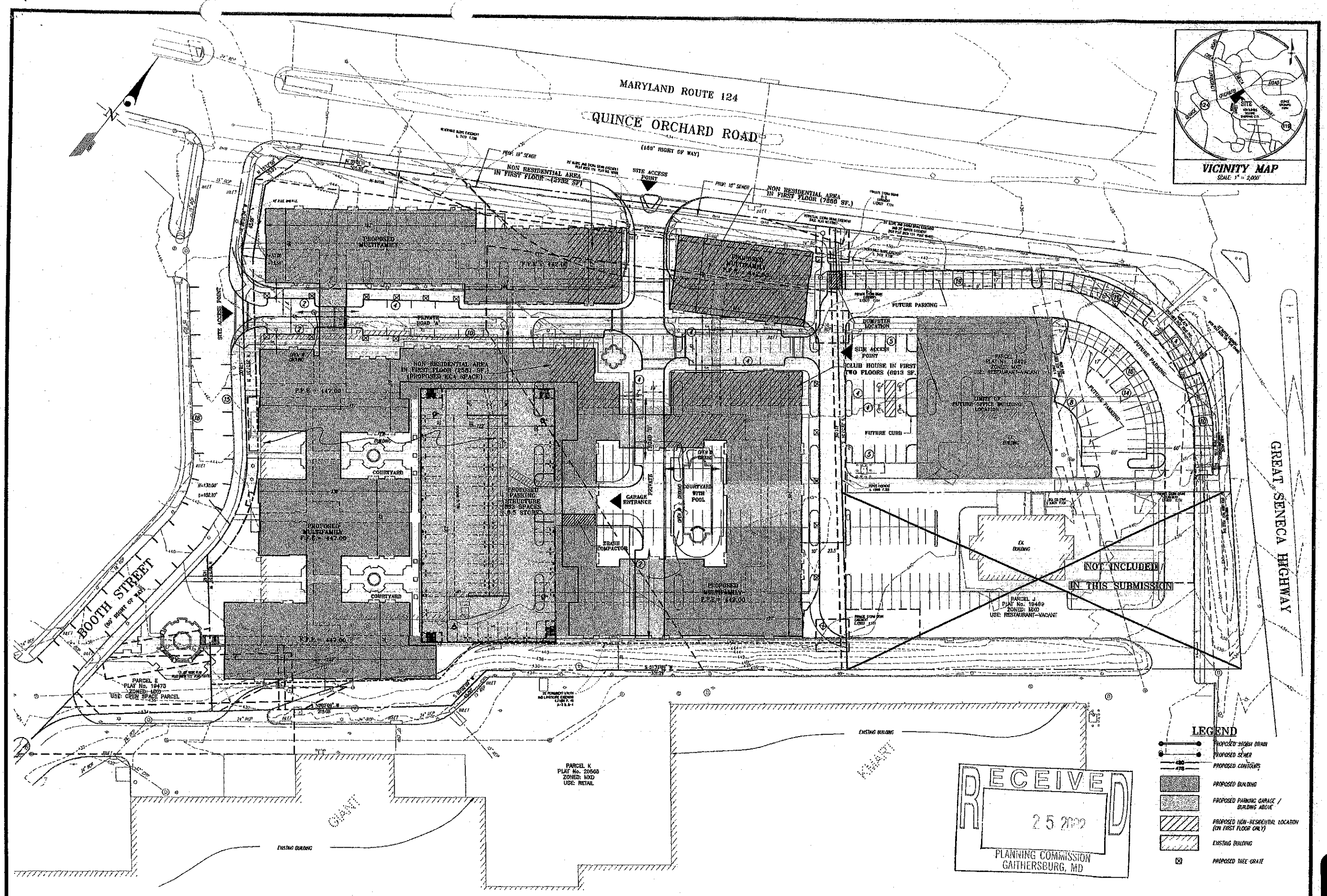

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EXHIBIT #3

SDP-01-007

PENGAD-Bayonne, N. J.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 B.A.T. 410-880-1820 DC/BW 301-880-7524 FAX: 301-421-4186

