

**From:** Greg Ossont  
**To:** Rosalind MacLennan  
**Date:** 12/06/2006 3:27:04 PM  
**Subject:** Re: Thank you for the meeting yesterday and the annexation agreement

Ms. MacLennan - thanks for your email. Rob Robinson indicated that you were here this morning to pick up all the material. As I mentioned the other day, we'll be holding a work session on the Crown Farm Monday the 11th at 7:30 in the Council Chambers. There will be about a 20-30 minute presentation from the staff and developer and then it will be open for public comments/suggestions/questions.

On another note, I did want to reiterate that there are no discussions about creating a thru street or vehicular connection on Winner's Drive. This is not something the developer or city staff are suggesting. Any off-site connections referred to are pedestrian oriented. Hope that helps. Please let us know if you have any additional questions.

Greg Ossont, Director  
Planning and Code Administration

301-258-6330  
301-258-6336 FAX

31 South Summit Avenue  
Gaithersburg, Maryland 20877  
gossont@gaitersburgmd.gov

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The opinions expressed in this message are not necessarily those of the City of Gaithersburg Staff, Mayor or Council

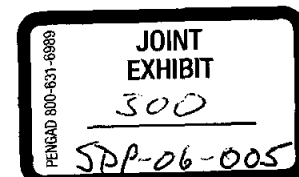
>>> "Rosalind MacLennan" <rosalindl@comcast.net> 12/05/2006 12:30:08 PM >>>

Dear Greg: Thank you for the 3:30 meeting yesterday afternoon on the Crown Farm conversion into the Crown Village. I have been able to download the Annexation agreement for the City of Gaithersburg. I would appreciate it, however, if you could send over a packet with the drawings, plats, the documents we looked at yesterday at City Hall, in addition to a statement, regarding no vehicular cut through on Winners Drive. You can put the packet on my porch at 9718 Athletic Way, just past the second court yard planted circle. There should be no problem with that. I will be out briefly this afternoon. I will be home at 5, however.

Thank you so much. I look forward to a cordial working relationship. We share a common concern, in that we want all parties working together on this project.

Rosalind Lacy MacLennan, liaison from the Courtyards at Rio to the City of Gaithersburg

**CC:** 'Ben Montgomery'; Don' MacLennan; 'Faisal Ghadially'; Frank Yu; Fred Felton; 'Janice Vantrease'; Rob Robinson; Shireen Ambush



**From:** Fred Felton  
**To:** David B. Humpton; Greg Ossont; Rob Robinson  
**Date:** 01/23/2007 7:44:38 AM  
**Subject:** Fwd: Re: The Crown Farm, The Courtyards at Rio/Washingtonian Tower/Avalon Fields Community and Gaithersbu

Rob, pls add to record.  
Dave, this went to entire County Council-I think we need to respond.

Thanks

Fred

>>> <grandmasusan@comcast.net> 01/22/2007 6:43 PM >>>  
Dear Montgomery County Council Members:

The owners of the 204 condominium units in the Washingtonian Tower are in complete agreement with the concerns expressed by Mrs. Mac Lennan, liaison between City of Gaithersburg and Courtyards of Rio. We have written our own letters in the past, and last summer sent you a petition signed by over 140 of our residents raising concerns about the plans for developing Fields Road, especially the placement of a round-about and CCT transit station immediately abutting the entrance to our property. We feel that the round-about and CCT station will increase, substantially, vehicular and pedestrian traffic, causing an unsafe situation for those entering or attempting to leave our driveway. Additionally, we are concerned about the likelihood of increased vandalism, crime to persons, loitering, and littering that those who live near the Lake Forest bus depot have experienced.

As of Wednesday, January 17, Mr. Fred Felton suggested to the combined communities of the Washingtonian Tower and Courtyards at Rio that perhaps the roundabouts proposed by the Gaithersburg traffic officials for Fields Road would not work as well as they had anticipated, and they were still under consideration. He indicated, however, that the placement of the CCT transit station was a "done deal." We have substantial problems with this "done deal" since our input was not solicited prior to the Crown Farm developers' request to move the stations from their originally planned locations.

