City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Planning Commission Regular Session Agenda
City Hall - Council Chambers
Wednesday, May 15, 2013, 7:30 PM

I. APPROVAL OF MINUTES

II. RECORD PLATS

III. CONSENT ITEMS

A. **AFP-2523-2013 -- Seneca Center II, LLC**
E-1 Zone
18753 North Frederick Avenue #200
Change of Use for Martial Arts Academy
Parking Calculation Revision
AMENDMENT TO FINAL PLAN REVIEW

IV. RECOMMENDATION TO MAYOR AND CITY COUNCIL

A. **SDP-1842-2013** -- Application for schematic development plan approval in accordance with Annexation Petition X-182 and Sketch Plan Z-315, located in the Crown Property Neighborhood 1 (Outlot B, Block C), in Gaithersburg, Maryland. The subject application proposes the conversion of a multi-family building to 70 two-over-two condominium units. The subject property site is bordered by Copley Place and Diamondback Drive.

V. SITE PLANS

VI. FROM THE COMMISSION

VII. FROM STAFF

VIII. ADJOURNMENT

To confirm accessibility accommodations, please contact the Department of Planning and Code Administration at 301-258-6330.

Please turn off all cellular phones and pagers prior to the meeting. Hand held signs brought may not be displayed in a manner which disrupts the meeting, blocks the view of spectators or cameras and poses a safety concern [e.g., signs mounted on stakes]. Your cooperation is appreciated.

All revised site plans to be reviewed by the Planning Commission will be due twelve (12) days before the meeting. All plans, except for **Consent Agenda** items, will require the applicant to post sign(s) of the hearing date on the property under consideration at least nine (9) days before the meeting. Planning staff will provide all signs, which are to be picked up at City Hall. All information to be submitted for Planning Commission meetings will be due **no later than 12:00 PM** on the **Friday** before the meeting. Materials associated with any agenda item may be reviewed at the offices of the Planning and Code Administration during regular business hours.

The Planning Commission normally will not begin consideration of a new site plan 10:30 PM, and the Chairman will announce anything contrary. The Alternate does not participate on regulatory items, unless a Commissioner is absent.

This electronic version of materials related to applications before the City of Gaithersburg Planning Commission is provided as a courtesy to interested parties. This is not the official record of matters before the Planning Commission and the City of Gaithersburg cannot guarantee the accuracy of electronic transmissions. Click here to view the City of Gaithersburg Website Disclosure Statement. Materials provided electronically are provided as submitted by applicants; the City of Gaithersburg is not responsible for materials submitted by applicants. All materials included in this transmission are subject to change. The official record of any matter before the Planning Commission is available for inspection by the public during regular business hours at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland 20877.

ANNOUNCEMENTS

There are no special announcements.

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 15, 2013

SITE PLAN: AFP-2523-2013

TITLE: **Seneca Center II**

REQUEST: **CONSENT APPROVAL**
AMENDMENT TO FINAL PLAN
Change in parking tabulation from 1/500sf to shared parking chart

ADDRESS: 18753 North Frederick Avenue

ZONE: E-1 (Urban Employment)

Applicant and Owner: Seneca Center II, LLC, Paul L. Klinedinst

STAFF LIAISON: Gregory Mann, Planning Technician

Enclosures:

Staff Comments and Location Map
Exhibits

Exhibit 1: Application
Exhibit 2: Proposed Parking Schedule

Location Map

STAFF COMMENTS

I. Background

An application has been filed for an Amendment to Final Site Plan, AFP-2523-2013, for a change in the parking tabulation from 1 space per 500 square feet to a shard parking schedule (exhibit 2). The change in parking is required to accommodate a new martial arts academy. Currently the subject property is parked for warehouse only. The subject property is located at 18753 North Frederick Avenue and is zoned E-1 (Urban Employment).

II. Scope of Review

This application is coming before the Planning Commission as a consent item as allowed by §24-172A(a)(1). Per section 24-219(b) all uses not listed in the parking ordinance shall be determined by planning commission at site plan review or prior to issuance of occupying permits. Private educational parking requirements are not regulated in the Off Street Parking Ordinance. The proposed martial arts academy can be classified as either a private education or retail use.

III. Site Plan Analysis and Review

In accordance with §24-172A, the Planning Commission has the authority to review and make determinations regarding proposed amendments to site plans for the purpose of protecting the public health, safety, and general welfare. Section 24-170 outlines the findings for the approval of the site plan. Staff provides the following comments and findings for the Planning Commission's consideration.

<u>Site Characteristics</u>

The property was rezoned by Ordinance O-5-05 on July 5, 2005 by the City Council, and restricted the uses for the property. Ordinance O-5-05 restricted the uses of the subject to,

a. Wholesale businesses, warehouses and similar non-processing storage and distribution uses.
b. Offices accessory to the principal use
c. Research, experimental and testing laboratories
d. Manufacture, compounding, processing, assembly and retail sales of article using prepared materials which are entirely stored within a structure
e. Off-street parking
f. Recreational or educational uses
g. Telecommunication facilities

The property was granted final site plan with SP-05-0009 on November 2, 2005, which approved the construction of a 91,920 square foot warehouse. The applicant is proposing to add a 6,820 square foot martial arts academy which is classified as an educational use, and is a permitted use.

Parking

The total number of parking provided is 174. This includes 154 spaces on site and an additional 17 spaces on Ararat Drive. Seven of the spaces on Ararat Drive are acquired through a lease agreement with 18757 North Frederick Ave. The subject property also obtained a 10 space parking waiver with approval of SP-05-0009.

Ordinance O-5-05 stipulated that the required parking for the property must be determined at final site plan. The City Code established the parking for warehouse as 1/500 square feet of gross floor area. The addition of the martial arts academy will require a shared parking chart as the building will be used for 2 purposes. Parking for private educational is not listed in the City Code; therefore the Planning Commission must establish the parking requirement. Staff recommends parking the martial arts academy at the retail parking ratio. In accordance with the city code, the required parking for retail is,

> *"1 space per 180 square feet of gross leasable area devoted to retail sales, service and located on any floor of a building which may be entered approximately at grade, 1 per 400 square feet of gross leasable area devoted to retail sales and located on any floor other than that which may be entered approximately at grade."*

Over the last several years, staff has been of the opinion that physical fitness type uses such as yoga studios, ballet and membership gyms should be classified as retail uses and parked as such. Both staff and the Planning Commission have approved a number of these uses under this scenario, including the new LA Fitness at Quince Orchard Plaza. The applicant has submitted a proposed shared parking schedule for office, warehouse and retail uses. The proposed use is appropriate for a shared parking chart as martial arts academies typically have opposite peak hours of operation than those of office and warehouse uses. The proposed total parking required is 184 spaces. The subject property currently has 174 parking spaces and a 10 space waiver.

Shared Parking

	Weekday				Weekend				Nighttime	
	Day 6am - 6pm		Evening 6pm - 12am		Day 6am - 6pm		Evening 6pm - 12am		12am - 6am	
Use	Parking	Percent	Parking	Percent	Parking	Percent	Parking	Percent	Parking	Percent
Office	128	100%	13	10%	13	10%	6	5%	6	5%
Warehouse	33	100%	3	10%	3	10%	2	5%	2	5%
Retail	23	60%	34	90%	38	100%	27	70%	2	5%
Total Required	184		50		54		35		10	

Exhibit #2 – Shared Parking Schedule

Summary of Findings

Staff finds that parking the proposed martial arts academy as retail as acceptable and in concurrence with other similar uses.

IV. Conclusions

Staff recommends that the Planning Commission **GRANT AFP-2523-2013, AMENDMENT TO FINAL PLAN, FINDING IT IN CONFORMANCE WITH §24-170 AND §24-172A OF THE CITY'S ZONING ORDINANCE, WITH NO (0) CONDITIONS.**

AFP-2523-2013

5/2/13

Gaithersburg
A CHARACTER COUNTS! CITY

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE OR SCHEMATIC DEVELOPMENT PLAN APPLICATION

SUBJECT PROPERTY

Street Address 18753 North Frederick Avenue #200 Previous Project Number _____

APPLICANT/BILLING CONTACT

Business Name Seneca Center II, LLC

Primary Contact Paul L. Klinedinst

Street Address 4405 East-West Highway Suite No. 211

City Bethesda State Maryland Zip Code 20814

Telephone Numbers: Work 301-656-7252 Cell 301-980-3838 E-mail Address paul@KlinedinstMgt.com

OWNER

Business Name Same

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

DEVELOPER

Business Name Same

Primary Contact _____

Street Address _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ATTORNEY

Business Name N/A

Primary Contact _____

Street Address _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ARCHITECT

Business Name N/A MD Registration No. _____

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ENGINEER

Business Name N/A MD Registration No. _____

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

CONSENT

APPLICATION TYPE (check one only) ☒ Amend Final Site Plan ☐ Amend Schematic Development Plan

PROPOSED PRIMARY USE (check one only) ☐ Residential ☒ Non-Residential ☐ Mixed Use

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

PARKING ☐ Parking Waiver Needed No. of Spaces Required ____ No. of Spaces Waived ____ ☐ Height Waiver Needed

SITE PLAN NUMBER TO AMEND SP-05-0009

USE ***(Amendment to Schematic Development Plan only)***

☐ Change in Use ☐ No Change in Use ☐ Change Other than to Use

PROJECT DESCRIPTION

Change of use to permit a martial arts academy
Change the parking calculation from 1/500sf to shared use parking calculation

SITE DETAILS

Site Area Square Feet	174,828	Number of Lots	1
Site Area Acres	4.0135	Number of Dwelling Units/Acre	n/a
Green Area		Parking Spaces Provided	174
Green Area %	30%	Height of Tallest Building (ft.)	45'
		Height of Tallest Building (stories)	2

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail		Office/Professional	38,372
Restaurant (A)		Educational/Institutional/Religious	6,820
Restaurant (B)		Industrial	16,708
Restaurant (C)		Other *(please specify)*	Storage: 25,935

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units		Apartment Units	
Townhouse Units		Condominium Units	
Duplex Units		Other *(please specify)*	

Total Number Residential Units none

See Next Page for Submittal Requirements

SUBMISSION REQUIREMENTS - Amendment to Final Site Plan (see Site Plan Checklist at www.gaithersburgmd.gov (Documents & Forms)

SUBMISSION REQUIREMENTS - MXD Zone *or* CD Zone Schematic Development with Change in Use

- ☐ Statement of Proposed Change
- ☐ Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Traffic Impact Study
- ☐ Proof of APFO Compliance
- ☐ Green Building Checklist
- ☐ Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Statement of Master Plan Compliance
- ☐ Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Modified Covenant or Other Agreement *(optional)*
- ☐ Preliminary Affordable Housing Plan *(optional)*
- ☐ Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Final Traffic Impact Study *(optional)*

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change in Use

- ☐ Statement of Proposed Change
- ☐ Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Traffic Impact Study *(optional)*
- ☐ Proof of APFO Compliance *(optional)*
- ☐ Green Building Checklist *(optional)*

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change Other Than to Use

- ☐ Statement of Proposed Change
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Traffic Impact Study *(optional)*
- ☐ Proof of APFO Compliance *(optional)*
- ☐ Green Building Checklist *(optional)*

SUBMISSION REQUIREMENTS - CD Zone - Schematic Development Plan Change Other Than to Use

- ☐ Statement of Proposed Change
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Statement of Master Plan Compliance
- ☐ Preliminary Affordable Housing Plan *(optional)*
- ☐ Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Final Traffic Impact Study *(optional)*
- ☐ Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Modified Covenant or Other Agreement *(optional)*

SENECA CENTER II
18753 NORTH FREDERICK AVENUE
GAITHERSBURG, MARYLAND
Proposed Parking Schedule, May 1, 2013

		Office	Retail	Storage	Warehouse
Total Square Feet	87,835	38,372	6,820	25,935	16,708
Sq Ft per Parking	-	300	180	0	500
Total Required Parking	199	128	38	-	33
Total Provided Parking	174				
Provided Parking w/waiver	184				

Shared Parking

	Weekday				**Weekend**				**Nighttime**	
	Day 6am - 6pm		Evening 6pm - 12am		Day 6am - 6pm		Evening 6pm - 12am		12am - 6am	
Use	Parking	Percent	Parking	Percent	Parking	Percent	Parking	Percent	Parking	Percent
Office	128	100%	13	10%	13	10%	6	5%	6	5%
Warehouse	33	100%	3	10%	3	10%	2	5%	2	5%
Retail	23	60%	34	90%	38	100%	27	70%	2	5%
Total Required	184		50		54		35		10	

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 15, 2013

SCHEM. DEV. PLAN: SDP-1842-2013

TITLE: THE CROWN 2/2

REQUEST: RECOMMENDATION TO M&CC

ADDRESS: SUBJECT PROPERTY IS LOCATED ALONG COPLEY PLACE AND DIAMONDBACK DRIVE

ZONE: MXD (MIXED USE DEVELOPMENT)ZONE

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: **VII CROWN FARM OWNER LLC**
Engineer: **VIKA**
Architect: **LESSARD**

STAFF PERSON: Rob Robinson, Lead
Long Range Planning

Enclosures:

Staff Analysis
Index of Memorandum and Exhibits (In **Bold**)

See attached Staff Analysis

MEMORANDUM TO: Planning Commission

FROM: Rob Robinson, Lead, Long Range Planning

DATE: May 9, 2013

SUBJECT: Staff Analysis: Application SDP-1842-2013:
Crown Neighborhood 1: 70 2/2 Condo Units

APPLICANT/OWNER

VII Crown Farm Owner LLC c/o
Westbrook Properties
10740 Parkridge Boulevard, Suite 110
Reston, VA 20191

TAX MAP REFERENCE:

Tax Map: FS42

TAX ACCOUNT NUMBERS:

Outlot B, Block C – ID #09-03686832

REQUEST

VII Crown Farm Owner LLC, has submitted Schematic Development Plan (SDP) application SDP-1842-2013. This plan, in accordance with the approved and amended X-182 annexation agreement and Sketch Plan Z-315, proposes converting a multi-family building to seventy (70) fee-simple 2-over-2 condominium units in Neighborhood 1 of the Crown development.

GENERAL INFORMATION

LOCATION:

The subject 2-over-2 parcel being considered is bounded by Diamondback Drive to the North and West; Copley Place to the east, across from the approved future Capital One Bank; and the future Category I forest conservation area to the south.

Crown Farm Neighborhoods 1 & 2 and Proposed 2/2 Location

PROJECT BACKGROUND[1]

The Crown project is a large scale transit-oriented, mixed-use development. This project has been a priority for the City since its annexation into the City in 2006. The project was purchased out of bankruptcy in January of 2010. The current owners, VII Crown Farm Owner, LLC, submitted a revised sketch plan application, Z-315, and a Second

[1] Reference Exhibit 45: Preliminary Background Report for additional background information including Zoning & Ste Plan History, Public Facilities, and application reviewed at public hearing.

Amendment to the X-182 Annexation Agreement that were both approved December 6, 2010. Schematic Development Plan (SDP) application SDP-11-001 was then submitted and approved on April 4, 2011 by resolution R-28-11. That SDP approved Neighborhoods 1 and 2 of the Crown development. SDP-11-001 approved a multi-family building in the then defined block F of Neighborhood 1(now block C) containing an estimated 234 units defined in the approved parking distribution plan.

The proposed subject application has been submitted in accordance with Chapter 5(v) of the Second Amendment to the X-182 Annexation Agreement which reads:

> "(v) Owner, at its option, may develop 2-over-2 residential units on the Crown Village Property and such housing type will be deemed to constitute multi-family dwelling units for the purposes of the Approved Sketch Plan."