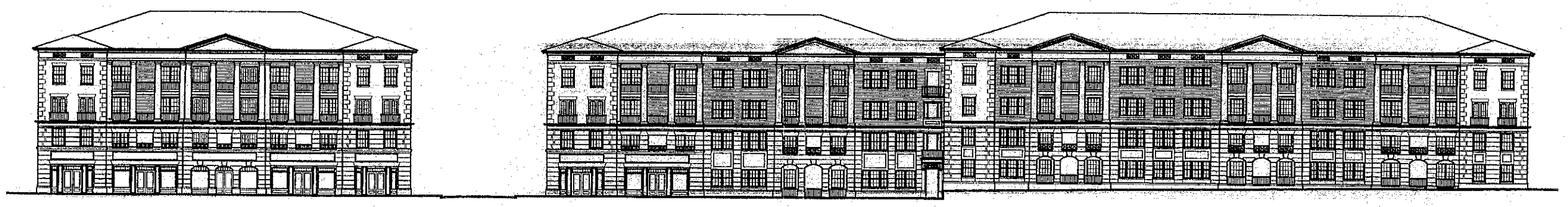
06/20/02	REVISED SCHEMATIC LAYOUT	MAJ
06/11/02	REVISED PLAN PER ARCHITECT COMMENTS - INCLUDED PARCEL I IN PLAN	MAJ

PREPARED FOR:
ARCHSTONE COMMUNITIES
6631 OLD DOMINION DRIVE
McLEAN, VIRGINIA 22101

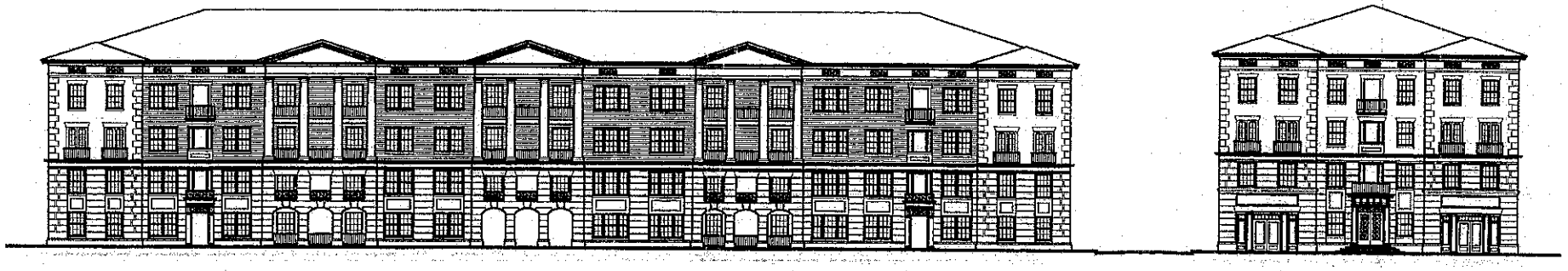
SCHEMATIC DEVELOPMENT PLAN
ARCHSTONE KENTLANDS VILLAGE
BLOCK Q, PARCEL H, I
PLAT No. 124 PLAT No. 19466 & PLAT No. 19469

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD	01080
DATE	TAX MAP - GRID	SHEET

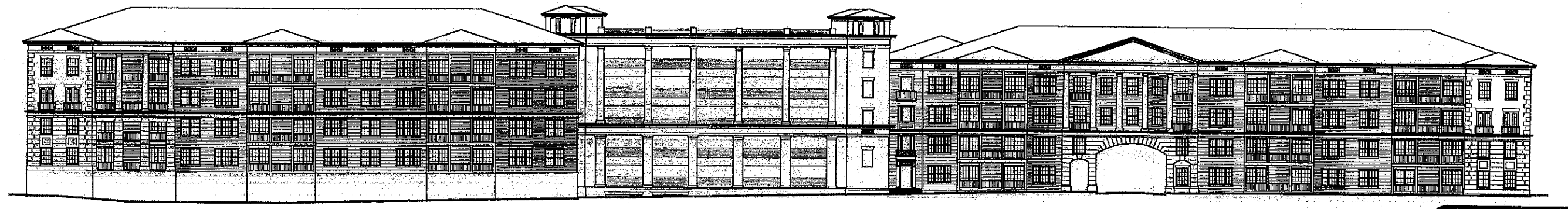
BOOTH STREET ELEVATION



QUINCE ORCHARD ROAD ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0' 4' 8' 16' 32'