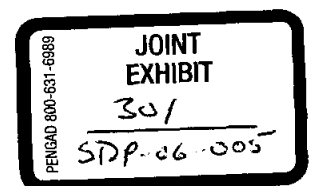
Tonight the Gaithersburg mayor and City Council will be hearing the latest plans from the Crown Farm developers. Part of the discussion will focus on "improvements" for Fields Road. In the latest plans posted on the Gaithersburg web site, these improvements still include three roundabouts for Fields Road. We certainly hope that Mr. Felton will remember our concerns, and that tonight's City Council discussion of roundabouts and the CCT transit station will acknowledge our concerns and begin to address them.

We have been consistent in voicing our concerns since the Charette of September 2005. Gaithersburg officials have always been polite to us and thanked us for our comments. They have also assured us that they would "work with us" regarding our concerns. Yet the published plans for development of the the property and improvement of Fields Road, as well as all public discussions to date, have not considered these concerns.

Sincerely,  
Susan Gross, President  
Washingtonian Tower Board of Directors

----- Original message -----  
From: "Rosalind MacLennan" <rosalindl@comcast.net>

Monday, January 22, 2007.  
To the Montgomery County Council Members:



The Courtyards at Rio, an 87-unit town home community in Montgomery County, is not incorporated but surrounded by communities that are incorporated into the City of Gaithersburg. We do not pay Gaithersburg taxes. Our services come from directly from Montgomery County. Technically, we are in North Potomac but we, along with two other communities across from the Crown Farm on Fields Road, pay monthly fees, like a tax, to the Washingtonian Center Association (WCA) for our location across from The Washingtonian Center, on Washingtonian Blvd in Gaithersburg. The Courtyards at Rio, the Washingtonian Tower and the Avalon Fields Apartment community are situated between two main arteries, Washingtonian Blvd and Fields Road. The Crown Farm's updated development plans (as of last week) propose to squeeze us to death. Last summer, when the Crown Farm was officially annexed to the City of Gaithersburg, the developers drew in two proposed pedestrian sidewalks to connect the Crown Farm with the Washingtonian Center. These public sidewalks would cut through our private property and Winners Drive, that are in Montgomery County. The county and the city have approved a building density for the Crown Farm at 2,250 dwelling units for 180 acres, which could put over 5,000 new residents in our area. These developers and the City of Gaithersburg propose to squeeze us by threatening our "quiet enjoyment," with trespassing, vandalism, trash, litter and noise, when there are adequate sidewalks, provided for access to the entrance of the Washingtonian Center, via Rio Boulevard and Washingtonian Boulevard. (See Crown Farm Annexation: X-182, Exhibits (pdf files), Other Exhibits: L-1. Off-Site Sidewalks.)

At first, Gaithersburg wanted to use parts of our private HOA land between the Washingtonian Tower and the Courtyards for a pathway but because of our public protest at a mayor and council work session on Dec. 11, 2006, they withdrew that line, that would direct pedestrians into the Washingtonian Rio parking garage and the back, locked entrance to the movie theater, away from the heart of the Washingtonian Center..

Now, it seems in the last week, the developer has gone for the other side of our property. The developer has drawn in a bright blue line for an easement and sidewalk on the private road, Winners Drive, crossing in front of the Avalon Fields Apartments. (See Exhibit 295, or p. 34, of Exhibits 262-298, in the Crown Farm annexation agreement.

[http://www.gaithersburgmd.gov/poi/default.asp?POI\\_ID=1337&TOC=311;1260;1337](http://www.gaithersburgmd.gov/poi/default.asp?POI_ID=1337&TOC=311;1260;1337).