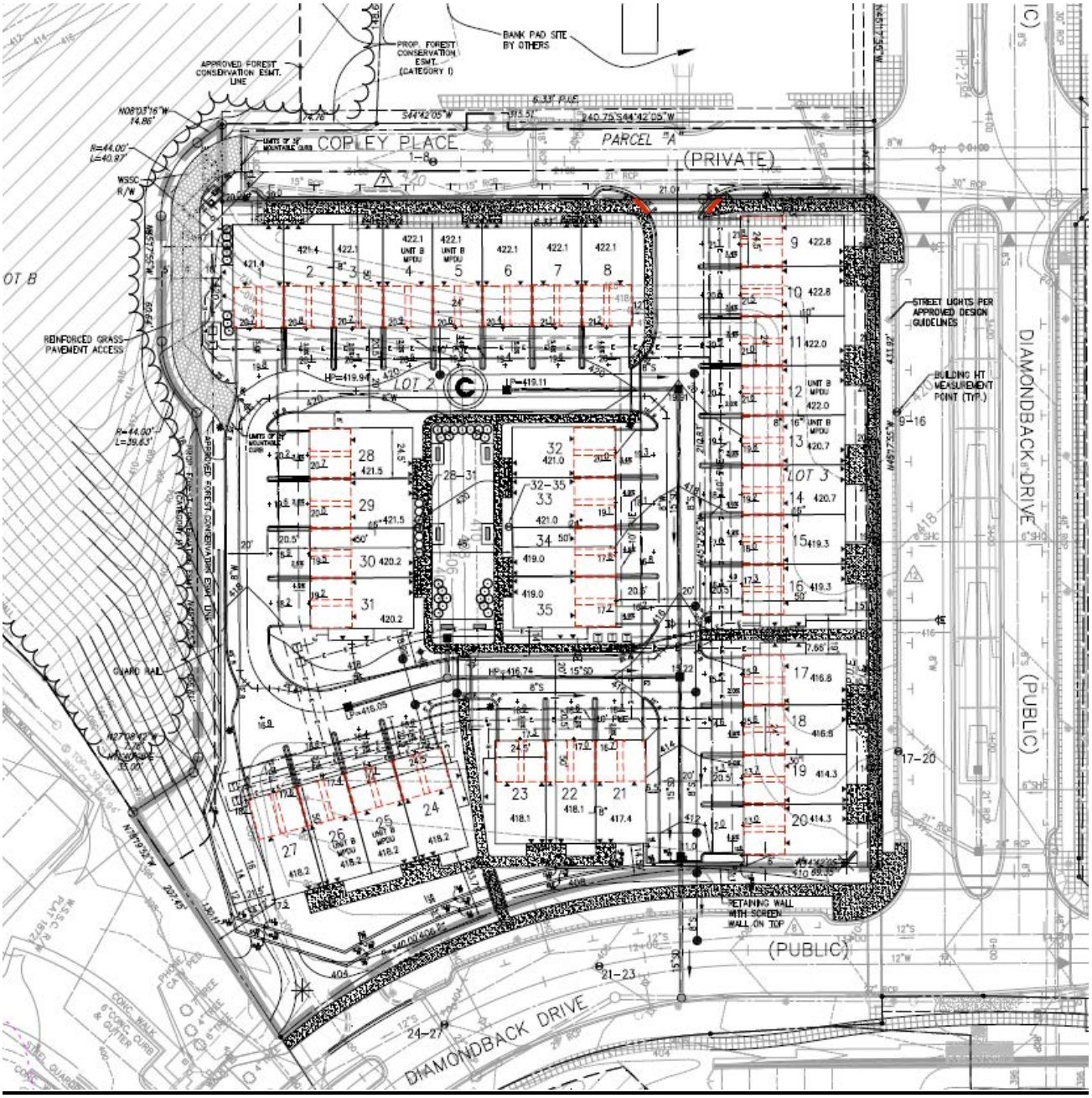
A joint public hearing was held on SDP-1842-2013 April 15, 2013[2]. During the course of the hearing the following aspects of the proposed plan were discussed:

- The proposed conversion to 2-over-2 units;
- The size and purpose of the pocket green;
- The conceptual architectural elevations; and
- The connectivity to the surrounding neighborhoods and adequacy of parking.

The Council made note of the inclusion of a new home-ownership opportunity rather than a rental product. Comments provided by the Council included assurance of adequacy and distribution of affordable housing; refinement of rear elevations to provide contrast; and the possible inclusion of an additional point of emergency ingress/egress from the site There was no testimony from the public and at the time of the Planning Commission's record closing, no further comments have been received . In response to comments, the Applicant and design team have revised and resubmitted the plan, including a letter summarizing the changes.

[2] Ex 64 Draft Minutes April 15th Hearing

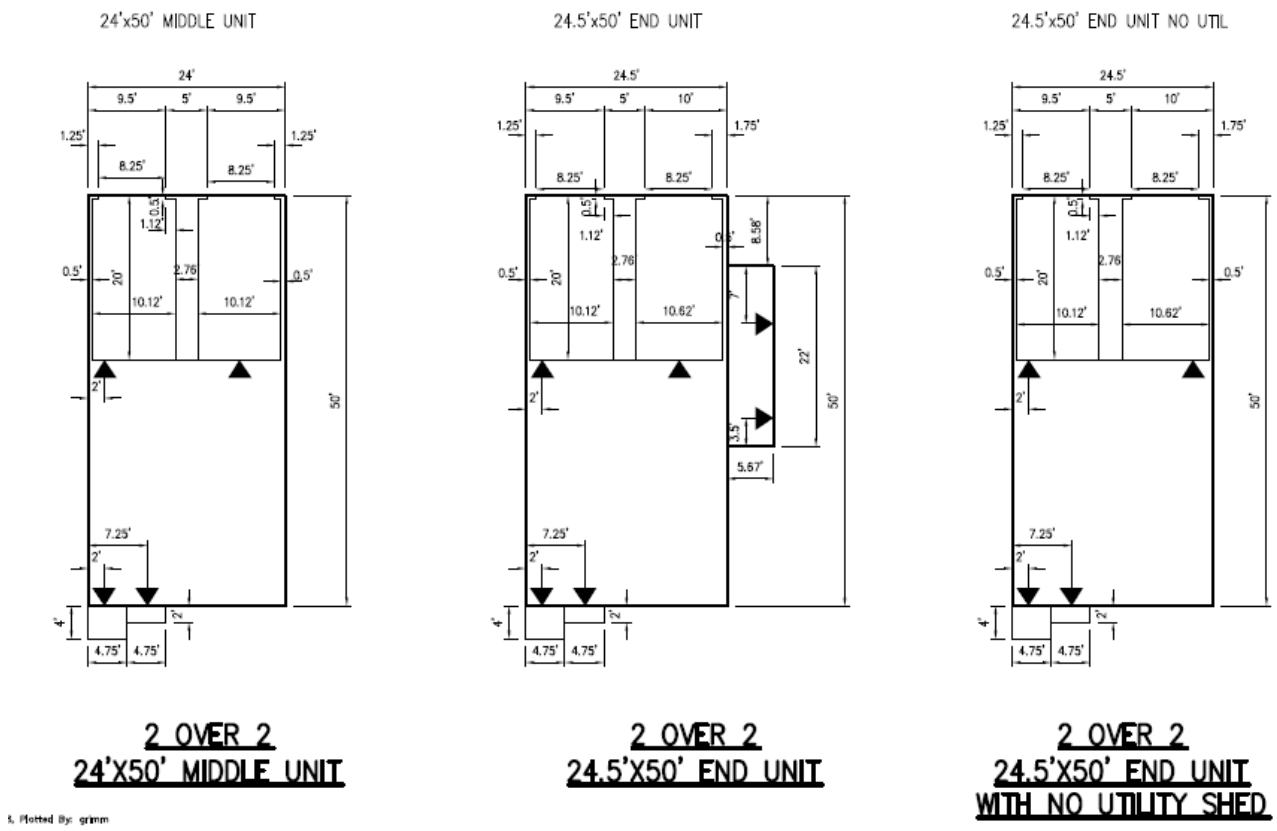
SCHEMATIC DEVELOPMENT PLAN PROPOSAL:



Revised SDP Site Plan

The application, SDP-1842-2013, proposes the construction of seventy (70) 2-over-2 condominium units[3]. The unit sticks are designed to relate and address either the adjoining exterior roads or the interior pocket green. The individual structures housing each 2-over-2 measure twenty-four and a half (24.5) feet by fifty (50) feet in depth.

[3] Exs 47-48



The following is the parking summary for SDP-1842-2013[4] as discussed during the public hearing:

BLOCK C

CONDOMINIUMS (2-OVER-2)
(1 GARAGE AND 1 DRIVEWAY SPOT PER LIVING SPACE)

#UNITS	REQ. PARKING SPACES PER UNIT	**PARKING REQUIRED**
70	2	140
		140.0

140.0

PARKING PROVIDED

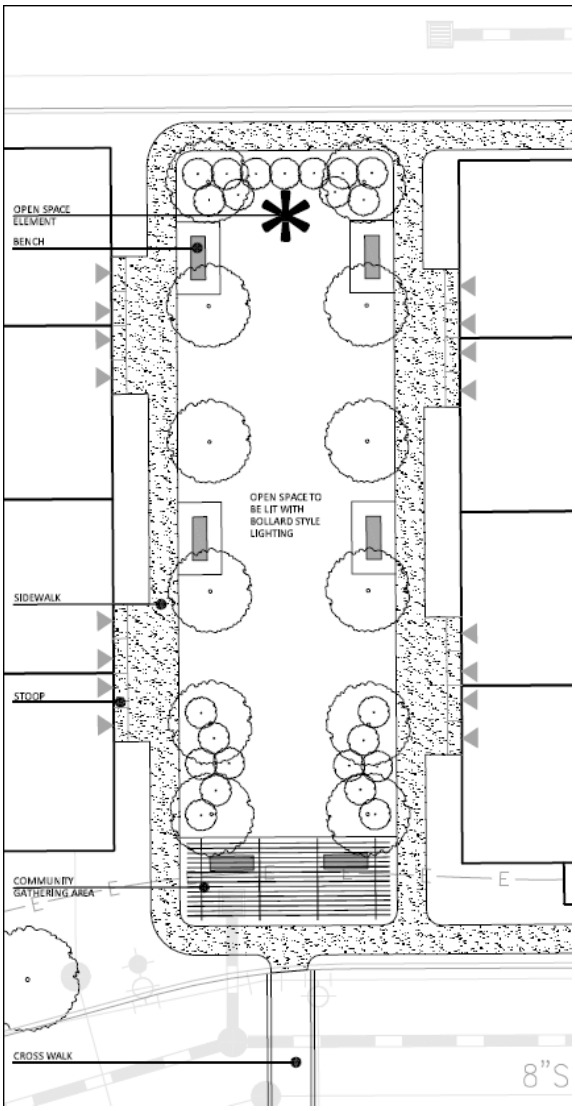
GARAGE PARKING	70	
DRIVEWAY PARKING	70	
ON-STREET PARKING	27	
PROVIDED	**167**	**167**

There are twenty-seven (27) on-street spaces immediately adjacent to the subject parcel available to serve as guest / overflow parking. These on-street spaces were not identified

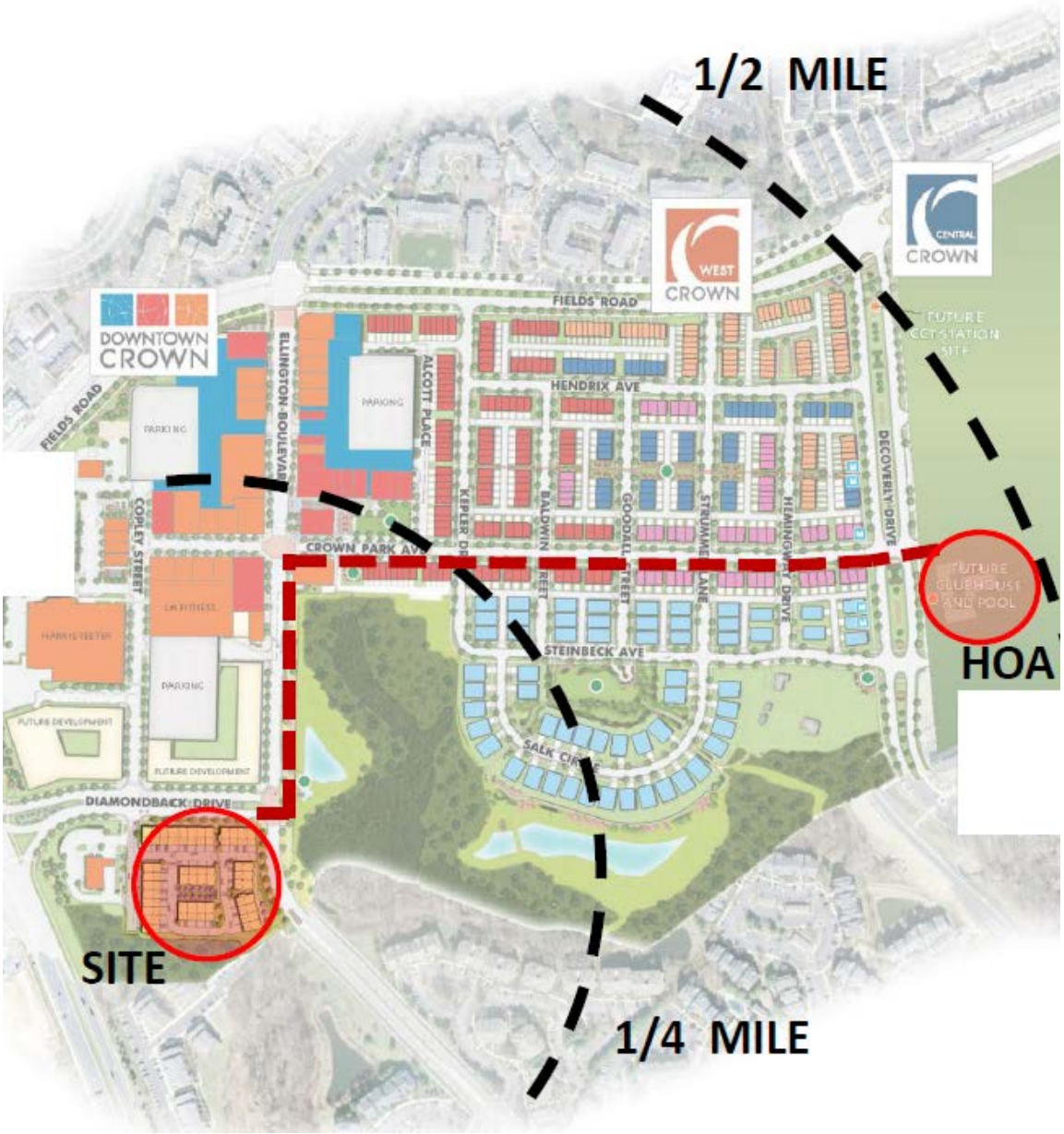
[4] Ex 52

with or tabulated toward any of the other uses approved under SDP-11-001. These on-street spaces provide access to the units either through adjacent sidewalks, or walks providing interior access. Staff is supportive as to the adequacy of spaces and agrees that additional on-site spaces should not be included due to impacts to the site's interior open/green space.

As shown on the plan, an interior pocket green has been incorporated into the design[5]. While the future residents of this proposal would be included in the Crown HOA and have access to the future HOA facility located in Neighborhood 3, it was felt an immediate amenity should be included in the design. The purpose is to provide a passive green affording the residents a communal gathering place for themselves. The Crown central green, located in the commercial core, and the aforementioned proposed HOA Facility are within a quarter mile and half mile walk respectively for more active or program-centric activities.