ARCHSTONE KENTLANDS

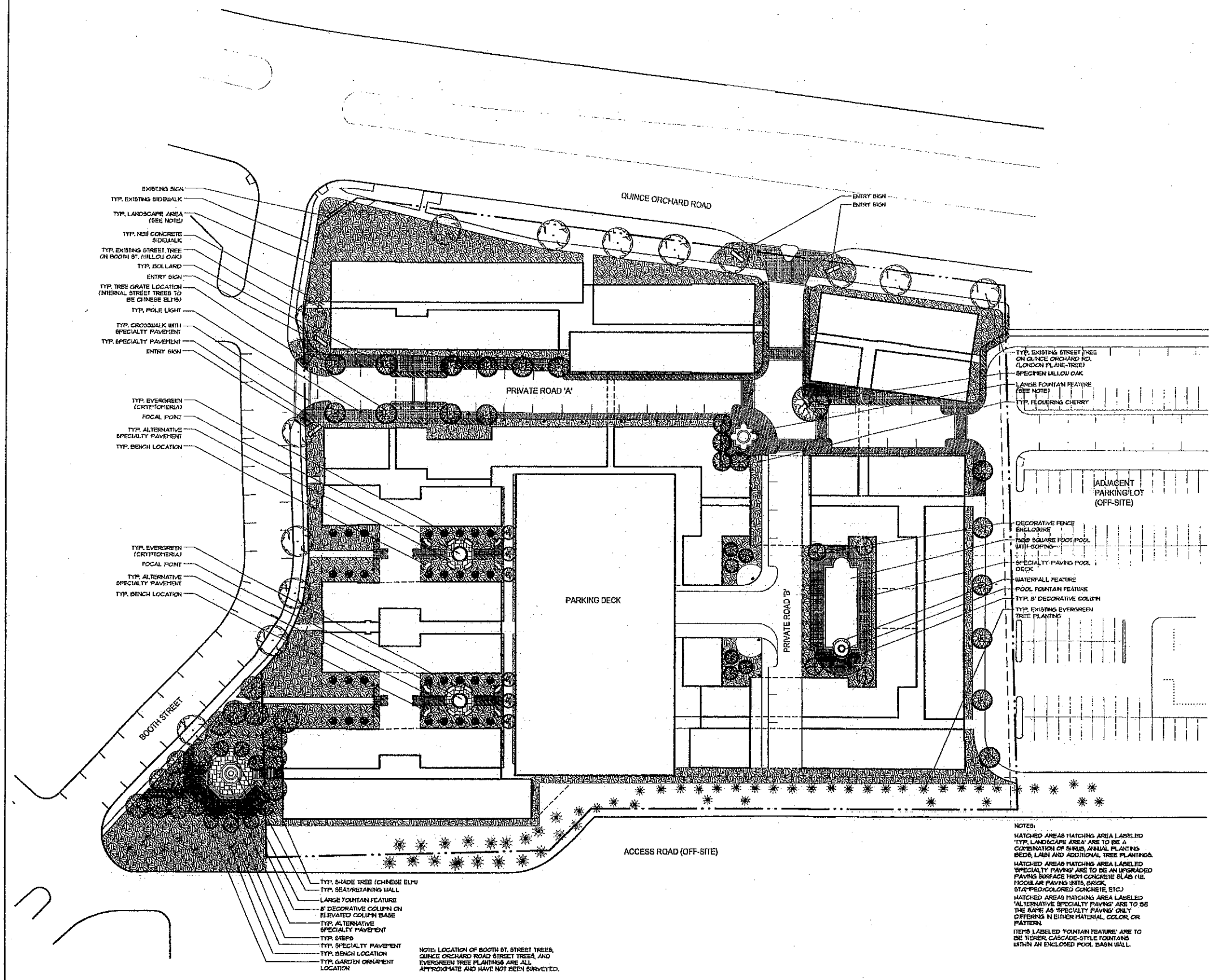
ELEVATIONS AT 1"=40'-0"

GAITHERSBURG, MARYLAND

PLANNING COMMISSION
GAITHERSBURG, MD

PENGAD-Bayonne, N. J.

EXHIBIT
#4
SDP-01-007



NOTE: LOCATION OF BOOTH ST. STREET TREES, QUINCE ORCHARD ROAD STREET TREES, AND EVERGREEN TREE PLANTINGS ARE ALL APPROXIMATE AND HAVE NOT BEEN SURVEYED.