We fear that because we do not pay taxes to the City nor elect their officials, the city's plans are to roll over us, to help the Crown Farm developers, KB Homes and Aris Mardirossian. We're in the way. And the developers want us to clear the way for pedestrians. If these developers have their way, approximately 5,000 new residents will have public access to walk across our HOA community property to get to a movie theater. Many of us consider the Courtyards our home. Not a home away from another home but our home.

A Gaithersburg advocate told me that because our community, the Washingtonian Tower and the Avalon Fields are not incorporated under the City of Gaithersburg, the City working with the developer are not going to protect us. The implied message is: You either annex yourselves to the city and pay our taxes or we're not going to do anything for you. Since December, we've heard verbal promises from the assistant city manager, Fred Felton, for protective fences and walls, but we're still worried. We want every promise in writing on the site plan.

We are not against reasonable, well-balanced development nor are we against improving traffic conditions on I-270. But now that the discussions about the proposed CCT and a transit station across the street are heating up, we are even more worried about outside pedestrian invasion. All the communities along Fields Road are going to need a protective sound barrier wall as well.

Thank you for listening. We plan to be represented at the Montgomery County Council meeting this Thursday, January 25, at 7:30 p.m.

Rosalind Lacy MacLennan, liaison from the Courtyards at Rio HOA Board to the City of Gaithersburg and Montgomery County.

To: City of Gaithersburg mayor and council:

Mayor Sidney Katz, councilmen Michael Sesma, Stan Alster, John Schlichting, Geri Edens and Henry Marraffa, planning commission members Danny Winborne, John Bauer, Chairman, Leonard Levy, Lloyd Kaufman, Matt Hopkins; Jerry Lanier.  
31 S. Summit Avenue, Gaithersburg, MD 20877

Michael Sesma ; Stan Alster ; Sidney Katz ; John Schlichting ; Geri Edens ; Henry Marraffa  
SKatz@gaithersburgmd.gov; JSchlichting@JBG.com; MSesma@gaithersburgmd.gov;  
SAlster@gaithersburgmd.gov; gedens@mckennalong.com; hmarraffa@starpower.net.  
tschwarz@gaithersburgmd.gov; DHumpton@gaithersburgmd.gov; ffelton@gaithersburgmd.gov;

Mayor and Council Work Session, Monday, January 22, 2007

3-minute statement made by Rosalind Lacy MacLennan, representing the Courtyards at Rio, North Potomac, Maryland 20878, during the public hearing.

The Crown Farm development has been compared to the Kentlands, already an asset to Gaithersburg, to bring its residents "quiet enjoyment" and a pleasant suburban ambiance, within an urban setting. The beauty of the Kentlands is that when you enter from Kentlands Boulevard, you enter the center of a retail/entertainment area. The residential neighborhoods fan out like spokes on a wheel. You're hardly aware that they are there.

In the Crown Farm plans, I don't see such well-thought out planning. The retail is stuck in the toe of a sock. Furthermore, the transit station, that could bring in more retail customers is sidelined and located across the street from already established residential communities, the Washingtonian Tower, the Courtyards at Rio, and the Avalon Bay Apartments. A better, more pragmatic location for a Transit bus or train station would be at the intersection of Rio Blvd and Fields Road, leading into a retail area and directly across the street from a road that leads into the heart of the Washingtonian Center. The transit station would still be within walking distance and accessible to apartment and residential dwellers.

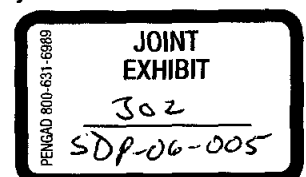
**Pedestrian traffic should move around, not through already established residential areas:**

Regardless of whether or not the Courtyards at Rio, the Washingtonian Tower and Avalon Apartments are within Gaithersburg city limits, the city has an ethical responsibility to make sure the Crown Farm does NOT inflict damage on our lifestyle of "quiet enjoyment."