[5] Ex 50a-b Full Landscape Plan Set including Pocket Green

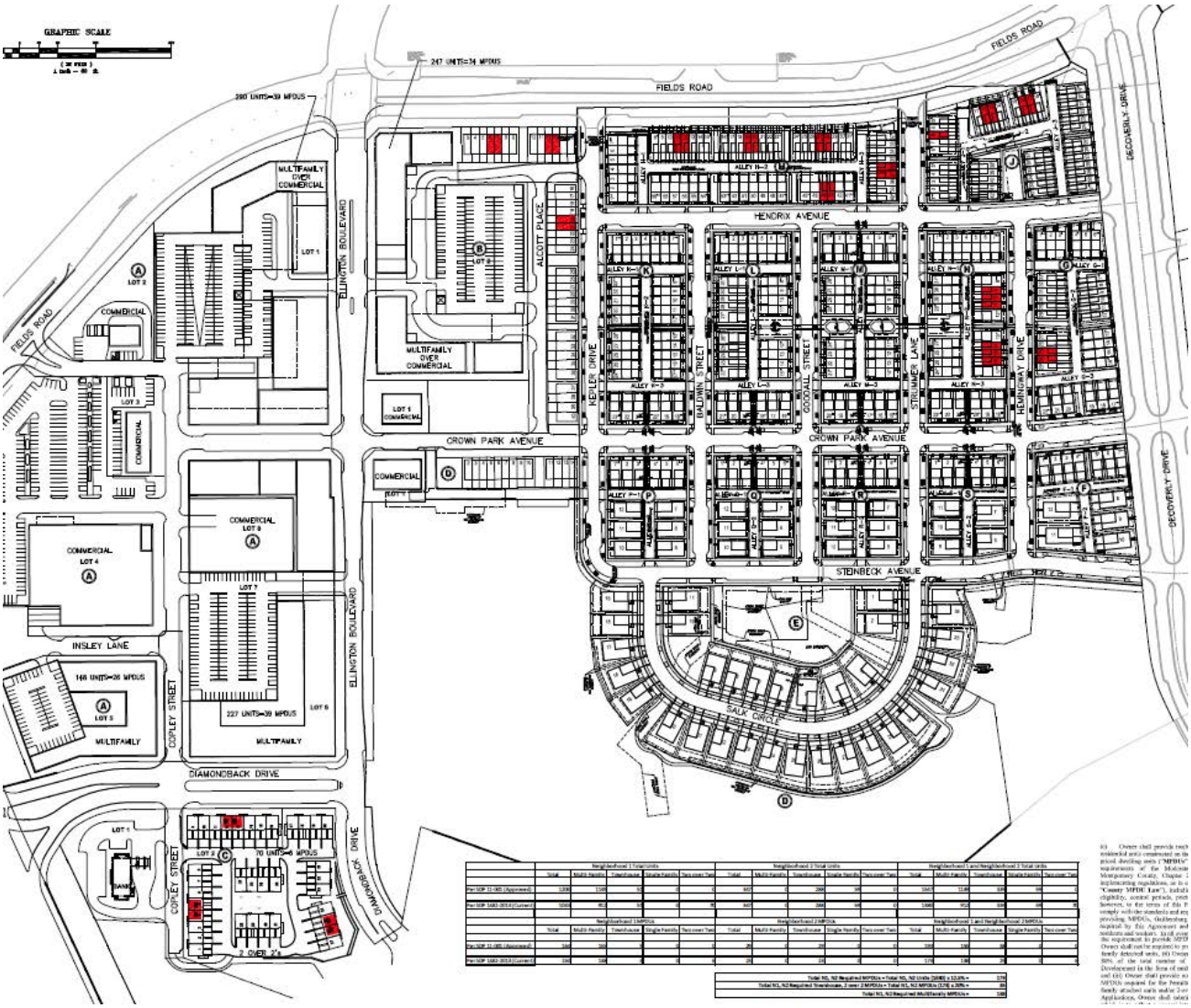


CHANGES TO PLAN RESUBMISSION:

In response to the comments received during the public hearing and from staff, the Applicant has submitted a revised plan set[6]. Minor changes include the correction of labeling errors. Though not part of the SDP approval process, in response to hearing questions staff has included the proposed Preliminary Affordable Housing Plan[7] currently

[6] Ex 61
[7] Ex 59

being reviewed for approval per the City Code[8]. As stated during the public hearing, affordable housing is governed under the terms of the X-182 Annexation Agreement. The Agreement requires 12.5% of total residential units be MPDUs, with no more than 80% being fulfilled through multi-family units. The Applicant has proposed amending the existing approved plan by designating six (6) 2-over-2 units as MPDUs. This change reflects the percentage of 2-over-2 units proportional to the total residential. Staff is supportive of this proposal.



Design Guidelines:

The Applicant has submitted supplementary Design Guidelines as part of this SDP application[9]. These guidelines will amend the Design Guidelines approved for

[8] Regulation 01-09: Affordable Housing requires that an Affordable Housing Plan be approved prior to any final action on a schematic development plan by the Council

[9] Ex 60

Neighborhoods 1 and 2 to specifically address 2-over-2 design and the vision for the pocket green. Standards established in the current approved Design Guidelines remain in effect.

There are four General Building Guidelines:

1) Articulate Massing and Facades
2) Build in the Tradition of Simple Yet Elegant Designs using Traditional, High-Quality, and Durable Materials Throughout the Community
3) Embellish the Streets with Private Outdoor Spaces, Design Building Facades to Respond to these Spaces, and Emphasize the Main Entries of Buildings
4) Incorporate Shading Devices as a Unifying Design Feature

These reiterate and reinforce the General Guidelines established for both Townhomes and Single-family residential units. The Applicant, in response to staff comments, has submitted revised Guidelines further defining additional material, design and landscaping standards.

Elevations:

The Applicant has submitted revised rear elevations[10], responding to comments received regarding the impact grade changes have on the unifying appearance on the rears. The conceptual elevations include a trim piece/corner board at each lot common wall to further emphasize and define building sections. The necessary grade-related building steps will occur at these defined wall lines, minimizing what was referred to as the "earthquake" effect. At the time of a final site plan, additional elements may be considered such as differing color schemes or materials.

REAR ELEVATION

Public Hearing Elevation

[10] Ex 51

REAR ELEVATION

Revised Elevation

Staff supports this proposed change and will continue to work with the Applicant on final plan elevations.

Secondary Access:

A focal point of discussion during the public hearing concerned access points into the site and a desire for a secondary means of emergency ingress/egress should the sole entry ever be blocked. The Applicant, as part of the formal response letter, included an analysis of the six alternatives studied to address The Council's concern and their preferred alternative, reflected on the resubmission plans.

The Applicant, as part of the alternative analysis, specifically analyzed the net traffic impact of the conversion from the approved 234 multifamily units to the proposed 70 2-over-2 units, the need for multiple access points, and the six access alternatives being considered. The traffic impact analysis was performed by the Traffic Group[11] and reviewed by Engineering Services Director Mumpower[12]. Staff agrees with the findings of the Traffic Group's report.

In addition to the Traffic Group's report (traffic impacts), the Applicant also reviewed the six alternatives in relation to development costs, units impacted, on-street parking impacts, and forest conservation. The six alternatives considered are:

- Alternative 1 (Applicant's preferred alternative): Add a low impact auxiliary driveway south of Unit 1
- Alternative 1A: Add a low impact auxiliary driveway south of Unit 2
- Alternative 2: Add a full movement two-way entrance south of Unit 2
- Alternative 3: Add a right in/right out drive connection between units 16-19
- Alternative 4: Extend main drive connection east to Diamondback Drive
- Alternative 5: Add a right-in right-out connection at southern Diamondback Drive.

[11] Ex 62
[12] Ex 63

The Applicant's hearing response letter includes sketches of the six alternatives plus a listing of the pros and cons of each alternative[13]. The following chart summarizes the alternatives analysis:

		Exhibit 1, Alternatives Analysis								
No.	Alternative	Traffic Analysis, Acceptable Y or N	Number of Units Impacted	Number of Parking Spaces lost	Sustainable Value	Forest Conservation Impacts	Functional Value	Development Infrastructure Cost Impact	Staff Comments	Applicants Comments
1	Low impact auxiliary driveway south of Unit 1	Y	0	0	High	+/- 2,400SF moved to N3	Low	Med	Acceptable with comments on turning movements and delineation	Preferred alternative
1A	Low impact auxiliary driveway south of Unit 2	Y	2	1	High	No impact	Low	Med	Acceptable with comments on turning movements and delineation	Not selected due to minimal benefit vs significant impacts compared to Alt 1.
2	Add full movement entrance at Copley Place	Y	2	1	Low	+/- 1,500SF moved to N3	Medium	Med	Staff preferred fully functional entrance	Not selected due to additional sustainable and development impacts vs the benefits of underutilized full function entrance.
3	Add RI/RO on Diamondback Drive (E/W)	Y	4	1	Low	No impact	High	High		Not selected due to significant development, planning/architecture and parking impacts
4	Extend main drive east to DB	N	0	5	Low	No impact	High	High		Eliminated from consideration due to traffic analysis
5	Add RI/RO on Diamondback Drive (N/S)	Y, not desirable	2	2	Low	No impact	Medium	Very High		Not selected due to significant development, infrastructure, and parking impacts.

Staff finds the information in the table to be reasonable. Staff concurs with the rejection of Alternatives 3, 4, and 5. As shown, staff's preferred alternative is Alternative 2; however, staff can support the Applicant's preferred Alternative 1. Staff notes that a full second entryway is not needed from a traffic volume standpoint; neither Alternative 1 nor 2 require City ownership or maintenance responsibilities; there is no fatal engineering based flaw to preclude Alternative 1; and the overall cost/benefits favor Alternative 1. The Applicant will work with staff to refine Alternative 1 regarding the following items prior to a final site plan submission:

- Delineation of access path: Landscaping or some sort of hardscape, should be utilized so it is clear where the secondary access is located and ease maintenance
- Provide additional turning movements so that all movements are shown ensuring design vehicles can stay entirely on the path or if a larger path width will be required.
- Provide a profile for the secondary access

[13] Ex 61

- Provide a detail for the grass paver and other materials to be used
- Include a hardscaped apron for either end of access path and provide detail.

There were no further substantive changes to the proposed plan. The resubmitted plan set was amended to reflect the changes discussed and provide continuity throughout each individual subset.

STAFF FINDINGS ANALYSIS AND RECOMMENDATIONS

SDP-1842-2013

FINDINGS:

Approval of SDP-1842-2013, by the City Council is dependent upon the findings required under § 24-160D.10 of the City Code. The following outlines the required findings and justifications for a City Council approval of application SDP-1842-2013:

(1) The plan is substantially in accord with the approved sketch plan:

Approved Sketch Plan Z-315 identifies both multi-family and single family attached units as allowable residential with a density range between 650 and 1200 units. The proposed SDP-1842-2013 meets these requirements and is substantially in accord with Z-315.

(2) The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone:

a) Application SDP-1842-2013 provides Design Guidelines that ensure design flexibility and coordination of architectural style of buildings and landscaping.
b) Application SDP-1842-2013 contributes to the mix of land uses including residential, commercial, recreational, and open space that work to complement one another within a neighborhood framework, defining Crown.
c) Application SDP-1842-2013 helps ensure the compatibility of the various Crown residential neighborhoods by providing an open space use and amenity within a new residential housing type.
d) Application SDP-1842-2013, as submitted, encourages the efficient use of land by: locating residential uses convenient to employment and retail; reducing reliance upon automobile use with a dense compact design with proximity to a town center; encourages pedestrian and other non-vehicular circulation systems through the use of various width paths that connect the proposed use with the various adjoingin neighborhoods; and retaining and providing useable open space by way of the open pocket green.

(3) The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration:

The 2009 Land Use Element of the City's Master Plan identified the Crown Property as Map Designation 21. The Land Use Element states, "The X-182 Annexation Agreement and subsequent amendments thereto act as master plan recommendations" to which SDP-1842-2013 complies.

(4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas:

The approved mix of land uses for the Crown development; both single and multi-family residential and commercial, are compatible with the surrounding existing uses. The Crown development will provide shoppers and employees for the Rio/Washingtonian Center and future Life Sciences Center; the proposed 257,400 square feet of commercial space will serve the existing neighboring residential developments, the future Life Sciences Center, as well as the Crown residents. The design of the proposed 2-over-2 units helps to further complete the holistic vision set forth for the entire Crown development.

(5) That existing or planned public facilities are adequate to service the proposed development contained in the plan:

Application SDP-1842-2013 is but one facet of the greater Crown development therefore the whole project's findings are applicable to the subject application.

a) Crown is currently within the Gaithersburg Cluster of the Montgomery County Public School (MCPS) system. Students generated by this development will attend Rosemont Elementary School, Forest Oak Middle School, and Gaithersburg High.
b) WSSC has received the Montgomery County approved category change to provide both water and sewer to the Crown development.
c) The proposed Off-Site road improvements will mitigate impacts from the development, subject to MCDOT and SHA approval.
d) The site is currently served by two (2) existing fire stations.

(6) That the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development:

Paragraph 27 of the Second Amendment to the X-182 Annexation Agreement establishes a cap on available yearly building permits to minimize impacts. In addition, items such as clubhouse construction and off/on-site road improvements are tied to issued building permits to ensure the Crown development residents are properly served.

(7) That the plan, if approved, would be in the public interest:

The proposed plan, SDP-1842-2013, adds to the variety of housing types at Crown. The proposed 2-over-2 units provide homeowners with another housing unit type that increases homeownership options within Crown and the City of Gaithersburg, a stated goal of the

City. The 2-over-2 units will provide yet another price point option for homeownership within Crown and further realize the vision that Crown will be a sustainable and livable community accommodating all demographics. The plan is organized through the application of good design principles; to have a strong sense of place; and a distinct identity while providing a larger tax base for the City to generate additional revenue that helps support a wider array of public programs, services, and improvements.

STAFF RECOMMENDATION

Staff is supportive of the subject application. The Applicant has implemented the Design Guidelines and proposed a project designed to create a strong visual first impression at two gateway entrances into Crown. The contemporary and urban architectural theme will integrate well with the Downtown Crown area. The proposed plan incorporates a “Pocket Green” that provides a unique amenity for the residents. The new plan adds to the variety of housing types and price point options in Crown and increases homeownership opportunities within both Crown and the City of Gaithersburg, a stated goal of the City. The proposed plan further realizes the overall vision for Crown.

Staff recommends that the Planning Commission, upon the findings presented herein, recommend approval of SDP-1842-2013 to the Mayor & City Council with the following conditions:

Applicant is to work with staff to refine design details of the secondary access prior to final plan approval; and

Applicant is to amend the comprehensive Forest Conservation Plan for approval prior to submission of any Neighborhood 3 planning applications.