NOTES:

HATCHED AREAS MATCHING AREA LABELED 'TYP. LANDSCAPE AREA' ARE TO BE A COMBINATION OF SHRUB, ANNUAL PLANTING BEDS, LAWN AND ADDITIONAL TREE PLANTINGS.

HATCHED AREAS MATCHING AREA LABELED 'SPECIALTY PAVING' ARE TO BE AN UPGRADED PAVING SURFACE FROM CONCRETE SLAB (I.E. MODULAR PAVING UNITS, BRICK, STAMPED/COLORED CONCRETE, ETC.)

HATCHED AREAS MATCHING AREA LABELED 'ALTERNATIVE SPECIALTY PAVING' ARE TO BE THE SAME AS 'SPECIALTY PAVING' ONLY DIFFERING IN EITHER MATERIAL, COLOR, OR PATTERN.

ITEMS LABELED 'FOUNTAIN FEATURE' ARE TO BE TIERED, CASCADE-STYLE FOUNTAINS WITHIN AN ENCLOSED POOL BASIN WALL.

0 15 30 60
SCALE: 1"=30'
NORTH

GENERAL LEGEND

- EXTENT OF WORK
- MATCHLINE
- PROPERTY LINE
- CHAIN LINK FENCE
- POOL FENCE
- TRANSFORMER
- WALL
- CURB
- CUTSHEET BOOKLET REFERENCE
- DETAIL REFERENCE OR MAT. REFERENCE
- DETAIL SEC. OR ELEV.

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
9000 CENTRAL PARK WEST, SUITE 150
ATLANTA, GEORGIA 30328
TELEPHONE: 770 396 7248
FAX: 770 396 2945
WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT
ARCHSTONE KENTLANDS
GAITHERSBURG MARYLAND

FOR
ARCHSTONE COMMUNITIES
6631 Old Dominion Drive
McLean, Virginia 22101
703 883-3540

REVISIONS

DATE
JOB NUMBER 06/20/02
DRAWN BY 02/11/08
CHECKED BY SMM
DRAWING TITLE SMM
SCHEMATIC LANDSCAPE/ HARDSCAPE PLAN
DRAWING NUMBER DD-01
COMMENTS

RECEIVED
PLANNING COMMISSION
GAITHERSBURG, MD

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PENGAD-Bayonne, N. J.

EXHIBIT #5
SDP-01-007

EXHIBIT #6 SDP-10-007

PENGAD-Bayonne, N. J.

"MIXED USE" PARKING REQUIREMENTS

Use Type	Number	S.F.	Parking Spaces per Unit/1000 s.f.	Total Parking Spaces	Weekday Day 6 a.m. - 6 p.m.	Weekday Evening 6 p.m. - midnight	Weekend Day 6 a.m. - 6 p.m.	Weekend Evening 6 p.m. - midnight	Nightime Midnight - 6 a.m.	Weekday Day 6 a.m. - 6 p.m.	Weekday Evening 6 p.m. - midnight	Weekend Day 6 a.m. - 6 p.m.	Weekend Evening 6 p.m. - midnight	Nightime Midnight - 6 a.m.
1 bedroom	125		1.70	212.5	100%	100%	100%	100%	100%	212.5	212.5	212.5	212.5	212.5
2 bedroom	140		2.00	280.0	100%	100%	100%	100%	100%	280.0	280.0	280.0	280.0	280.0
3 bedroom	42		2.50	105.0	100%	100%	100%	100%	100%	105.0	105.0	105.0	105.0	105.0
Leasing Office		1,500	3.33	5.0	100%	10%	10%	5%	5%	5.0	0.5	0.5	0.3	0.3
Office Building		30,000	3.33	100.0	100%	10%	10%	5%	5%	100.0	10.0	10.0	5.0	5.0
Retail/Office		13,193	4.50	59.4	60%	90%	100%	70%	5%	35.6	53.4	59.4	41.6	3.0
										738	661	667	644	606

"Mixed Use" Required Parking Spaces	738
Structured Parking	563
Onsite Street Surface Parking	32
Booth Street Offsite Parking	33
*Onsite Surface Parking on Parcel "I" - Adjacent Office Site	100
Total Parking	728
Overage / (Shortage)	**(10)**

***Requires a Recorded Parking Agreement between Parcel "H" and Parcel "I" Property Owners to be approved by the Planning Commission.**

NOTE: This draft resolution is currently being reviewed by the City Attorney. Additions or deletions to this draft will be provided as needed.