The city has a responsibility to prevent the Crown Farm developers from routing large numbers of pedestrians through our smaller communities. The City should encourage the use of Rio and Washingtonian Blvds., at both ends of Fields Road, to reach the entrances to the Rio Center. The city must try to reroute pedestrians to walk or drive around the residential neighborhoods and not use Winners Drive.

Here are positive suggestions to make this a win-win situation:

1. A plan to encourage Crown Farm residents to use existing paved boulevards and sidewalks, even the proposed one on Rio Blvd. At a joint



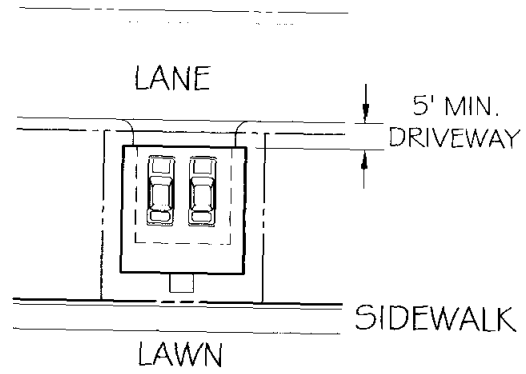
meeting with the Washingtonian Tower last Wed., Jan. 17, 2007, Gaithersburg assistant city manager, Fred Felton promised that sidewalks, which should have been in place years ago, will be installed along both sides of Rio Blvd to make Gaithersburg a pedestrian-friendly place. Also that any road widening on Fields Road will be land taken on the Crown Farm side. We would like those promises in a letter of intent.

2. Don't Tread On Us. We are asking for an attractive, wrought iron fence, brick and spiked poles, except for vehicular traffic openings, that will encircle and protect residents, both on Winners Drive and Athens Place and possibly Athletic Way. Along the Washingtonian Blvd berm at the end of Winners Drive, there should be a barrier fence to discourage pedestrian crossover and car entry. We would like these requirements, for the developer to install, written into the SDP. Don't tread on us. 3-minute time limit bell sounded.
3. We ask that a signal light, not a traffic circle, be placed at the intersection of Decoverly Drive and Fields Road. Mr. Robert Flanagan, Maryland Transit Authority secretary, in a July 24, 2006, letter to Mayor Katz, opined that a rapid transit train must not be slowed by traffic circles and median crossings. "A slow train will reduce transit rider-ship from points north."

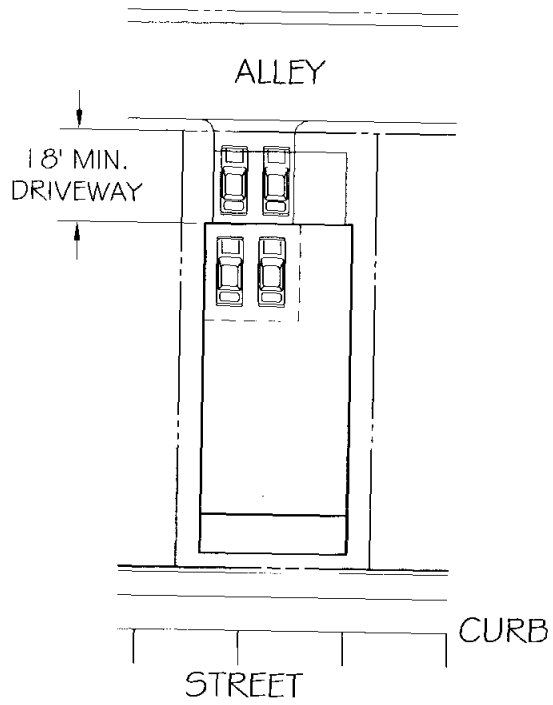
The Courtyards and Washingtonian Tower homeowners are against the taking of any private land for pedestrian pathways or sidewalks. We have a verbal promise from the Avalon Bay Communities regional and local community managers that their company policy is: customer satisfaction and service first. They tell us they have not heard of any plans to give up their front sidewalk, which would not be in the best interest of the inviting "look" of their rental office and community recreation building. A public sidewalk would destroy the privacy of their tenants and expose their residents to vandalism in their parking lots. We share the same concerns about any form of public walkways across Winners Drive.