Index of Memoranda
SDP-1842-2013 Crown Neighborhood 1 2/2

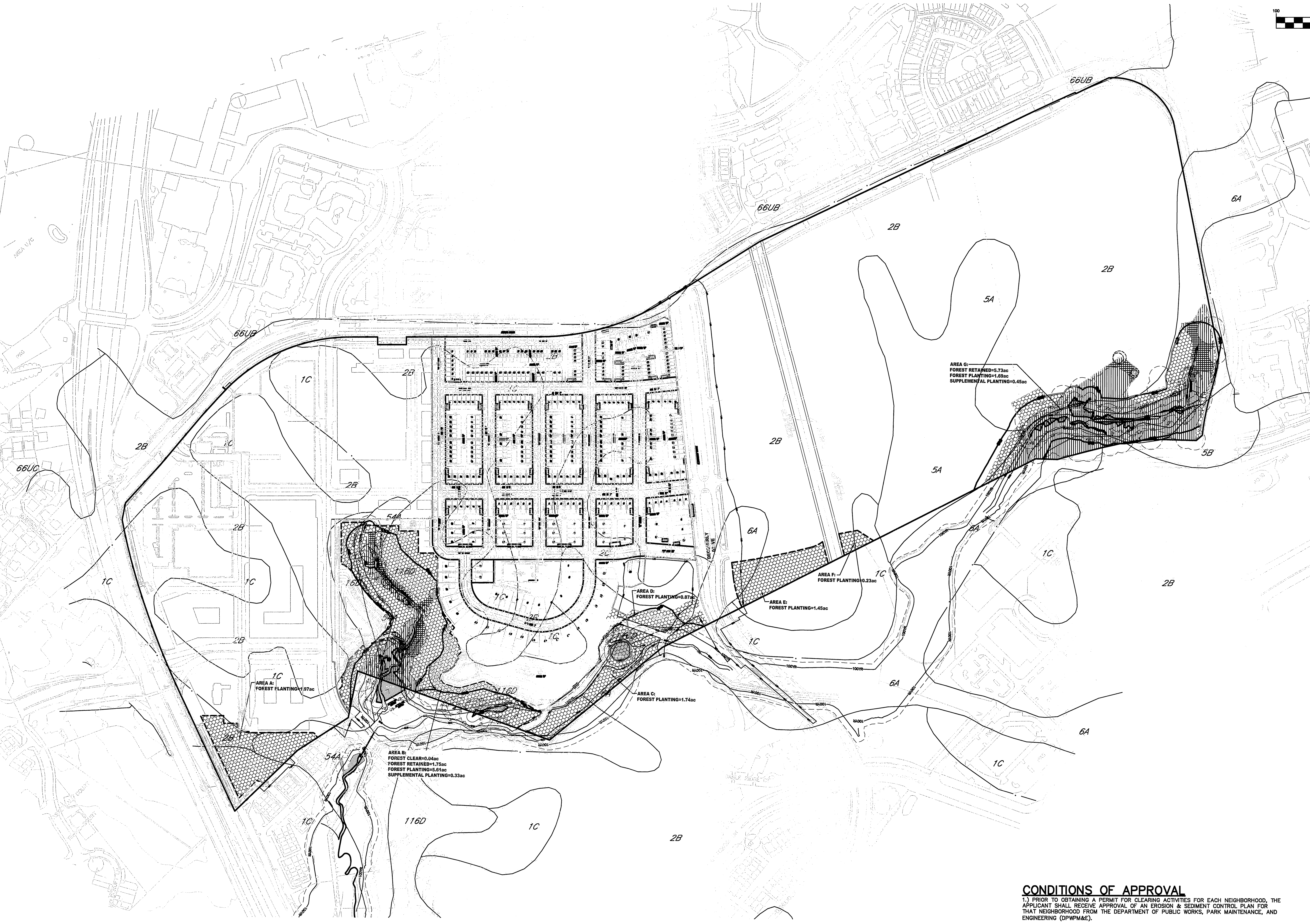
JPH April 15, 2013
Exhibit #:

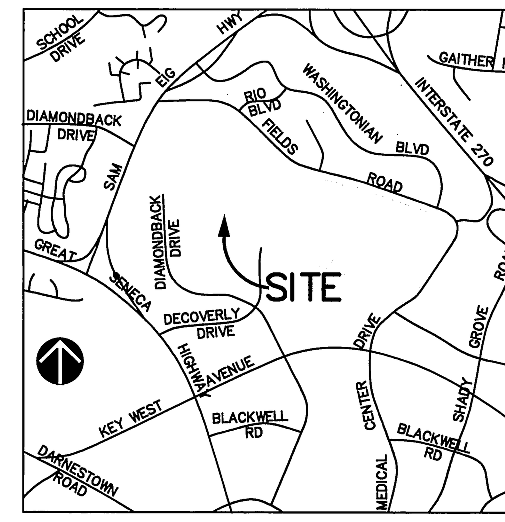
1	SDP-1842-2013 Application
2	SDP-1842-2013 Cover
3	SDP-1842-2013 Site Plan
4	SDP-1842-2013 Lotting Plan
5	SDP-1842-2013 Site Plan Landscape
6a-b	SDP-1842-2013 Landscape Details
7	SDP-1842-2013 Parking Distribution Plan
8	SDP-1842-2013 Conceptual Elevations
9	SDP-1842-2013 Key Unit Plan
10	SDP-1842-2013 Utility Plan
11	SDP-1842-2013 Easement Plan
12	SDP-1842-2013 Pavement Marking & Signage
13	SDP-1842-2013 Street Sign and Marking Plans
14	SDP-1842-2013 Grade Establishment
15a-c	SDP-1842-2013 Truck Turning Movement Plan
16	SDP-1842-2013 Greenspace Plan
17	Design Guidelines
18	Joint Public Hearing Notice
19	Legal Ad Request: Gaithersburg Gazette
20	Joint Public Hearing Notification Labels and Mailings
21	Revised SDP-1842-2013 Cover
22	Revised SDP-1842-2013 Plan
23	Revised SDP-1842-2013 Lotting
24a-c	Revised SDP-1842-2013 Landscape Plan
25a-b	Revised SDP-1842-2013 Colored Elevations
26	Revised SDP-1842-2013 Key Unit Plan
27	Revised SDP-1842-2013 Parking Distribution Plan
28	Revised SDP-1842-2013 Auto & Pedestrian Movement Plan
29	Revised SDP-1842-2013 Pavement Marking & Signage
30	Revised SDP-1842-2013 Utility Plan
31	Revised SDP-1842-2013 Easement Plan
32	Revised SDP-1842-2013 Grade Establishment
33a-c	Revised SDP-1842-2013 Turning Movement
34	Revised SDP-1842-2013 Green Space Plan
35	Revised SDP-1842-2013 Design Guidelines
36	Approved NRI/FSD
37	**Approved Forest Conservation Plan**
38	**Approved Z-315 Land Use Plan**
39	**Applicable X-182 Annexation Agreement Sections**
40	Gazette Legal Ad Proof
41	Approved SDP-11-001 Overall Plan

42	Approved SDP-11-001 Neighborhood 1 Plan
43	Submission Introduction Letter from Westbrook Properties
44	Joint Public Hearing Cover Sheet
45	**SDP-1842-2013 Preliminary Background Report**
46	Applicant's Hearing Presentation
47	**Revised SDP-1842-2013 Cover**
48	**Revised SDP-1842-2013 Plan**
49	**Revised SDP-1842-2013 Lotting**
50a-c	**Revised SDP-1842-2013 Landscape Plan**
51	**Revised SDP-1842-2013 Colored Elevations**
52	**Revised SDP-1842-2013 Parking Distribution Plan**
53	**Revised SDP-1842-2013 Auto & Pedestrian Movement Plan**
54	**Revised SDP-1842-2013 Pavement Marking & Signage**
55	**Revised SDP-1842-2013 Utility Plan**
56	**Revised SDP-1842-2013 Easement Plan**
57	**Revised SDP-1842-2013 Turning Movement**
58	**Revised SDP-1842-2013 Green Space Plan**
59	**Amended Affordable Housing Plan**
60	**Revised SDP-1842-2013 Design Guidelines**
61	**Applicant's Public Hearing Response Letter**
62	**The Traffic Group's Traffic Impact Analysis**
63	**E-mails from Engineering Services Director Mumpower re: Alternatives Analysis**
64	**Draft Minutes of April 15, 2013 Joint Public Hearing**

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.





VICINITY MAP
SCALE: 1" = 2000'
CROWN FARM

VIKA
- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS
- SURVEYORS
- SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p301.916.4100 f301.916.2262
www.vika.com
Germantown, MD McLean, VA

TEG
the eisen group

TEG | THE EISEN GROUP
623 H STREET NW – 2ND FLOOR
WASHINGTON, DC 20001
202–595–1900

SUNBROOK PARTNERS
SUNBROOK PARTNERS
7200 WISCONSIN AVENUE
SUITE 750
BETHESDA, MD 20814
202–498–7009

CROWN FARM

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

FINAL FOREST CONSERVATION PLAN

FCP WORKSHEET

FOREST CONSERVATION WORKSHEET

8-Apr-11

NET TRACT AREA:

A. Total tract area	178.21
B. Land dedication acres (parks, county facility, etc.	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	5.90
D. Area to remain in commercial agricultural production/use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area =	172.31

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold	15%	x F =	25.85
H. Conservation Threshold	20%	x F =	34.46

EXISTING FOREST COVER:

I. Existing forest cover =	7.52
J. Area of forest above afforestation threshold =	0.00
K. Area of forest above conservation threshold =	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation =	0.00
M. Clearing permitted without mitigation =	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared =	0.04
O. Total area of forest to be retained =	7.48

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold =	0.00
Q. Reforestation for clearing below conservation threshold =	0.08
R. Credit for retention above conservation threshold =	0.00
S. Total reforestation required =	0.08
T. Total afforestation required =	18.33
U. Credit for landscaping (may not exceed 20% of "S") =	0.00
V. Total reforestation and afforestation required =	**18.41**

PLANTING SCHEDULE	
TOTAL AREA:	178.21 ACRES +/–
MASTER PLAN RD./WSSC ESMT(–):	5.9 ACRES +/–
NET TRACT AREA:	172.31 ACRES +/– *
TOTAL FOREST:	7.52 ACRES +/–
FOREST REMOVED:	0.04 ACRES +/–
FOREST RETAINED:	7.48 ACRES +/–
AFFORESTATION REQUIRED:	18.41 ACRES +/–
LANDSCAPE CREDIT (25%):	4.60 ACRES +/– **
FOREST PLANTING PROVIDED: (INCLUDES 13.56ac + 0.39ac SUPPLEMENTAL PLANTING AT 2:1 OF 0.78ac)	13.95 ACRES +/–
TOTAL AFFORESTATION PROVIDED:	18.55 ACRES +/–
PLANTING SURPLUS:	0.14 ACRES +/– NOTE: THE PLANTING SURPLUS SHOWN HEREON MAY BE ADJUSTED AS MORE INFORMATION BECOMES AVAILABLE UPON FINAL ENGINEERING. ANY ADJUSTMENTS TO THE CONSERVATION EASEMENTS AND SURPLUS SHOWN HEREON ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF GAITHERSBURG.

*–NET TRACT AREA EXCLUDES TRANSIT R/W AND WSSC EASEMENT AS SHOWN.
**–SEE FUTURE SITE PLANS FOR STREET TREE LOCATIONS TO FULFILL LANDSCAPE CREDIT.

Conservation Area Ownership Summary

Area	By City (Acres)	By HOA (Acres)	By MCPS (Acres)	Total (Acres)
A	0.00	1.97	0.00	1.97
B	0.00	7.36	0.00	7.36
C	0.38	1.36	0.00	1.74
D	0.81	0.06	0.00	0.87
E	1.45	0.00	0.00	1.45
F	0.23	0.00	0.00	0.23
G	0.00	1.81	5.61	7.42
Total	**2.87**	**12.56**	**5.61**	**21.04**

CONDITIONS OF APPROVAL

1.) PRIOR TO OBTAINING A PERMIT FOR CLEARING ACTIVITIES FOR EACH NEIGHBORHOOD, THE APPLICANT SHALL RECEIVE APPROVAL OF AN EROSION & SEDIMENT CONTROL PLAN FOR THAT NEIGHBORHOOD FROM THE DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING (DPWPM&E).

2.) PRIOR TO CLEARING AREAS WITHIN THE STREAM VALLEY BUFFER FOR EACH NEIGHBORHOOD, THE APPLICANT SHALL RECEIVE ALL NECESSARY APPROVALS AND PERMITS FROM THE CITY, MONTGOMERY COUNTY, ADJACENT LANDOWNERS, THE U.S. ARMY CORPS OF ENGINEERS, WASHINGTON SUBURBAN SANITARY COMISSION (WSSC), AND MARYLAND DEPARTMENT OF THE ENVIRONMENT.

3.) THE DEVELOPER OF RESIDENTIAL UNITS LOCATED ADJACENT TO FOREST CONSERVATION AREAS SHALL SUBMIT A PLAN DELINEATING FENCE LOCATIONS ON RESIDENTIAL LOTS, FENCE DETAILS, AND HOMEOWNER DISCLOSURE DOCUMENTS MANDATING FENCE MAINTENANCE RESPONSIBILITIES, TO BE APPROVED BY STAFF PRIOR TO FINAL SITE PLAN APPROVAL FOR EACH PHASE.

4.) PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EACH NEIGHBORHOOD, THE APPLICANT SHALL RECORD THE APPLICABLE FOREST CONSERVATION AND STORMWATER MANGEMENT EASEMENTS FOR THAT NEIGHBORHOOD IN THE LAND RECORDS OF MONTGOMERY COUNTY.

5.) PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EACH NEIGHBORHOOD, THE APPLICANT SHALL SUBMIT A RECORD PLAT FOR STAFF REVIEW AND APPROVAL, FOR THAT NEIGHBORHOOD WHICH SHALL CONTAIN FOREST CONSERVATION EASEMENTS, STORMWATER MANGEMENT EASEMENTS, THE 100–YEAR FLOODPLAIN, 25' FLOODPLAIN BUILDING RESTRICTION LINE, WETLANDS, 50' WETLANDS BUFFER, AND THE STREAM VALLEY BUFFER.

6.) THE LANDSCAPING PLANS FOR EACH NEIGHBORHOOD SHALL INCLUDE, AT A MINIMUM, THE ALLOTTED PORTION OF THE 4.6 ACRES OF STREET TREE/LANDSCAPING CREDITS AS OUTLINED IN THE FINAL FOREST CONSERVATION PLAN.

7.) ALL NEIGHBORHOODS (INCLUDING NEIGHBORHOOD 6, THE SCHOOL SITE) SHALL COMPLY WITH THE WILDLIFE MANAGEMENT PLAN AND THE FOREST CLEARING, FOREST CONSERVATION, AND AFFORESTATION QUANTITIES OUTLINED IN THE FINAL FOREST CONSERVATION PLAN, IF THE APPLICANT OR THEIR SUCCESSORS CAN PRESENT ADEQUATE JUSTIFICATION AS TO WHY THEY CANNOT COMPLY WITH THESE REQUIREMENTS, THEY THEN MUST AMEND THE FINAL FOREST CONSERVATION PLAN AND THE WILDLIFE MANAGEMENT PLAN AND PROVIDE IN–KIND COMPENSATION.

8.) THE APPLICANT SHALL BE REQUIRED TO MAINTAIN ALL CONSERVATION AREAS IN ACCORDANCE WITH THE WOODLAND RESTORATION AND INVASIVE SPECIES MANAGEMENT PLANS UNTIL SUCH TIME AS THE CONSERVATION AREAS ARE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION OR THE CITY OF GAITHERSBURG.

9.) AS PART OF THE DESIGN AND IMPLEMENTATION OF THE ON–SITE STREAM RESTORATION PROJECT, THE APPLICANT WILL WORK WITH STAFF TO DEVELOP TREE PROTECTION, TREE REMOVAL, AND TREE REPLACEMENT PLANS.

10.) APPLICANT SHALL OBTAIN MONTGOMERY COUNTY APPROVAL FOR TEMPORARY DRAINAGE FROM COUNTY RIGHT–OF–WAYS FOR EACH NEIGHBORHOOD, AS DEFINED BY SKETCH PLAN Z–310, PRIOR TO THE ISSUANCE OF ROUGH GRADING PERMITS AND MONTGOMERY COUNTY APPROVAL FOR PERMANENT DRAINAGE FROM COUNTY RIGHT–OF–WAYS FOR EACH NEIGHBORHOOD, AS DEFINED BY SKETCH PLAN Z–310, PRIOR TO THE ISSUANCE OF PUBLIC WORKS PERMITS.

11.) PRIOR TO ISSUANCE OF ROUGH GRADING PERMITS, THE APPLICANT SHALL RECEIVE CONSENT FROM DPW FOR ALL STORMWATER MANAGEMENT POND 1 FINAL ENGINEERING, INCLUDING RETAINING WALLS AND ASSOCIATED STORM DRAINS.

GENERAL NOTES

1.) THE SUBJECT PROPERTY IS APPROXIMATELY 177.90 ACRES± AND IS COMPRISED OF PARCELS P600, P445, P820, P905, & P833 AS FOUND ON MONTGOMERY COUNTY TAX MAPS FS341, FS342, FS561, & FS562.

2.) BOUNDARY INFORMATION IS BASED UPON A BOUNDARY SURVEY CONDUCTED BY RODGERS CONSULTING, INC., JULY, 2005.

3.) THE PROPOSED CORRIDORS CITIES TRANSIT MAY TRAVERSE THE PROPERTY. THE APPROXIMATE ALIGNMENT ENTERS THE PROPERTY NEAR DECOVERLY DRIVE AND THE INTERSECTION OF OMEGA AND FIELDS ROAD.

4.) SOILS DELINEATION IS DIGITIZED FROM THE MONTGOMERY COUNTY SOILS SURVEY, JULY 1995 ISSUE, MAP 19 AND HAVE BEEN ADJUSTED TO CONFORM TO THE TOPOGRAPHIC CONDITIONS OF THE SITE.