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GAITHERSBURG GRANTING APPROVAL FOR SCHEMATIC DEVELOPMENT PLAN SDP-01-007, KNOWN AS ARCHSTONE KENTLANDS VILLAGE, IN THE KENTLANDS DEVELOPMENT ZONED MIXED USE DEVELOPMENT (MXD). APPROVAL OF THIS SCHEMATIC DEVELOPMENT PLAN PERMITS CONSTRUCTION OF MIXED USE RESIDENTIAL/COMMERCIAL/OFFICE BUILDINGS, INCLUDING A MAXIMUM OF 307 RESIDENTIAL APARTMENTS, 13,193 SQUARE FEET OF COMMERCIAL/OFFICE SPACE, 1,500 SQUARE FEET OF LEASING OFFICE AND 5,413 SQUARE FEET OF CLUB HOUSE AMENITY SPACE, A SIX AND ONE HALF (6.5) LEVEL PARKING GARAGE, SURFACE PARKING AND RELEVANT LANDSCAPING AND SITE IMPROVEMENTS, A NEIGHBORHOOD PARK, AND A FUTURE OFFICE BUILDING NOT TO EXCEED THIRTY THOUSAND (30,000) SQUARE FEET OF GROSS FLOOR AREA ON 7.55 ACRES OF LAND LOCATED ADJACENT TO AND EAST OF QUINCE ORCHARD BOULEVARD WITHIN IN THE KENTLANDS DEVELOPMENT IN MIXED USE DEVELOPMENT ZONE.

SDP-01-007

OPINION

This matter has come before the Mayor and City Council for approval of a Schematic Development Plan (SDP) for land zoned Mixed Use Development (MXD). The City Council's authority in this matter is pursuant to Section 24-160D.9(b)(3) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the City Council and Planning Commission to conduct public hearings on a schematic development plan application following appropriate notification procedures, and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the City Planning Commission.

The subject case involves approximately 7.55 acres (or 328,878 sq. ft.) of land and concerns the development of Kentlands Retail Section 2 in the Kentlands development. The SDP application was submitted to the City Planning and Code Administration, and City Planning Commission on May 31, 2001. This application was designated as SDP-01-007 and presently requests approval for the development of six (6) mixed use residential/commercial/office buildings, including a maximum of 307 residential apartments, 13,193 square feet of commercial/office space, 1,500 square feet of leasing office and 5,413 square feet of club house amenity space, a six and one half (6.5) level parking garage, surface parking and relevant landscaping and site improvements, a neighborhood park, and a future office building not to exceed thirty thousand (30,000)

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square feet of gross floor area on 7.55 acres of land located adjacent to and east of Quince Orchard Boulevard within in the Kentlands Development in Mixed Use Development Zone.

OPERATIVE FACTS

A. Background

The 1997 City of Gaithersburg Master Plan affixed a commercial/industrial/research/office land use designation to the subject property ("Property").

The property was originally developed as retail and restaurant land uses. The Property has remained vacant since 1999 when the existing retail and restaurant uses both ceased operations.

On July 30, 2001, the applicant, Archstone Communities, submitted the Schematic Development Plan (SDP) SDP-01-007, known as Archstone at Kentlands, for the Kentlands Retail Section 2 area in the Kentlands development in Gaithersburg, Maryland. The SDP requested approval for the development of (6) mixed use residential/commercial/office buildings including 350 residential apartments with structured parking on 5.85 acres of land located adjacent to and east of Quince Orchard Boulevard within in the Kentlands Development in the Mixed Use Development Zone. The Mayor & City Council and Planning Commission held a Joint Public Hearing on October 15, 2001 at which time evidence was received on the subject application.