Don't tread on us.

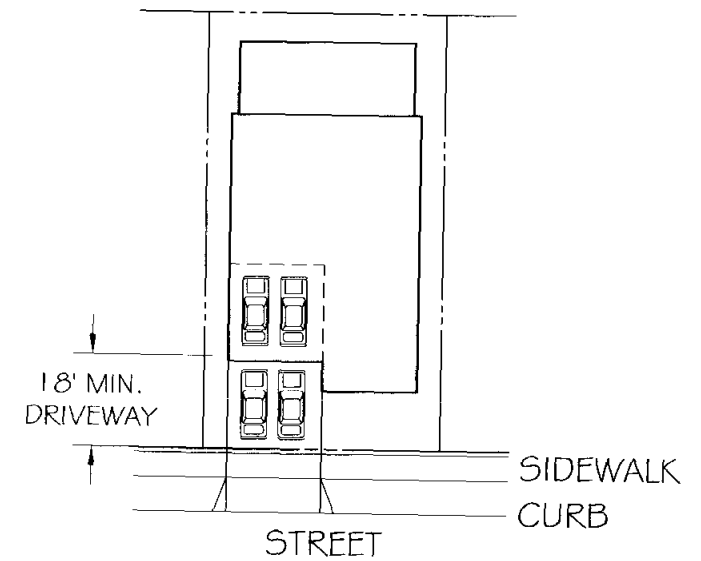
Respectfully submitted, Rosalind Lacy MacLennan, liaison from the Courtyars at Rio to the City of Gaithersburg and Montgomery County