5.) WETLAND DELINEATION CONDUCTED BY McCARTHY & ASSOCIATES, INC., JULY 2005. THE SURVEY OF THE WETLANDS DELINEATION WAS CONDUCTED BY PATTON, HARRIS, RUST & ASSOCIATES, PC., JULY 2005. WETLAND DELINEATION AND SURVEY LIMITED TO SUBJECT PROPERTY. A JURISDICTIONAL DETERMINATION (JD) CONFIRMING THE WETLANDS DELINEATION WAS CONDUCTED BY THE U.S. ARMY CORPS OF ENGINEERS DATED SEPT. 15, 2005.

6.) 100–YEAR FLOODPLAIN WAS DETERMINED BY RODGERS CONSULTING, INC., SEPTEMBER 2005. THE SUBJECT PROPERTY HAS 3.95 ACRES± 100–YEAR FLOODPLAIN.

7.) THE 2' TOPOGRAPHY IS BASED UPON AERIAL PHOTOGRAPHY FLOWN IN JUNE 2005 BY RICC ASSOCIATES. THE AERIAL PHOTOGRAPHY WAS SUPPLEMENTED BY FIELD SURVEY BY PATTON, HARRIS, RUST & ASSOCIATES AND PROVIDED IN DIGITAL FORMAT TO RODGERS CONSULTING, INC.

8.) THE IDENTIFICATION AND INVENTORY OF TREES SHOWN AND LABELED HERON WAS CONDUCTED BY McCARTHY & ASSOCIATES, INC., JULY 2004. THE SURVEY OF THOSE TREES WAS CONDUCTED BY PATTON, HARRIS, RUST & ASSOCIATES, PC., JULY 2005.

9.) THE SUBJECT PROPERTY IS WITHIN THE MUDDY BRANCH WATERSHED, WHICH IS A USE CLASS 1 WATERSHED. TOTAL STREAM VALLEY BUFFER OF THE PROPERTY IS 15.03 ACRES±.

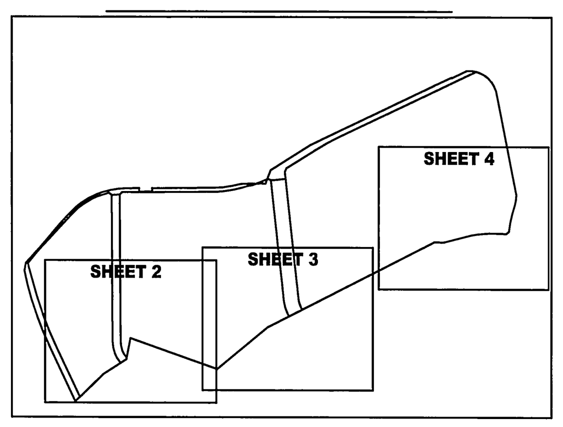
10.) THE SUBJECT PROPERTY HAS 0.88 ACRES± OF WETLANDS.

11.) THE HISTORIC ENGLAND/CROWN HOUSE, ASSOCIATED STRUCTURES AND SETTING ARE LOCATED ON PARCEL 833, AS FOUND WITHIN THE SUBJECT PROPERTY.

LEGEND

- EXISTING FOREST COVER (TO BE RETAINED)
- PROPOSED AFFORESTATION
- FOREST IMPACT (COUNTED AS CLEARED)
- CLEAR INVASIVE SPECIES/ SUPPLEMENTAL PLANTING
- WETLANDS
- LOD — LIMIT OF DISTURBANCE
- FOREST CONSERVATION EASEMENT
- 1C / 2B — SOILS BOUNDARY
- SVB — STREAM VALLEY BUFFER
- WB — WETLAND BUFFER
- WET — LIMITS OF WETLAND
- STREAM CENTERLINE
- 100YR — 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN BUFFER
- EXISTING TREELINE
- WUS — WATERS OF THE US
- PROPERTY LINE

SHEET KEY MAP



SHEET INDEX

FCP-1 COVER SHEET
FCP-2-4 FOREST CONSERVATION PLAN
FCP-5 FOREST CONSERVATION DETAILS
FCP-6 AFFORESTATION PHASING PLAN
FCP-7 CONSERVATION AREA OWNERSHIP EXHIBIT

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20877

FCP APPROVAL

THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF FOREST CONSERVATION PLAN
FOR APPLICATION NO. PI-V110020
DATE 6/20/11 BY R. Robinson III

NOTE:
THIS PLAN TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY. FOR ALL ADDITIONAL DESIGN AND CONSTRUCTION INFORMATION, SEE APPROPRIATE APPROVED PLANS.

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

Meredith L Byer — SIGNATURE
6·16·11 — DATE

MEREDITH BYER, RLA — PRINTED NAME
TITLE:
OCTOBER 3, 2011 — EXPIRATION DATE

LICENSE No. RLA#3108

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

REVISIONS

DATE: MAY 27, 2011
DES. LWA
DWN. LWA
SCALE: 1"=200'
PROJECT/FILE NO. M1436N
SHEET NO. 1 OF 7

K:\1000–1500\1436\cadd\construction documents\POD_2\1436250_FCP.dwg, ~ Jun 16, 2011 AT 2:35:30 PM
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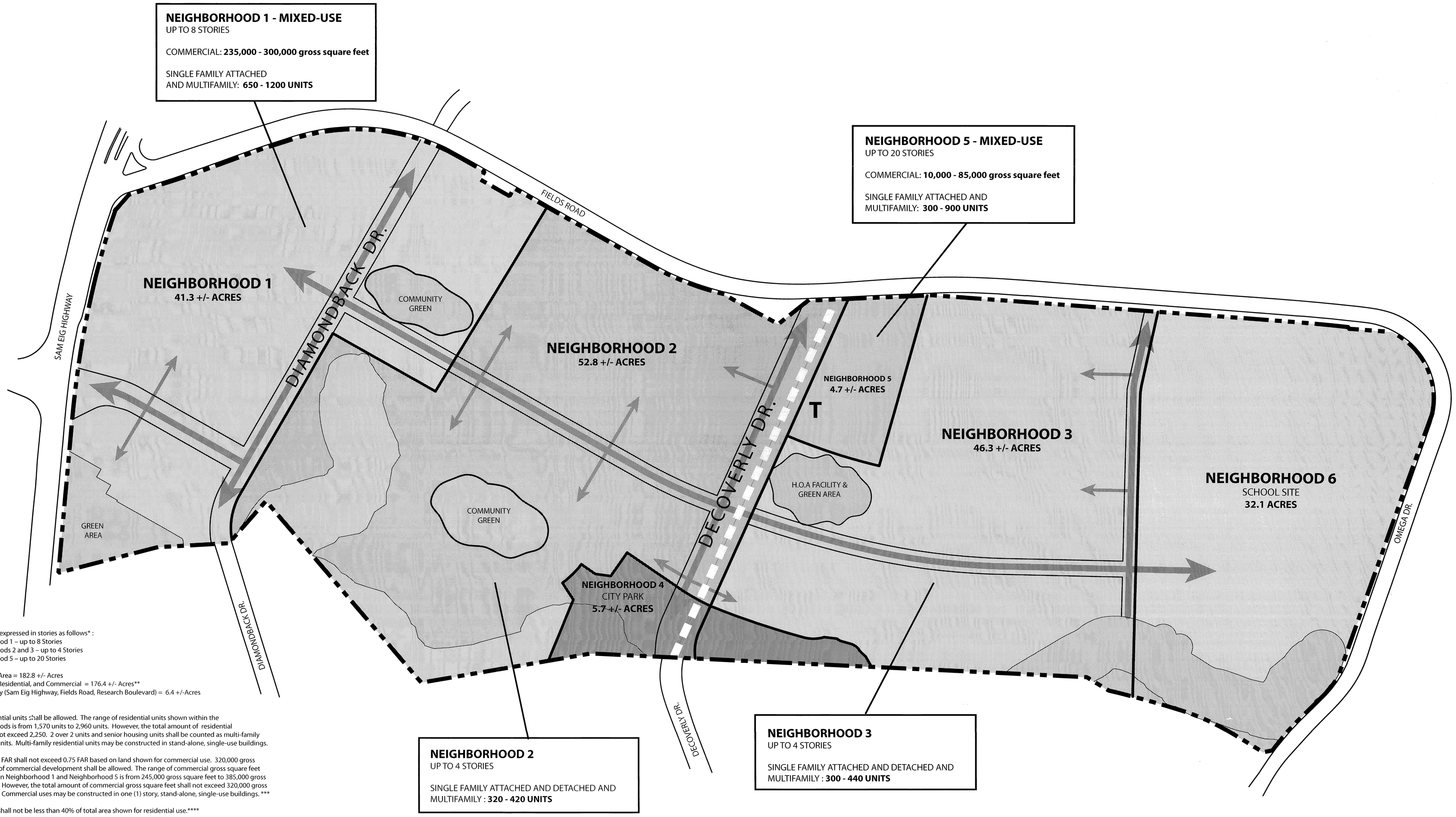


NOTES:

1. Heights are expressed in stories as follows* :
   Neighborhood 1 – up to 8 Stories
   Neighborhoods 2 and 3 – up to 4 Stories
   Neighborhood 5 – up to 20 Stories

2. Gross Land Area = 182.8 +/- Acres
   Mixed Use, Residential, and Commercial = 176.4 +/- Acres**
   Right-of-Way (Sam Eig Highway, Fields Road, Research Boulevard) = 6.4 +/-Acres

3. 2250 residential units shall be allowed. The range of residential units shown within the Neighborhoods is from 1,570 units to 2,960 units. However, the total amount of residential units shall not exceed 2,250. 2 over 2 units and senior housing units shall be counted as multi-family residential units. Multi-family residential units may be constructed in stand-alone, single-use buildings.

4. Commercial FAR shall not exceed 0.75 FAR based on land shown for commercial use. 320,000 gross square feet of commercial development shall be allowed. The range of commercial gross square feet shown within Neighborhood 1 and Neighborhood 5 is from 245,000 gross square feet to 385,000 gross square feet. However, the total amount of commercial gross square feet shall not exceed 320,000 gross square feet. Commercial uses may be constructed in one (1) story, stand-alone, single-use buildings. ***

5. Green area shall not be less than 40% of total area shown for residential use.****

6. Green area shall not be less than 25% of total area shown for commercial use.****

7. The consolidated HOA Facility located in Neighborhood 3 shall be designed to accommodate residential units that are not served by self-contained amenities (for example, amenities within multi-family buildings).

* As used above, the term "stories" does not include basements or mezzanine floors.
Subject to the maximum heights specified, actual building heights will be determined by applicant.

** The applicant may adjust the Neighborhood boundaries, acreages, and other designated areas identified within Neighborhoods. The applicant may shift densities and residential unit types shown in each Neighborhood between Neighborhoods, provided the total allowed density of 2,250 residential units and 320,000 gross square feet of commercial uses is not exceeded.
In Neighborhoods 1 and 5, a hotel use and/or additional office uses may be permitted subject to the terms of the Annexation Agreement, as amended.

*** Applicant may opt to include retail, service and/or employment uses in commercial FAR.
In Neighborhoods shown as mixed use, commercial uses and all residential unit types are permitted.

**** Green area for whole site to be prorated between residential and commercial including the school site, city park, and all open space areas shown. Mixed use structures shall be considered commercial for green area calculations.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SKETCH PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON Dec. 6, 2010
APPLICATION NO. Z-315 WAS GRANTED
SKETCH PLAN APPROVAL
BY ORDINANCE O-27-10 WITH ONE (1) CONDITIONS.
DATE 4/20/2011 BY R. Robinson III

NOTE: • ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

the CCT Good to Go.

LEGEND

- SITE BOUNDARY
- NEIGHBORHOOD LIMIT
- STREET CONNECTION
- FUTURE CORRIDOR CITY TRANSIT WAY
- STREAM BUFFER / H.O.A. / GREEN AREA

CROWN FARM / GAITHERSBURG, MD

[PROPOSED SKETCH PLAN]

23.NOVEMBER.2010

VIKA

TEG the eisen group

Tax ID Nos.: 09-0769292
09-0777372
09-0769270
09-0769268
09-0769304
09-2740331

SECOND AMENDMENT TO ANNEXATION AGREEMENT

THIS SECOND AMENDMENT TO ANNEXATION AGREEMENT (this "**Amendment**") is made this 7th day of December, 2010 by and between the **CITY OF GAITHERSBURG, MARYLAND**, a municipal corporation of the State of Maryland ("**Gaithersburg**" or the "**City**"), and **VII CROWN FARM OWNER, LLC**, a Delaware limited liability company ("**Owner**").

RECITALS:

A. Gaithersburg and Crown Village Farm, LLC, a Delaware limited liability company ("**Crown Village**"), entered into an Annexation Agreement (X-182), dated August 7, 2006, and recorded among the Land Records of Montgomery County, Maryland (the "**Land Records**") in Liber 33843 at folio 291 (the **"Original Agreement"**). Under the Original Agreement, certain real property was annexed by the City to encompass such property within the corporate limits of the City (the "**Property**"). The Property is further described in the Original Agreement.

B. The Original Agreement was modified by a First Amendment to Annexation Agreement dated March 10, 2008 which was not recorded among the Land Records (the **"First Amendment"**). As provided below, this Amendment nullifies and supersedes the First Amendment in its entirety. Therefore, the term "**Agreement**", as used in this Amendment, shall mean the Original Agreement only and shall not include the First Amendment.

C. The Property annexed by the Agreement includes the Crown Village Property (as defined in the Agreement). Owner is the current owner of the Crown Village Property, having acquired such parcel from Crown Village by deed dated December 29, 2009 and recorded among the Land Records in Liber 38570 at folio 246. At the time of the conveyance, Crown Village assigned all of its right, title, and interest under the Agreement to Owner by an Assignment of Annexation Agreement dated December 29, 2009 and recorded among the Land Records in Liber 38570 at folio 318.

D. In addition to providing for the annexation of the Crown Village Property, the Agreement sets forth detailed terms and conditions regarding the development of the Crown Village Property. Gaithersburg and Owner have agreed that it is in the best interest of all parties concerned that certain of these terms and conditions be modified.

E. Accordingly, Gaithersburg and Owner are entering into this Amendment to modify the Agreement in certain respects. Gaithersburg and Owner are also entering into this Amendment to confirm that certain requirements of the Agreement have already been satisfied.

F. Although the Mayor and Council of Gaithersburg were parties to the Original Agreement and First Amendment, the execution of such documents by the Mayor and Council was extraneous and not necessary to bind the City under such documents. Accordingly, the Mayor and Council have not joined in the execution of this Amendment. The City Manager of

Gaithersburg is authorized to execute this Amendment on behalf of Gaithersburg and upon such execution, this Amendment shall be fully binding upon the City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, Gaithersburg and Owner agree as follows:

1. Unless otherwise defined in this Amendment, capitalized terms used in this Amendment shall have the same meanings as are set forth for them in the Agreement.

2. The First Amendment shall be null and void and disregarded and is superseded in its entirety by this Amendment.

3. In connection with its modified plan of development for the Crown Village Property, Owner has submitted to Gaithersburg, for Gaithersburg's approval, a revised sketch plan substantially in the form attached to and made a part of this Amendment as **Exhibit "D"** (the "**New Sketch Plan**"). The New Sketch Plan permits the Crown Village Property to be developed for the following uses and densities (collectively, the "**Permitted Development**"): (a) 2250 residential units in a variety of dwelling types, including single-family detached dwellings, single-family attached dwellings, and multi-family dwellings, and (ii) 320,000 square feet of retail and other commercial development. As shown in the New Sketch Plan, the Permitted Development will comprise six (6) Neighborhoods (each, a "**Neighborhood**") (rather than five (5) "Pods" as contemplated in the existing Approved Sketch Plan). Gaithersburg finds that the New Sketch Plan complies with all requirements of law, including the requirements of the MXD Zone, provides for an acceptable mix of housing types and commercial uses, and promotes the public interest and agrees that the Permitted Development is lawful and appropriate for the Crown Village Property. Gaithersburg shall approve the New Sketch Plan and shall use its best efforts to do so within the time frame set forth for such approval in the development schedule attached to and made a part of this Agreement as **Exhibit "C"** (the "**Updated Development Schedule**"). The New Sketch Plan, as approved by Gaithersburg, shall provide for the uses (including housing types), densities, and other matters set forth on **Exhibit "D"** (including the matters addressed in the notes on **Exhibit "D"**) and shall otherwise be in full accordance with **Exhibit "D"** and this Amendment.