B. Current Application:

On May 31, 2002, the applicant re-submitted and revised the application for Schematic Development Plan (SDP) SDP-01-007, known as Archstone Kentlands Village, for the Kentlands Retail Section 2 area in the Kentlands development in Gaithersburg, Maryland. The revised SDP requests approval for the development of (6) mixed use residential/commercial/office buildings, including a maximum of 307 residential apartments, 13,193 square feet of commercial/office space, 1,500 square feet of leasing office and 5,413 square feet of club house amenity space, a six and one half (6.5) level parking garage, surface parking and relevant landscaping and site improvements, a neighborhood park, and a future office building not to exceed thirty thousand (30,000) square feet of gross floor area on 7.55 acres of land located adjacent to and east of Quince Orchard Boulevard within in the Kentlands Development in the Mixed Use Development Zone.

The Mayor & City Council and Planning Commission held a Joint Public Hearing on the revised application July 1, 2002 at which time evidence was received on the subject application. The applicant presented the site plan and architecturals for the proposed SDP development.

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The Planning Commission reviewed the proposed SDP at their July 10, 2002 meeting, at which time they closed the record. Based on their review of the evidence of record, the Planning Commission forwarded their recommendation of approval to the Mayor and City Council, with the following conditions.

1. Provide for Hiker-Biker trails or other bicycle facilities that will ensure that the development is connected to the existing and planned trails within Kentlands and Lakelands, and the rest of the City of Gaithersburg. Locations for bike racks and possible bike signage should be incorporated into the final site plan as described in the City's adopted Bikeways and Pedestrian Plan.

2. The streetscape design, including the street widths, sidewalk widths, street trees, planting strips, and sidewalk locations should be consistent with the Kentlands Community and other similar projects in the City. The applicant should work closely with City Staff to incorporate a final streetscape design to be reviewed and approved during the final site plan process.

3. The final architectural elevations should be substantially consistent with the proposed elevations of the Schematic Development Plan or improved from. The final architectural elevations should be reviewed and approved during the final site plan process.

4. Provide an amenities package that is consistent with the Schematic Development Plan proposal to be reviewed and approved during the final site plan process.

5. Participate in the Art in Public Places Program.

6. The final design, location and square footage of the future proposed office building, within the shaded area shown on the schematic development plan application, will be determined during the final site plan stage for the office building.

7. Provide a parking study that includes all uses (residential, commercial, office, and restaurant), to be reviewed and approved during the final site plan stage. The parking study should examine the individual uses, retail center, parking on Booth Street, and shared parking requirements. The applicant shall file a parking waiver request to be acted on by the Planning Commission, consistent with recommendations from the City Council in its Schematic Development Plan Resolution, during final site plan review.

8. Provide all necessary joint access and parking easements to be reviewed and approved during the final site plan process.

9. Provide a solution to the offset intersection of Private Road 'A' and 'B' such as a traffic circle or re-alignment. Other solutions could be in the form of modifications to the current intersection design.

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10. Continue to work with City Staff on issues of garage access and safety, and provide a graphic representation of traffic circulation.

11. Provide a way-finding system with directional sign designs and with their locations to be submitted to the Planning Commission with a sign package during final site plan review.

12. Study the feasibility of creating a connection between the Kentlands Retail area and the proposed Archstone development for pedestrians and automobiles.

The Mayor and Council closed their record on July 15, 2002. Based on their review of the evidence of record, including the recommendation of the Planning Commission, Staff was directed to prepare a resolution approving the SDP amendment with the findings, conclusions and recommendations of approval by the City Planning Commission and City staff.

C. Evaluation and Findings

In reviewing the subject application for approval of SDP-01-007, the City Council finds the proposal to be substantially in accordance with all of the requirements of the Mixed Use Development (MXD) Zone that are set forth in Chapter 24 Article III Division 19 of the City Zoning Ordinance. The City Council also finds the subject application in accordance the City's Smart Growth Policy element of the Master Plan. The City Council agrees with the findings, conclusions and recommendations of approval by the City Planning Commission and City staff. The City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action.

The City Council's finding that SDP-01-007, Archstone Kentlands Village, as proposed in its current form which includes (6) mixed use residential/commercial/office buildings including a maximum of 307 residential apartments, 13,193 square feet of commercial/office space, 1,500 square feet of leasing office and 5,413 square feet of club house amenity space, a six and one half (6.5) level parking garage, surface parking and relevant landscaping and site improvements, a neighborhood park, and a future office building not to exceed thirty thousand (30,000) square feet of gross floor area on 7.55 acres of land is compatible and harmonious with existing and planned uses in the subject site and adjacent areas, in terms of the nature and intensity of uses, their location and interrelationship with community features of the subject site and adjacent areas. The subject SDP is harmoniously integrated in an orderly fashion into the overall comprehensive planning and development envisioned for this area. The City Council believes that the overall density, residential/commercial/office use, parking garage, surface parking and relevant landscaping and site improvements, neighborhood park, and siting of the future office building provide a compatible and environmentally sensitive form of development.