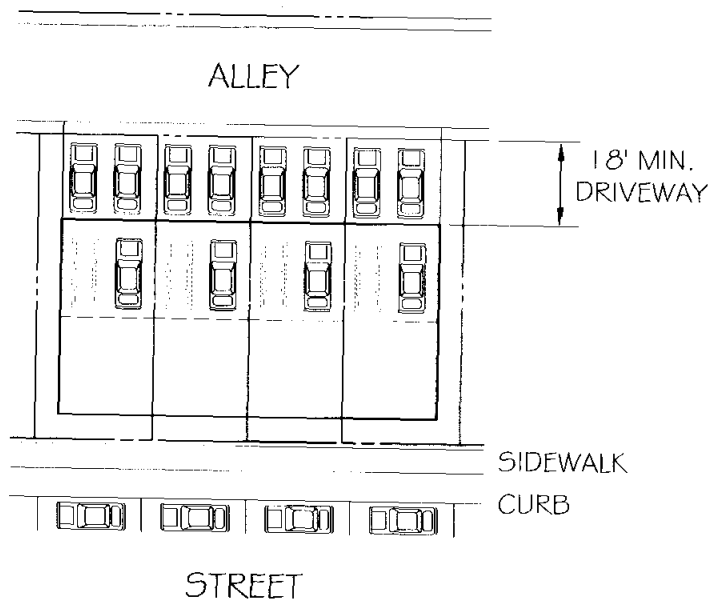
**COTTAGES, REAR GARAGE**



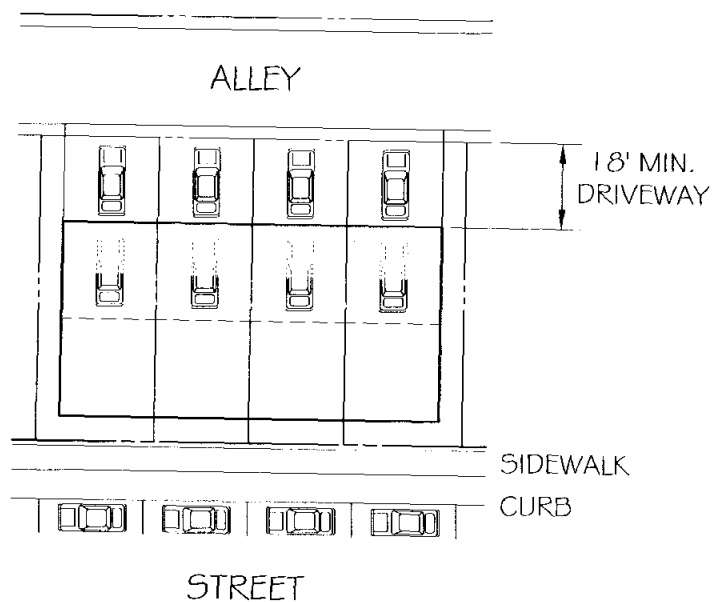
**SINGLE FAMILY, REAR GARAGE**



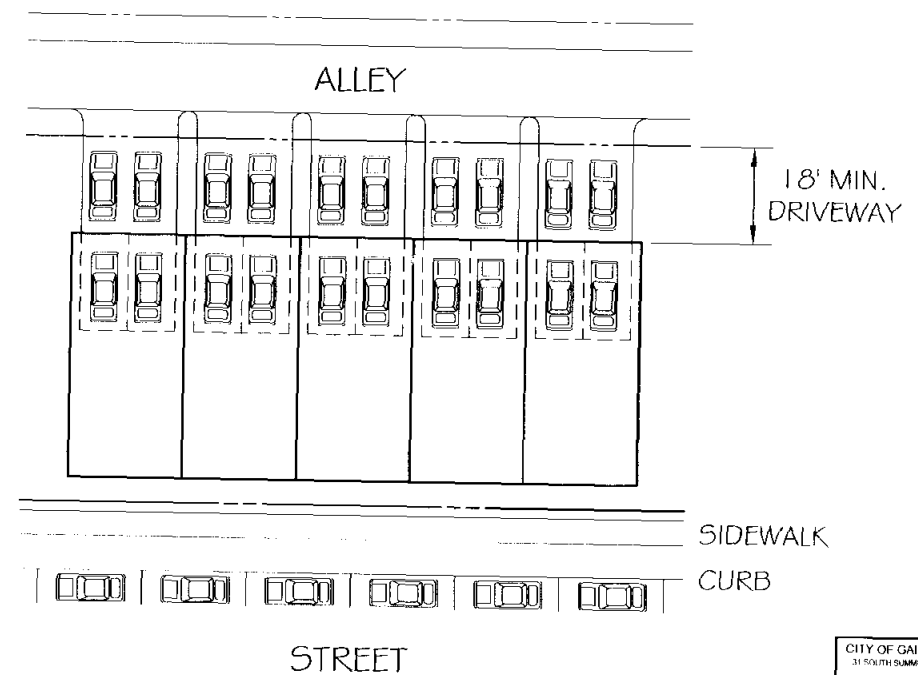
**SINGLE FAMILY, FRONT GARAGE**



**2 CAR TOWNHOUSES**



**1 CAR TOWNHOUSES**



**STACKED TOWNHOUSES (2/2)**

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant/Owner:  
 Crown Village Farm, LLC  
 c/o KBHome  
 8219 Leesburg Pike  
 Suite 100  
 Vienna, Virginia 22182

**PARKING DISTRIBUTION PLAN**



Rodgers Consulting, Inc.  
 19847 Century Blvd., Suite 200  
 Germantown, MD 20874  
 301.948.4700  
 301.948.6256 (fax)  
 301.253.6669  
 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT		
RELEASE FOR		