4. To conform the Agreement to this Amendment, certain defined terms used in the Agreement, as modified by this Amendment, shall have the meanings set forth below:

(a) "**Revised Sketch Plan**" shall mean the New Sketch Plan.

(b) "**Approved Sketch Plan**" shall mean the New Sketch Plan as finally approved by Gaithersburg and as amended from time to time by Owner with Gaithersburg's approval.

(c) "**Permitted Development**" shall have the meaning set forth in Paragraph 3 of this Amendment.

(d) "**Pod**" shall mean Neighborhood.

(e) "**Development Schedule**" shall mean the Updated Development Schedule.

(f) "**Crown Village**" shall mean Owner.

5. Paragraphs 1(b) and 1(c) of the Agreement are deleted and the following is inserted in their place:

(b) Subject to the terms of this Agreement, the development of the Property shall be in accordance with the MXD Zone, as presently in effect and contained in Section 24-160D.1, *et seq.,* of the Gaithersburg Code, and the Approved Sketch Plan. The specific details of development for each Neighborhood, or sections within each Neighborhood, shall be determined by the schematic development plan applications ("**SDP Applications**") and final site plans ("**Final Site Plans**") submitted by Owner to Gaithersburg for such Neighborhood or section. The following shall apply in regard to the Permitted Development, and the formulation, review, and approval of SDP Applications and Final Site Plans and amendments to the same:

(i) The total number of residential units which will be permitted to be developed upon the Crown Village Property is 2250, including MPDUs [defined in Paragraph 1(c) below]. Such residential development is summarized as follows:

Neighborhood 1:	650-1200 single family attached and multifamily units.
Neighborhood 2:	320-420 single family detached, single family attached, and multifamily units.
Neighborhood 3:	300-440 single family detached, single family attached, and multifamily units.
Neighborhood 5:	300-900 single family attached and multifamily units.

(ii) In Neighborhoods 1 and 5, Owner, at its option, may develop office uses as part of the permitted commercial development. In addition, Owner, at its option, may (A) substitute hotel uses for permitted multifamily residential uses at a conversion rate of 2.2 "keys" (hotel guest rooms) for each multifamily unit eliminated, and (B) substitute office uses for permitted multifamily residential uses at a conversion rate of 1,000 square feet of office development for each multifamily unit eliminated, provided that no more than 400,000 square feet of office development (in addition to the 320,000 square feet of commercial development already included as part of the Permitted Development) shall be added in this

manner and, if required by law, Owner first obtains a modification of the Resolution of the Montgomery County Council (County Council Resolution No. 15-1428) which authorized Gaithersburg's annexation of the Property (the "**County Authorizing Resolution**") to permit such substitution of office development.

(iii) Multi-family buildings shall not be required to contain ground-floor commercial uses. Commercial uses may be contained in stand alone single use buildings.

(iv) Live/work units, workforce housing, and cottage-style housing units shall not be required to be provided within the project, although Owner, in its sole discretion, may elect to provide such housing types.

(v) Owner, at its option, may develop 2-over-2 residential units on the Crown Village Property and such housing type will be deemed to constitute multi-family dwelling units for the purposes of the Approved Sketch Plan.

(vi) Owner, at its option, may develop senior housing, together with related and accessory uses, on the Crown Village Property and such housing type will be deemed to constitute multi-family dwelling units for the purposes of the Approved Sketch Plan.

(vii) It is the intent of the parties that while the Approved Sketch Plan shall establish the general scheme of development for the Crown Village Property, Owner shall be allowed reasonable flexibility in pursuing the Permitted Development in each Neighborhood through its processing of SDP Applications and Final Site Plans so that Owner may respond to the legitimate planning, engineering, and market factors then prevailing, provided that in all events Owner and Gaithersburg shall be bound by the use types, densities, and other matters noted on the Approved Sketch Plan as they relate to the Crown Village Property as a whole.

(c) Owner shall provide twelve and one-half percent (12.5%) of the residential units constructed on the Crown Village Property as moderately priced dwelling units ("**MPDUs**") in compliance with the standards and requirements of the Moderately Priced Dwelling Unit Law of Montgomery County, Chapter 25A, Montgomery County Code, and implementing regulations, as in effect as of the Date of Annexation (the "**County MPDU Law**"), including the provisions pertaining to income eligibility, control periods, pricing, and management criteria, subject, however, to the terms of this Paragraph 1(c). Although Owner shall comply with the standards and requirements of the County MPDU Law in providing MPDUs, Gaithersburg shall administer the MPDU program required by this Agreement and may establish a preference for City residents and workers. In all events, the following standards shall apply to

MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Rob Robinson, Lead, Long Range Planning

DATE: March 22, 2013

SUBJECT: Preliminary Background Report: Application SDP-1842-2013; Crown Neighborhood 1: 70 2/2 Condo Units

APPLICANT/OWNER

VII Crown Farm Owner LLC c/o
Westbrook Properties
10740 Parkridge Boulevard, Suite 110
Reston, VA 20191

TAX MAP REFERENCE:

Tax Map: F542

TAX ACCOUNT NUMBER:

Outlot B, Block C – ID #09-03686832

REQUEST

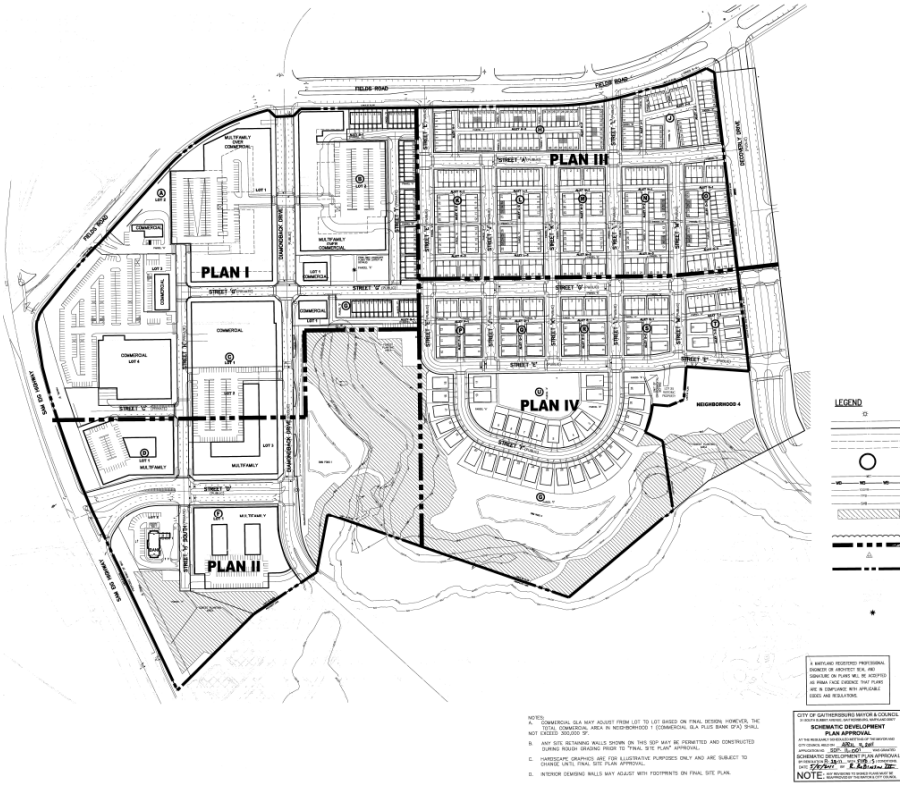
VII Crown Farm Owner LLC, has submitted Schematic Development Plan (SDP) application SDP-1842-2013. This plan, in accordance with the approved and amended X-182 annexation agreement and Sketch Plan Z-315, proposes converting a multi-family building to seventy (70) fee-simple 2-over-2 condominium units in Neighborhood 1 of the Crown development.

Crown Farm Neighborhoods 1 & 2 and Proposed 2/2 Location

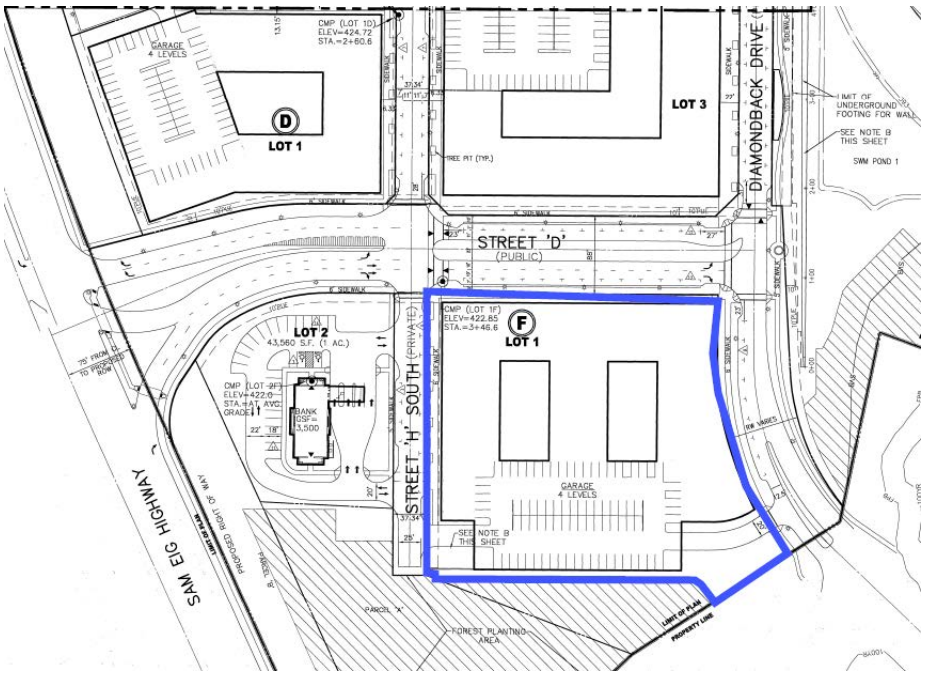
PROJECT BACKGROUND

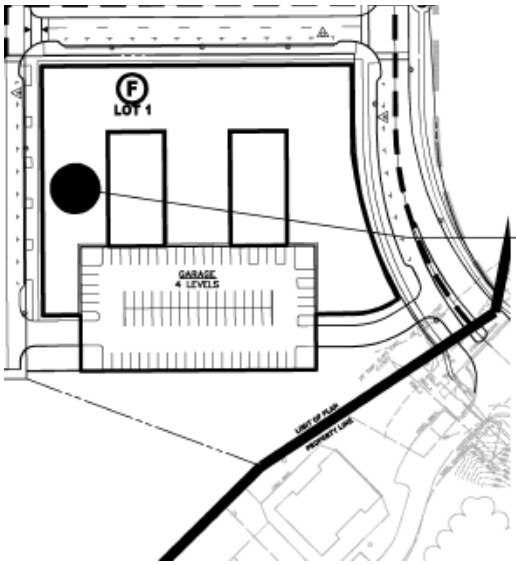
The Crown project is a large scale transit-oriented, mixed-use development. This project has been a priority for the City since its annexation into the City in 2006. The project was purchased out of bankruptcy in January of 2010. The current owners, VII Crown Farm Owner, LLC, submitted a revised sketch plan application, Z-315, and a Second Amendment to the X-182 Annexation Agreement that were both approved December 6, 2010[1]. Schematic Schematic Development Plan (SDP) application SDP-11-001 was then submitted and approved on April 4, 2011 by resolution R-28-11. That SDP approved Neighborhoods 1 and 2 of the Crown development[2].

[1] Exhibit 38
[2] Exhibits 41-42



SDP-11-001 approved a multi-family building in the then defined block F of Neighborhood 1(now block C) containing an estimated 234 units defined in the approved parking distribution plan.





BLOCK F

		BANK (1 SPACE/300SF)
TOTAL GSF		3,500
PARKING RATE	X	1/300
PARKING REQUIRED		**11.7**

MULTI-FAMILY (1BR @ 1.25SPACES / 2BR @ 1.5 SPACES/ 3BR @ 2 SPACES)			
1 BR-	128	x 1.25	160
2 BR-	94	x 1.5	141
3 BR-	12	x 2	24
	234		**325.0**

337 TOTAL REQUIRED

PARKING PROVIDED		
BANK SURFACE PARKING	28	
PARKING STRUCTURE	348	
ON-STREET	32	
PROVIDED	408	**408 TOTAL PROVIDED**

The proposed subject application has been submitted in accordance with Chapter 5(v) of the Second Amendment to the X-182 Annexation Agreement which reads[3]:

> "(v) Owner, at its option, may develop 2-over-2 residential units on the Crown Village Property and such housing type will be deemed to constitute multi-family dwelling units for the purposes of the Approved Sketch Plan[4]."

The Applicant has chosen to amend the approved SDP-11-001 by submitting a new SDP application in accordance with §24-198(c)(3)c. of the City Code. A letter outlining the vision and facets of this proposal has been submitted by the Applicant[5], part of which reads:

> "The new plan adds to the variety of housing types at Crown. The proposed two over two units provide homeowners with yet another housing type that increases homeownership options within Crown and the City of Gaithersburg, a stated goal of the City. The two over two units will provide Crown residents a unique opportunity to live more like a townhome within a condominium ownership structure. The two over two units will provide yet another price point option for homeownership within Crown and further realize the vision that Crown will be community accommodating all demographics."

[3] Exhibit 39
[4] The proposed 70 units will count towards the density cap for Neighborhood 1as multi-family units. The balance of units between the original 234 and 70 may be transferred to Neighborhood 5 per the X-182 Agreement and the Z-315 Sketch Plan as long as total units do not exceed 2250 for the entire development.
[5] Exhibit 43

ZONING AND SITE PLAN HISTORY:

Annexation:

The Mayor & City Council approved the Crown Farm annexation, application X-182, into the City August 7, 2006 by resolution R-82-06. In addition to the annexation approval, the Mayor & City Council also established MXD (Mixed Use Development) zoning for the Crown Farm and approved the associated sketch plan by ordinance O-8-06. The approved sketch plan was based upon and further defined by the approved X-182 Annexation Agreement.

The sketch plan and agreement established a mix of uses including 2,250 residential units in a variety of dwelling unit types and 320,000 square feet of commercial/retail development, divided among six (6) Pods. Two of the Pods would have neither housing nor commercial components; one is a future Montgomery County school site (Pod 6) and the other (Pod 4), a City park.

Original Site Development Plans:

Crown Village Farm LLC, The original Crown developers, following approval of the original X-182 sketch plan, submitted SDP application SDP-06-005, which focused primarily on Neighborhoods 2 and 3 and the associated base infrastructure needed for the entire site. The SDP application was approved by the Mayor and City Council by resolution R-51-07 on May 21, 2007.

Following SDP-06-005 approval, Crown Village Farm LLC, submitted Amended Sketch Plan application Z-310. This application proposed a re-allocation of housing units among two of the original pods established by the X-182 Sketch Plan. The maximum cap of 2,250 overall units, 320,000 square feet of commercial and respective height requirements for each pod remained unchanged from the original approved sketch plan. Sketch Plan Z-310 was approved by the Mayor and City Council March 3, 2008 by ordinance O-1-08. This approval coincided with the First Amendment to the X-182 Annexation Agreement.

The approval of Z-310 allowed for the submission of SDP-06-006. This SDP complied with Z-310 and covered Neighborhood 1. This SDP was approved by the Mayor and City Council June 2, 2008 by resolution R-48-08.

With the approved Z-310 sketch plan and the two SDPs, SDP-06-005 and SDP-06-006, the developer then applied for and received final site plan approval for the following applications:

- SP-07-0004: Neighborhood 3 Phase I; August 8, 2007
- SP-07-0013: Neighborhood 3 Phase II; October 17, 2007
- SP-08-0002: Neighborhood 2; May 21, 2008
- SP-08-0004: Neighborhood 1 Infrastructure; August 6, 2008
- SP-10-0002: Neighborhood 1; March 10, 2010

While these final site plan approvals remained vested, the original developers for the Crown Farm went into bankruptcy and the project was stopped. As stated in the Project Background, the project was purchased out of bankruptcy in January of 2010 and the current owners submitted a revised sketch plan application, Z-315, and a Second Amendment to the X-182 Annexation Agreement.