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The City Council further finds that the level of development reflected by this SDP can be accommodated adequately by existing and planned public facilities. There is no evidence to indicate that adjacent roads, public water, sewer, and school facilities could not adequately handle the needs of this development.

In conclusion, the City Council finds SDP-01-007, as submitted in accordance with Section 24-160D.9 and hereunto conditioned, is in the public interest and should be approved due to the presence of sufficient evidence in the record to indicate that the subject SDP conforms to the purposes of the MXD Zone, reflects an internally and externally compatible form of development, and is consistent with the purpose of the Smart Growth Policy element of the City of Gaithersburg Master Plan, as well as generally accepted city planning and land use policies, subject to the applicant complying with the conditions stated in this Resolution.

SCHEMATIC DEVELOPMENT PLAN (SDP-01-007)

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the City Council of Gaithersburg, that SDP-01-007, being an application filed by Archstone Communities, requesting approval of Archstone Kentlands Village located within the Kentlands Retail Section 2 area of the Kentlands development, that consists of the above residential/commercial/office use, parking garage, surface parking and relevant landscaping and site improvements, neighborhood park, and siting of the future office building, is hereby approved with the following conditions.

1. Provide for Hiker-Biker trails or other bicycle facilities that will ensure that the development is connected to the existing and planned trails within Kentlands and Lakelands, and the rest of the City of Gaithersburg. Locations for bike racks and possible bike signage should be incorporated into the final site plan as described in the City's Bikeways and Pedestrian Plan.

2. The streetscape design, including the street widths, sidewalk widths, street trees, planting strips, and sidewalk locations should be consistent with the Kentlands Community and other similar projects in the City. The applicant should work closely with City Staff to incorporate a final streetscape design to be reviewed and approved during the final site plan process.

3. The final architectural elevations should be substantially consistent with or improved from the proposed elevations of the Schematic Development Plan. The final architectural elevations should be reviewed and approved by the Planning Commission during the final site plan process.

4. Provide an amenities package that is consistent with the Schematic Development Plan proposal to be reviewed and approved during the final site plan process.

5. Participate in the Art in Public Places Program.

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6. The final design, location and square footage of the future proposed office building, within the shaded area shown on the schematic development plan application, will be determined during the final site plan stage for the office building.

7. Provide a parking study that includes all uses (residential, commercial, office, and restaurant), to be reviewed and approved during the final site plan stage. The parking study should examine the individual use, retail center, parking on Booth Street, and shared parking requirements. The Mayor and City Council have determined that the appropriate approximate number of parking spaces is 728 parking spaces for the SDP and that a shared parking agreement between the owners of Parcel 'H' and Parcel 'I' may reduce the appropriate approximate number of parking spaces. The Mayor and Council have further determined that at the time of final site plan approval the Planning Commission shall determine the final number of spaces, based upon considerations of safety, convenience, pedestrian and vehicular circulation, and added landscaping within parking lot areas. In addition the Planning Commission may reduce the number of spaces required for any use in Article XI, section 24-219(b) of the City Code where such reduction will meet the purposes of the MXD Zone.

8. The Mayor and Council recommend that the Planning Commission approve any reasonable future request for parking waiver requested by the applicant.

9. Provide all necessary joint access and parking easements to be reviewed and approved during the final site plan process.

10. Provide a solution to the offset intersection of Private Road 'A' and 'B' such as a traffic circle or re-alignment. Other solutions could be in the form of modifications to the current intersection design.

11. Continue to work with City Staff on issues of garage access and safety, and provide a graphic representation of traffic circulation.

12. Provide a way-finding system with directional sign designs with their locations to be submitted to the Planning Commission with a sign package during final site plan review.

13. Study the feasibility of creating a connection between the Kentlands Retail area and the proposed Archstone development for pedestrians and automobiles.