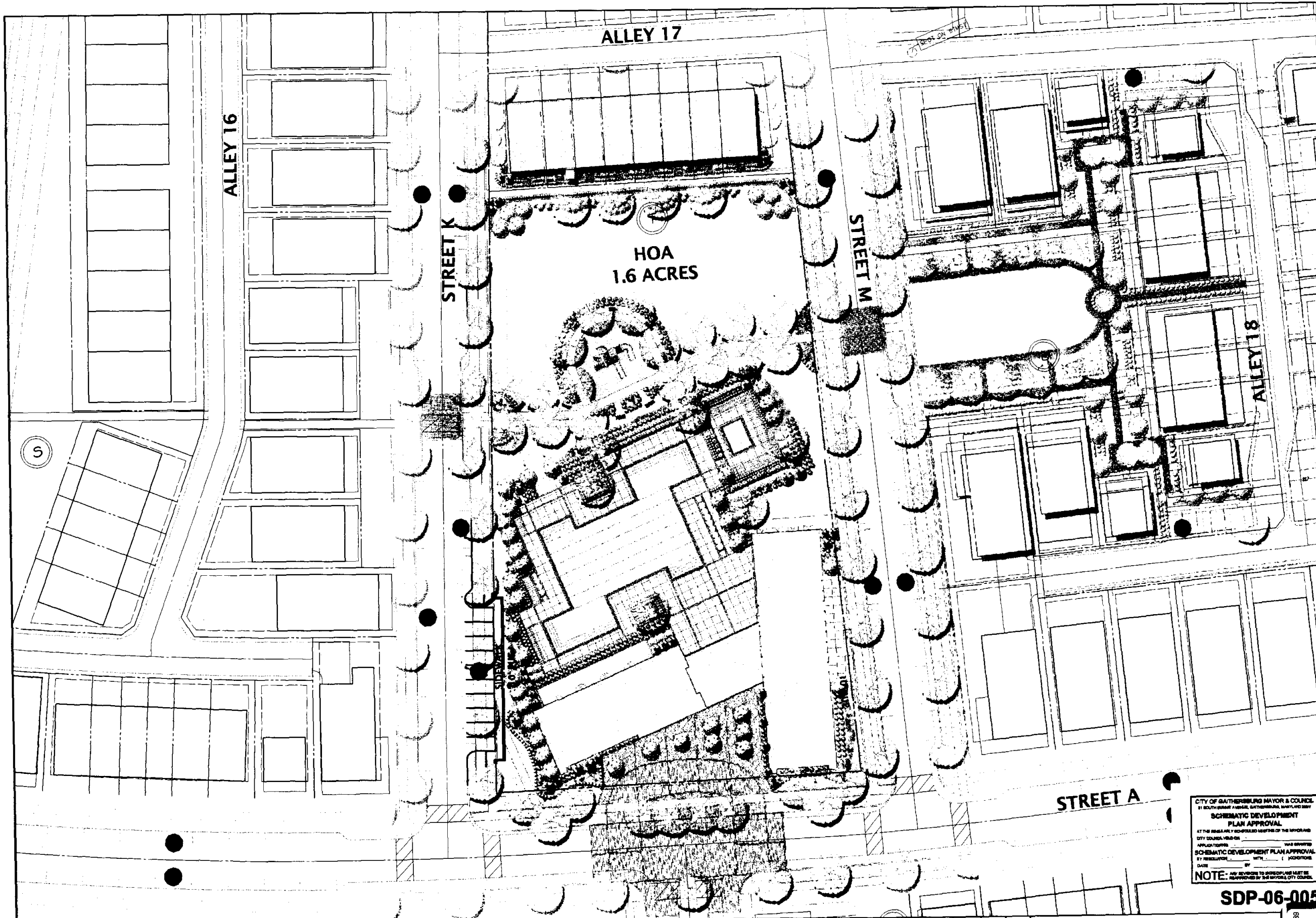
**THE CROWN PRO**

City of Gaithersburg  
 9th election district

CITY OF GAITHERSBURG MAYOR & COUNCIL  
 31 SOUTH QUARRY AVENUE, GAITHERSBURG, MARYLAND 20877  
**SCHEMATIC DEVELOPMENT PLAN APPROVAL**  
 AT THE REGULAR Y-SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL, HELD ON:  
 APPLICATION NO. \_\_\_\_\_ WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY THE CITY ENGINEER WITH \_\_\_\_\_ SIGNATURES ON \_\_\_\_\_ DATE BY \_\_\_\_\_  
 NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