Application Z-315 and 2nd X-182 Annexation Agreement:

The Z-315 application, approved December 6, 2010 by ordinance O-27-10 proposed a re-distribution of housing units and types, with an increase in single family units, among the original neighborhoods established by the Z-310 Sketch Plan. The boundaries of the six neighborhoods were changed with a noted increase to Neighborhood 2, a decrease to Neighborhood 5, and the siting of the future HOA facility along Decoverly Drive to be more central to the two served neighborhoods. The maximum cap of 2,250 overall residential units and 320,000 square feet of commercial, a City Park, and future school site on approximately 180 acres of land to be divided into six (6) neighborhoods remains unchanged from the original X-182 annexation and Z-310 Sketch Plan. This application reflected the changes that were incorporated into the 2nd Amended X-182 Annexation Agreement, negotiated between the City and VII Crown Farm Owner, LLC.

As it relates to the overall Crown Project, Z-315 approved the following:

TOTAL MAXIMUM DENSITY
320,000 GSF OF COMMERCIAL
2,250 MULTIFAMILY, SINGLE FAMILY ATTACHED
AND DETACHED UNITS

NEIGHBORHOOD 1 - MIXED-USE
UP TO 8 STORIES
COMMERCIAL: **235,000 - 300,000 gross square feet**
SINGLE FAMILY ATTACHED
AND MULTIFAMILY: **650 - 1200 UNITS**
ACREAGE: 41+/-

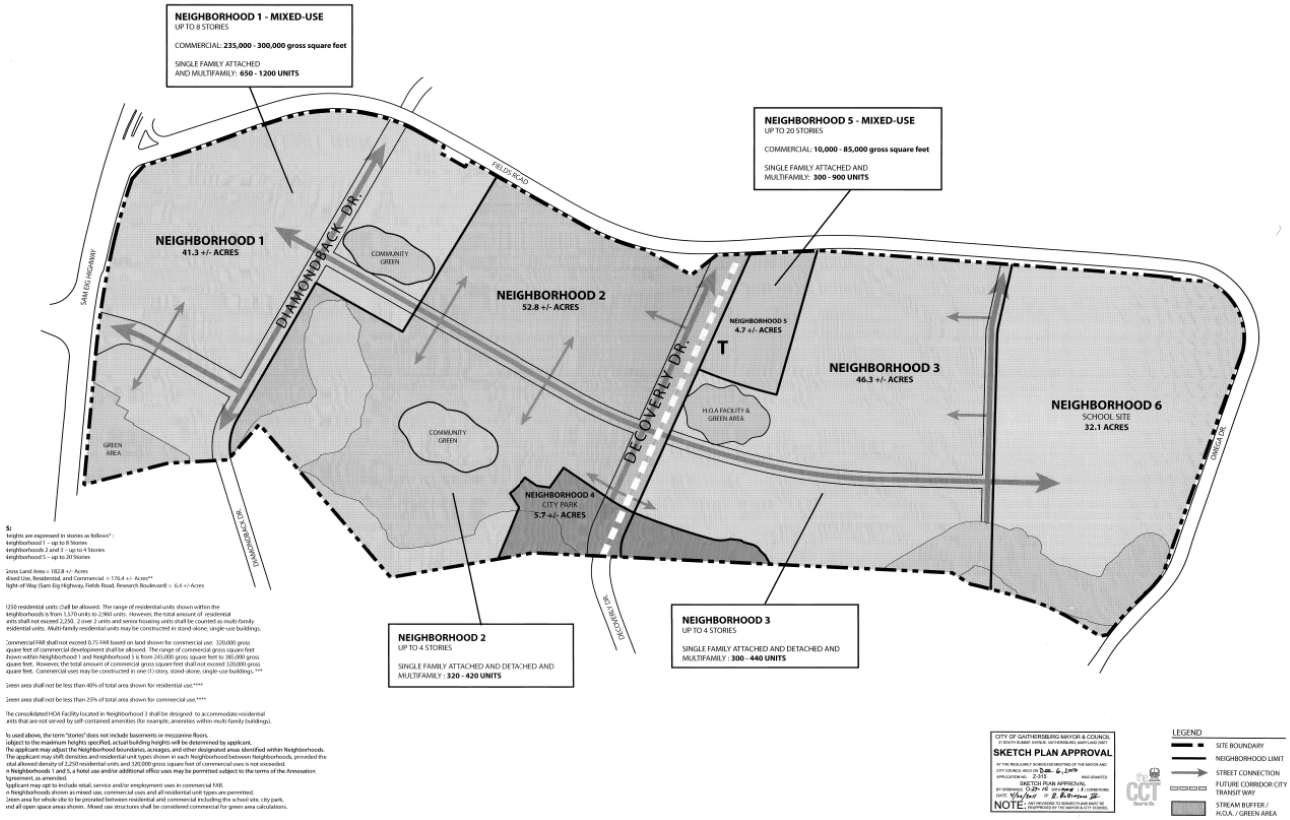
NEIGHBORHOOD 2
UP TO 4 STORIES
SINGLE FAMILY ATTACHED AND DETACHED AND
MULTIFAMILY : **320 - 420 UNITS**
ACREAGE: 53+/-

NEIGHBORHOOD 3
UP TO 4 STORIES
SINGLE FAMILY ATTACHED AND DETACHED AND
MULTIFAMILY : **300 - 440 UNITS**
ACREAGE: 46+/-

NEIGHBORHOOD 4 - CITY PARK
ACREAGE: 5.7+/-

NEIGHBORHOOD 5 - MIXED-USE
UP TO 20 STORIES
COMMERCIAL: **10,000 - 85,000 gross square feet**
SINGLE FAMILY ATTACHED AND
MULTIFAMILY: **300 - 900 UNITS**
ACREAGE: 5+/-

NEIGHBORHOOD 6 - SCHOOL SITE
ACREAGE: 32.1



Approved Z-315 Sketch Plan

Current Site Development Plans:

Following the approval of Z-315, SDP-11-001 was then submitted and approved on April 4, 2011 by resolution R-28-11. That SDP approved Neighborhoods 1 and 2 of the Crown development. This SDP then allowed a sucession of final site plans and amendments to be submitted and approved:

- SP-11-0010: Neighborhood 1 Infrastructure; June 15, 2011
- SP-11-0011: Neighborhood 2 Infrastructure; September 7, 2011
- SP-11-0012: Neighborhood 1 Commercial Core; January 18, 2012
- SP-11-0013: Neighborhood 1 Capital One Bank; September 7, 2011
- SP-11-0018: Neighborhood 1 ROW & Townhome Infrastructure; March 7, 2012
- AFP-12-013: Neighborhood 2 KB Architecture; July 25, 2012
- AFP-12-016: Neighborhood 2 Pulte Architecture; July 25, 2012
- AFP-0747-2012: Neighborhood 1 Capital One Bank; September 5, 2012
- AFP-0951-2012: Neighborhood 1 Harris Teeter; October 17, 2012
- AFP-1017-2012: Neighborhood 2 Entry Feature; September 19, 2012
- AFP-1603-2012: Neighborhood 2 MI Architecture; January 2, 2013

At the time of this report's writing, the application, SDP-1641-2012: Crown HOA facility is scheduled for the Council's policy discussion and possible final action of approval on April 2, 2013.

GENERAL INFORMATION

LOCATION:

Crown is bordered by Sam Eig Highway to the west, Fields Road to the north and Omega Drive to the east. The subject parcel of the application being considered is bounded by Diamondback Drive to the North and West; Copley Place to the east, across from the approved future Capital One Bank; and the future Category I forest conservation area to the south.

Adequate Public Facilities Ordinance (APFO):

In accordance with §24-244, "Applicability," the Crown development is not subject to the APFO requirements as it was the subject of an annexation agreement prior to the effective date of the Article; however, the following is noted:

Water and Sewer Services and Public Utilities

The original water and sewer categories for the Crown Farm were W-1 (areas served by community systems which are either existing or under construction) and S-6 (areas where there is no planned community service either within the ten-year scope of the *Ten Year Comprehensive Water Supply and Sewerage Systems Plan* or beyond that time period). On November 3, 2006, the Montgomery County Department of Environmental Protection (DEP) granted approval amending the County's "Comprehensive Water Supply and Sewerage Systems Plan" (CWSP) so that the new Crown Farm sewer category would be S-3 (areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled). With construction under way in Neighborhood 1, the current sewer category for this neighborhood is S-1(areas served by community systems which are either existing or under construction).

Fire and Emergency Services

The Crown Property currently resides within the ten (10) minute response areas of the Montgomery County Fire & Rescue Rockville stations, numbers 3 and 31.

Schools

The Crown Farm, including this SDP application, is currently within the Gaithersburg Cluster of the Montgomery County Public School (MCPS) system. Students generated by this development will attend Rosemont Elementary School, Forest Oak Middle School, and Gaithersburg High.

Traffic Impacts

The X-182 annexation application included a Traffic Impact Analysis, performed by The Traffic Group Inc. Following annexation, this document continued to be further refined and more data added. The final Traffic Impact Analysis was completed July 26, 2006. This document defined those intersections that may need mitigation as a result of the proposed development.

As part of the approved Crown application SDP-06-005, an Off-Site Road Improvement Plan was submitted. This plan is based upon the findings in the July 26, 2006 Traffic Impact Analysis. The plan will mitigate those impacts identified in the analysis. These improvements would occur on both Montgomery County and Maryland State owned and maintained roads. As such, the State Highway Administration and Montgomery County Department of Public Works & Transportation have final review and approval of the proposed improvements and may choose not to perform the actions. The Off-Site Road Improvement Plan carried through with the Z-315 application:

1) *The applicant will commence the construction of, or participate in the cost of construction of, the following improvements by the issuance of the 100th residential building permit or the commencement of construction of 50,000 square feet of Commercial Retail Development:*
    i) *Sam Eig Highway and Fields Road Improvements, including additional turn lanes, lane widening, and installing roundabouts. (Improvements 1-4)*
    ii) *MD 119 (Great Seneca Highway) and Sam Eig Highway Road Improvements (Improvement 5)*
    iii) *Shady Grove Road and Darnestown Road Improvements (Improvement 7)*
    iv) *119 (Great Seneca Highway) and Muddy Branch Road Improvements (Improvement 10)*

2) *The applicant will commence the construction of, or participate in the cost of construction of, by the earlier of the issuance of the 250th residential building permit or the commencement of construction of 100,000 square feet of Commercial Retail Development:*
    i) *Diamondback Drive and Decoverly Drive Road Improvements (Improvement 8)*
    ii) *MD 119 (Great Seneca Highway) and Decoverly Drive Road Improvements (Improvement 11)*
    iii) *Extend auxiliary lane from Sam Eig Highway back to Decoverly Drive (Improvement 11)*

3) *The applicant will commence the construction of, or participate in the cost of construction of, the following improvements by the issuance of the 500th residential building permit or the commencement of construction of 200,000 square feet of Commercial Retail Development:*
    i) *MD 28 and Omega Drive – Medical Center Drive Road Improvements (Improvement 6)*
    ii) *Shady Grove Road and Corporate Drive Road Improvements (Improvement 9)*

iii) Extend auxiliary lane from I-270 ramp southerly to Corporate Drive (Improvement 9)

MD 28 and Shady Grove Road Improvements (Improvement 12)

These improvements have either been constructed or have been cost estimated and bonded in accordance with the terms of the X-182 Agreement.

SCHEMATIC DEVELOPMENT PLAN PROPOSAL:

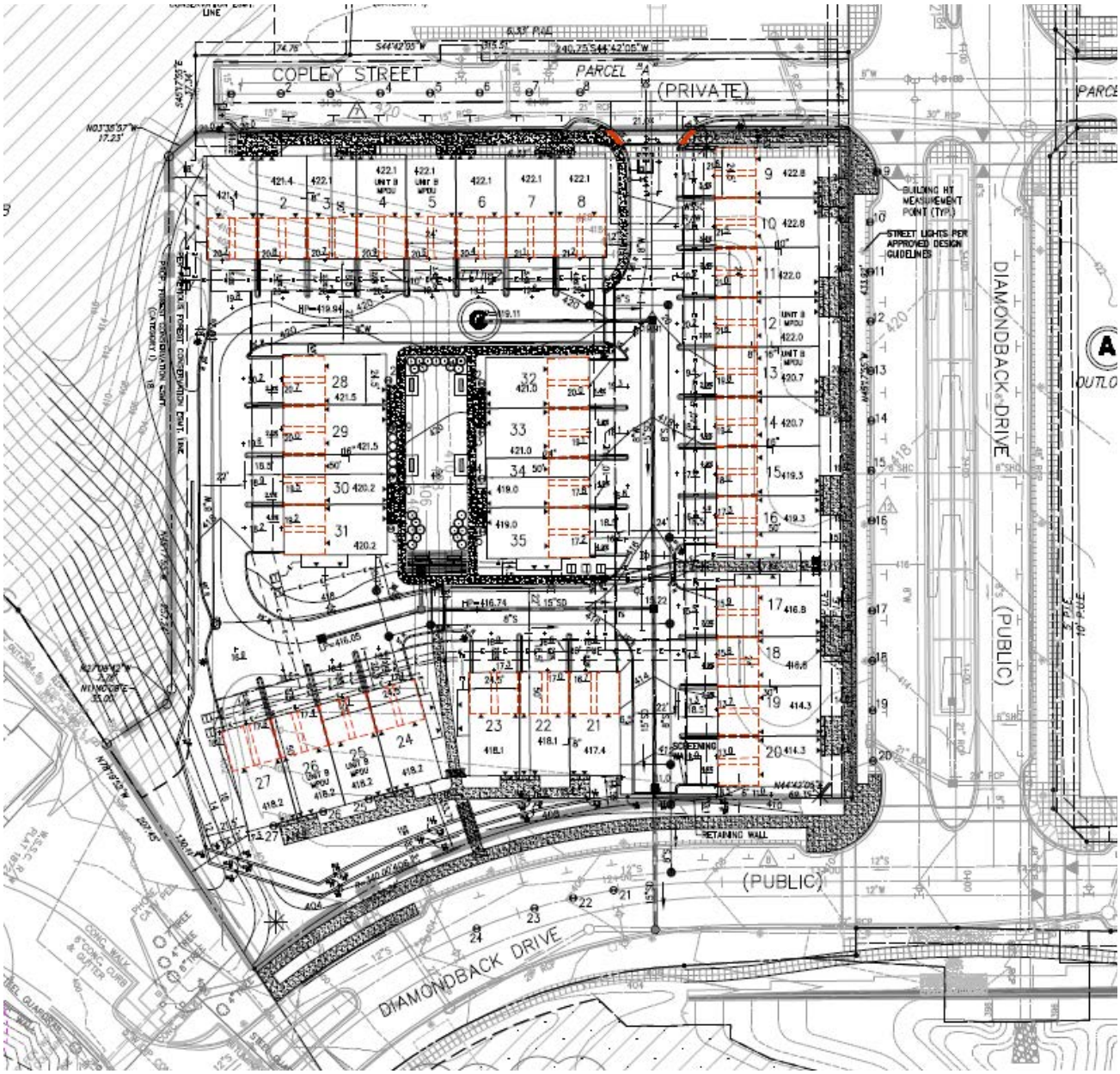
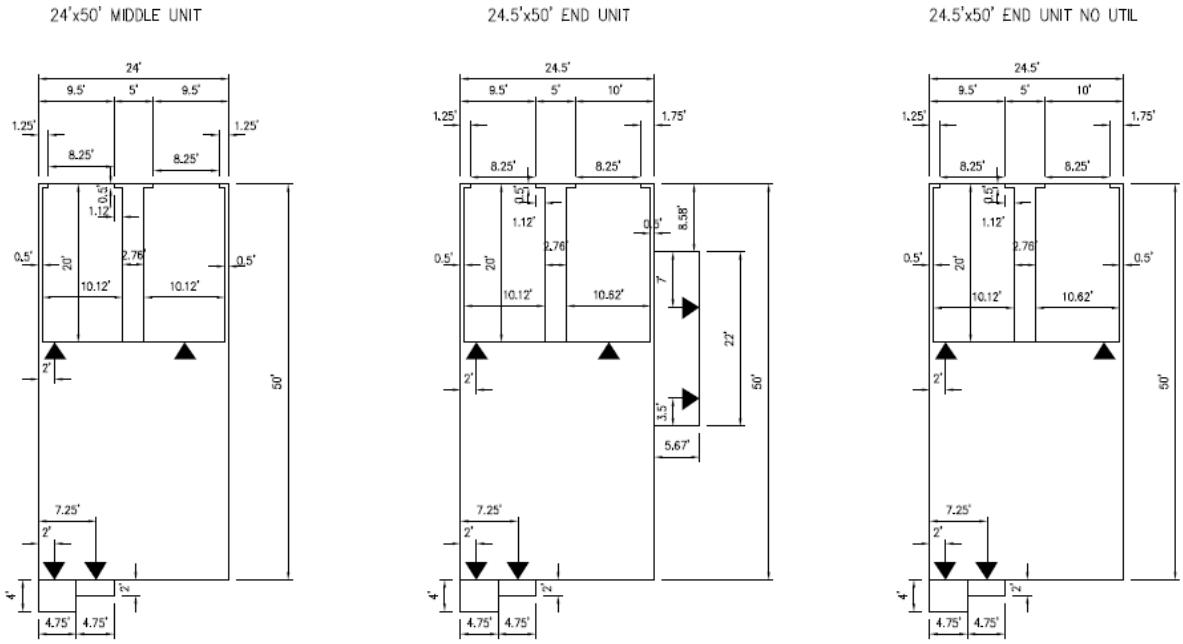


Exhibit 22

The application, SDP-1842-2013, proposes the construction of seventy (70) 2-over-2 condominium units. The unit sticks are designed to relate and address either the adjoining

exterior roads or the interior pocket green. The individual structures housing each 2-over-2 measure twenty-four and a half (24.5) feet by fifty (50) feet in depth.