14. Encroachment into the buffer easement area on Parcel 'I' for future parking areas is permissible. The Planning Commission shall have the ability to endorse flexible modifications to the buffer easement and landscaped berm and provide guidance for appropriate mitigation measures based on the future plans for redevelopment of Parcel 'I'.

15. The applicant agrees to demolish the vacant Uptons building and the Boston Market building in a timely manner as part of the SDP.

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ADOPTED by the Mayor and City Council of Gaithersburg, Maryland, on the 15th day of July, 2002.

Sidney A. Katz, Mayor
City of Gaithersburg

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the City Council in public meeting assembled on the 15th day of July, 2002.

David B. Humpton, City Manager

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STANFORD PROPERTIES, LC
REAL ESTATE INVESTMENT AND DEVELOPMENT

4909 CORDELL AVENUE
SECOND FLOOR
BETHESDA, MARYLAND 20814

(301) 718-1804
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Via Facsimile

July 11, 2002

Mayor Sidney Katz
Members of Gaithersburg City Council
City Of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Re: SDP-01-007 Archstone Kentlands Village

Dear Mr. Mayor and Members of City Council:

I understand that the question has been raised whether the student generation numbers being used for the Archstone Kentlands Village project were based upon projects with three bedroom units and whether those projects were similar in unit mix to our proposal. The answer to both questions is yes. Each of the Montgomery County projects surveyed by Montgomery County Public Schools (MCPS) contained a range of twelve percent (12%) to fifteen percent (15%) three bedroom units. The Archstone Kentlands Village project proposes just over thirteen percent (13%) three bedroom units. As you will recall, the MCPS study projected that Archstone Kentlands Village would generate .062 students per unit, or 20 students for the 307 units. In all cases, three bedroom units include so-called "two bedroom with loft" and "two bedroom with den" units as apartment owners typically market three bedroom units that way for maximum marketing flexibility.

The national Archstone portfolio shows similar results. Six of the buildings in that study (out of 16 total) contain 3 bedroom units. The student generation rate for the 3,046 apartment units in the 6 projects containing 3 bedroom units is .0659 students per unit. Like the MCPS numbers, this equates to 20.2 students for the 307 unit Archstone Kentlands Village project.

Copies of the units breakdowns for the MCPS projects and the Archstone national units are attached. Please feel free to call me with any questions or concerns.

Sincerely,

Andrew K. Brown
Chairman

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MCPS Project Breakdown

	1 BEDROOMS		2 BEDROOMS		3 BEDROOMS		TOTAL	
		%		%		%	Total	% Total
Windsor Villa	66	25%	155	59%	40	15%	261	100%
Cedar Court	28	41%	32	47%	8	12%	68	100%
Park Station	107	28%	220	57%	59	15%	386	100%

Note:
2 Bedroom Units Also Include 1 Bedroom with Den and 1 Bedroom with Loft
3 Bedroom Units Also Include 2 Bedroom with Den and 2 Bedroom with Loft

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Property Name	Year Built	Street Address	City	State	# Units	# School-Aged Children	# School-Aged Children/Unit	Unit Breakdown							
								Studio	%	1BR	%	2BR	%	3BR	%
Archstone at Emerald Park	1999	5095 Haven Place	Dublin	CA	324	12	0.0370	0	0%	132	41%	144	44%	48	15%
Archstone at Hacienda	1999	5650 Owens Drive	Pleasanton	CA	540	59	0.1093	0	0%	228	42%	228	42%	84	16%
Ashton Place	1970	355 Kiely Boulevard	San Jose	CA	948	189	0.1994	66	7%	447	47%	352	37%	83	9%
Cameron Dunwoody	1990	100 Dunwoody Gables Drive	Dunwoody	GA	238	1	0.0042	0	0%	96	40%	112	47%	30	13%
Archstone Perimeter Center	1990	100 Ashford Gables Drive	Dunwoody	GA	365	9	0.0247	0	0%	186	51%	143	39%	36	10%
Springfield Station	1999	6802 Junction Boulevard	Springfield	VA	631	13	0.0206	1	0%	368	58%	238	38%	24	4%
					3,046	Mean	0.0659								
						Median	0.0308								

* Earliest move-in date in system. Actual property build date may be earlier.

Kentlands Village Equivalent (307 units) 20.2172

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