JOINT EXHIBIT  
 303  
 SDP-06-005

PRELIMINARY NOT FOR CONSTRUCTION



CITY OF GAITHERSBURG MAYOR & COUNCIL  
21 SOUTH BARRIE AVENUE, GAITHERSBURG, MARYLAND 20878  
**SCHEMATIC DEVELOPMENT  
PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE SPONSOR'S  
CITY COUNCIL HELD ON \_\_\_\_\_ 2016  
APPLICANT: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SCHEMATIC DEVELOPMENT PLAN APPROVAL  
BY RESOLUTION \_\_\_\_\_ WITH \_\_\_\_\_ CONDITIONS  
DATE \_\_\_\_\_ BY \_\_\_\_\_

**SDP-06-005**

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant/Owner:  
Crown Village Farm, LLC  
c/o KBHome  
  
2219 Leeburg Pike  
Suite 300  
Vienna, Virginia 22182  
Contact: Mr. Steve Chastain

**PARKING EXHIBIT**



Rodgers Consulting, Inc.  
19647 Century Blvd., Suite 300  
Crownsville, MD 21032  
301.948.4700  
301.948.8256 (fax)  
301.251.6666  
www.rodgers.com

DATE	BY	DATE

RELEASE FOR

**THE CROWN PROPERTY**

City of Gaithersburg  
9th District  
Montgomery County, Maryland

PENGAD 600-631-6989

**JOINT  
EXHIBIT**  
304  
SDP-06-005

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

**January 22, 2007**

**CALL TO PODIUM:**

**Rob Robinson, Planner**

**RESPONSIBLE STAFF:**

**Greg Ossont, Director Planning & Code Administration**

**Ollie Mumpower, Director Engineering Services**

**Rob Robinson, Planner**

**AGENDA ITEM:**

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Joint Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input checked="" type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

**TITLE: SDP-06-005 JOINT WORK SESSION:**

This application requests approval for Schematic Development Plan SDP-06-005, per annexation X-182, known as the Crown Property (Parcels 445, 600, 905, 883, & 820) in Gaithersburg, Maryland. The property is zoned MXD (Mixed-Use Development).

**SUPPORTING BACKGROUND:**

The Joint Public Hearing for SDP-06-005 was held on November 6, 2006. A complete overview of the application, primarily focusing on neighborhoods 2 & 3, was presented that evening. During the course of the hearing, specific aspects of the application were commented upon.

These key issues namely concerned traffic impacts, community design, and neighboring communities concerns. A Joint Work Session was then held on December 11, 2006 to begin focusing on these topics. Tonight's work session is to address the progress on these issues and the project overall.

City staff and the Applicant's development team will be presenting an update on the following issues in order:

- Brief Introduction and Project Update (Director Ossont)
- Discussion of Project Parking Distribution (Director Ossont)
- Recreation Clubhouse Area Parking (Gary Unterberg, RCI)
- Potential Off-site Pedestrian Connections (Gary Unterberg, RCI)
- Staff Recommendations and Justifications for Traffic Control Measures on Fields Road (Engineering Services Director Mumpower)
- Review of LEED Related Aspects of the Project (Planner Robinson)

The entire presentation should take 25 minutes.

*Attachments:*

*Index of Memoranda and Exhibits (In **Bold**)*

**DESIRED OUTCOME:**

**Conduct Work Session.**

**Provide Staff & the Applicant guidance.**

**PUBLIC HEARING HISTORY:**

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

Introduced	NA
Advertised	10/18/2006
	10/25/2006
Hearing Date	11/06/2006
Record Held Open	Indef.
Policy Discussion	