The following is the parking summary for SDP-1842-2013[6]:

BLOCK C

CONDOMINIUMS (2-OVER-2)
(1 GARAGE AND 1 DRIVEWAY SPOT PER LIVING SPACE)

#UNITS	REQ. PARKING SPACES PER UNIT	**PARKING REQUIRED**
70	2	140
		140.0

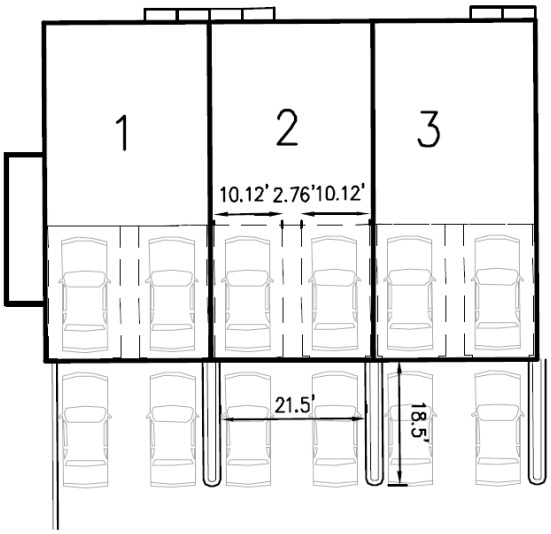
140.0

PARKING PROVIDED

GARAGE PARKING	70	
DRIVEWAY PARKING	70	
ON-STREET PARKING	27	
PROVIDED	**167**	**167**

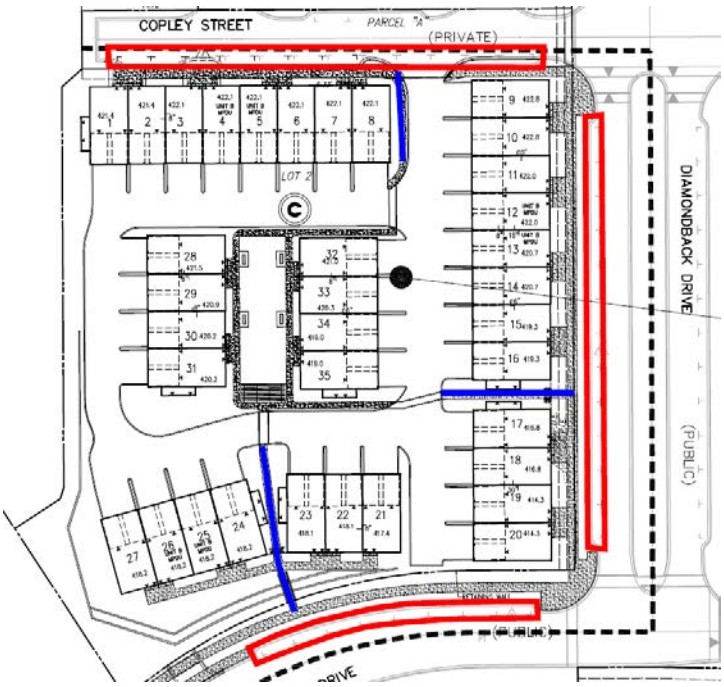
[6] Exhibit 27

Parking for the units is facilitated in private driveways and garages.

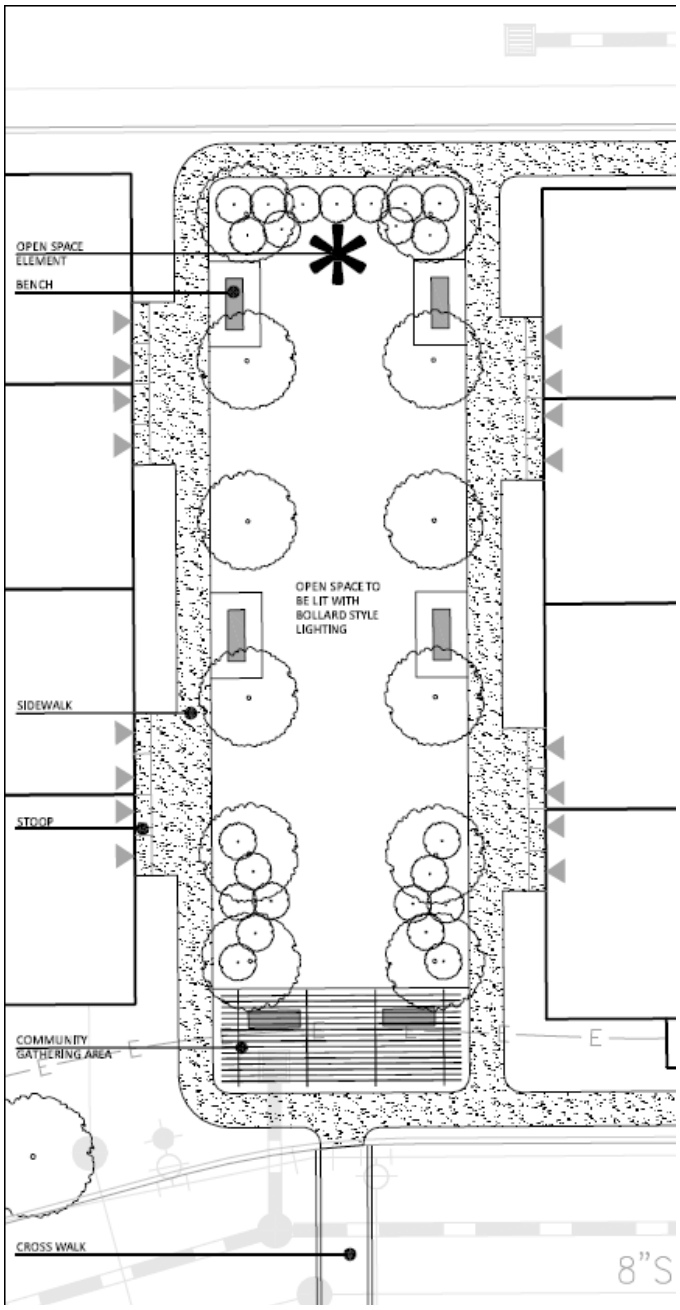


TYPICAL PARKING LAYOUT

There are twenty-seven (27) on-street spaces immediately adjacent to the subject parcel (in red) available to serve as guest / overflow parking. These on-street spaces were not identified with or tabulated toward any of the other uses approved under SDP-11-001. These on-street spaces provide access to the units either through adjacent sidewalks, or walks providing interior access (in blue).



As shown on the plan, an interior pocket green has been incorporated into the design[7]. While the future residents of this proposal would be included in the Crown HOA and have access to the future HOA facility currently under review, it was felt an immediate amenity should be included in the design. The purpose is to provide a passive green affording the residents a communal gathering place for themselves. The Crown central green, located in the commercial core, and the aforementioned proposed HOA Facility are within a quarter mile and half mile walk respectively for more active or program-centric activities.



[7] Exhibits 24a-b

Design Guidelines:

The Applicant has submitted supplementary Design Guidelines as part of this SDP application[8]. These guidelines will amend the Design Guidelines approved for Neighborhoods 1 and 2 to specifically address 2-over-2 design and the vision for the pocket green. Standards established in the current approved Design Guidelines remain in effect.

There are four General Building Guidelines:

1) Articulate Massing and Facades
2) Build in the Tradition of Simple Yet Elegant Designs using Traditional, High-Quality, and Durable Materials Throughout the Community
3) Embellish the Streets with Private Outdoor Spaces, Design Building Facades to Respond to these Spaces, and Emphasize the Main Entries of Buildings
4) Incorporate Shading Devices as a Unifying Design Feature

These reiterate and reinforce the General Guidelines established for both Townhomes and Single-family residential units. The material standards also reflect those approved for both Townhomes and Single-family residential units; however, staff will continue to work with the Applicant on further refining these standards, namely, acceptable materials for exteriors.

The last section to this amendment concerns open space elements to address options for the pocket green, such as outdoor kitchens and firepits. Landscaping standards were established under the original approved Design Guidelines and will be applied to the pocket green.

[8] Exhibit 35

Conceptual Elevations:

The Applicant has submitted conceptual architectural elevations[9]. These proposals reflect the principles discussed in the Design Guidelines. Variations in height, materials, and detailing are being combined to create a unique 2-over-2 product that deviates from the typical suburban townhome look and better relates to the architecture proposed for the commercial core. Materials proposed include brick, hardy panel, and cementitious board and batten. The conceptual elevations shown reflect unit lots 1-8 and lots 17-20 conditions.

[9] Exhibits 25a-b

FRONT ELEVATION

REAR ELEVATION

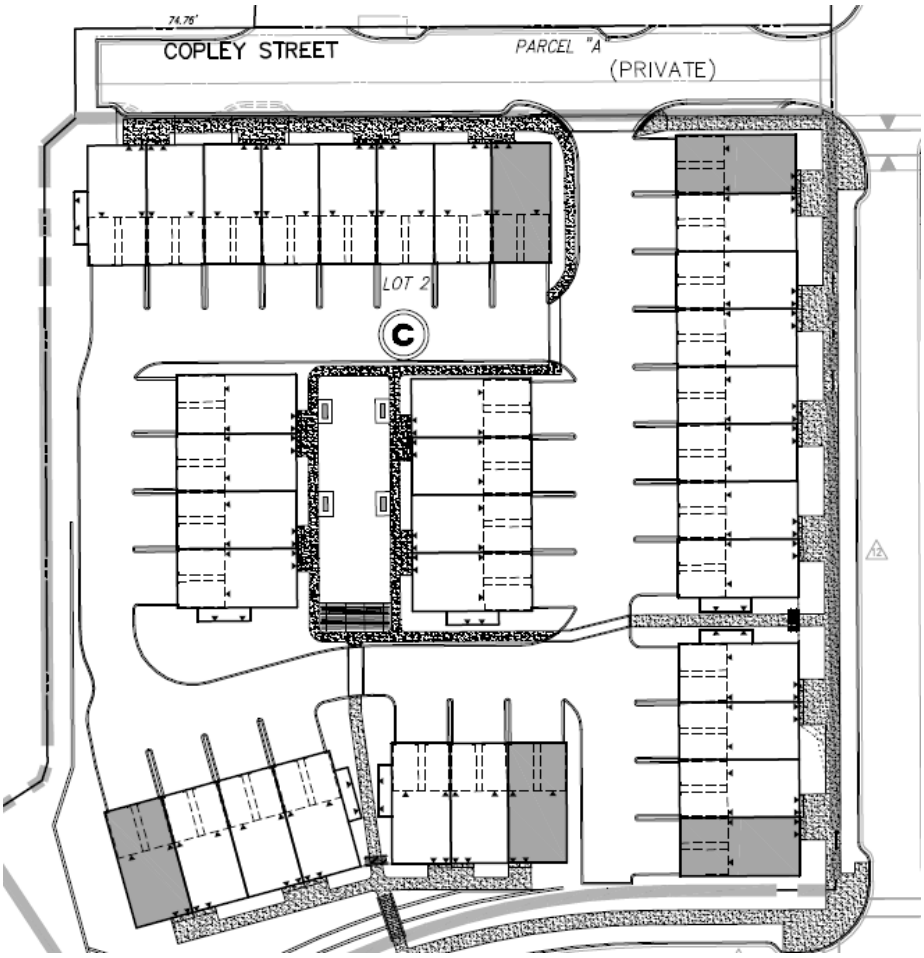
SIDE (HIGH-PROFILE) ELEVATION

SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

The Applicant has also included a key unit plan that will, at the time of final site plan, provide enhanced architectural elevations for those particular units[10].



[10] Exhibit 26

SUMMARY:

The applicant has submitted for consideration schematic development plan application SDP-1842-2013. This is a complete application as defined by § 24-160D.9.(b), Application for Schematic Development Plan Approval, of the City Code. A joint public hearing before the Mayor & City Council and the Planning Commission has been scheduled for April 15, 2013.

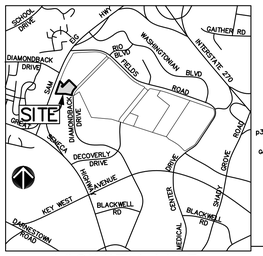
Staff will continue to work with the applicant on refining the plan following the public hearing. Staff has identified details of the plan that need further examination, specifically:

- Design Guidelines material standards
- Correcting street labeling errors on plans
- The review of various retaining and screening walls for materials and conflicts with utilities and rights of way.

Crown

Schematic Development Plan

Two Over Two, Lots 2 & 3 , Block C



VICINITY MAP
SCALE: 1" = 2000'

VIKA
- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS
- SURVEYORS
- SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p301.916.4100 f301.916.2262
www.vika.com

Germantown, MD McLean, VA

General Notes:

1. Gross area for the Property parcel located in Neighborhood 1 is approximately 2.64 acres +/– and is comprised of Outlot B, Block C as found on Montgomery County, Maryland tax map F542 with account number 09–03686832.

2. Boundary information for the Neighborhood 1 area is based upon a boundary survey prepared by VIKA, Inc., in October, 2007.

3. The topography is based upon aerial photography flown in June, 2005 by Rice Associates. The aerial photography was supplemented by field survey by Patton, Harris, Rust & Associates and provided in digital format to Rodgers Consulting, Inc. and further supplemented by field survey and design information by VIKA Maryland, LLC

4. Existing contour interval is 2'.

5. 100–year floodplain was determined by Rodgers Consulting, Inc. in September, 2005.

6. This site is zoned MXD.

7. The water category is 1 and the sewer category is 1.

8. All site development to meet ADA requirements.

9. Maximum building height:
Heights are maximum numbers expressed in stories and feet as follows:
Allowed: 8 story = Max. 105'

10. All pedestrian walks, conservation easements and buffers outside of public right of way or P.I.E.s to be maintained privately by an H.O.A. or property owner unless otherwise noted on plans.

11. Building footprints, and interior partitions to be finalized at Final Site Plan.

12. Limits of clearing and grading and landscaped open spaces are represented hereon are preliminary and subject to modification at final site plan.

13. Site Areas:

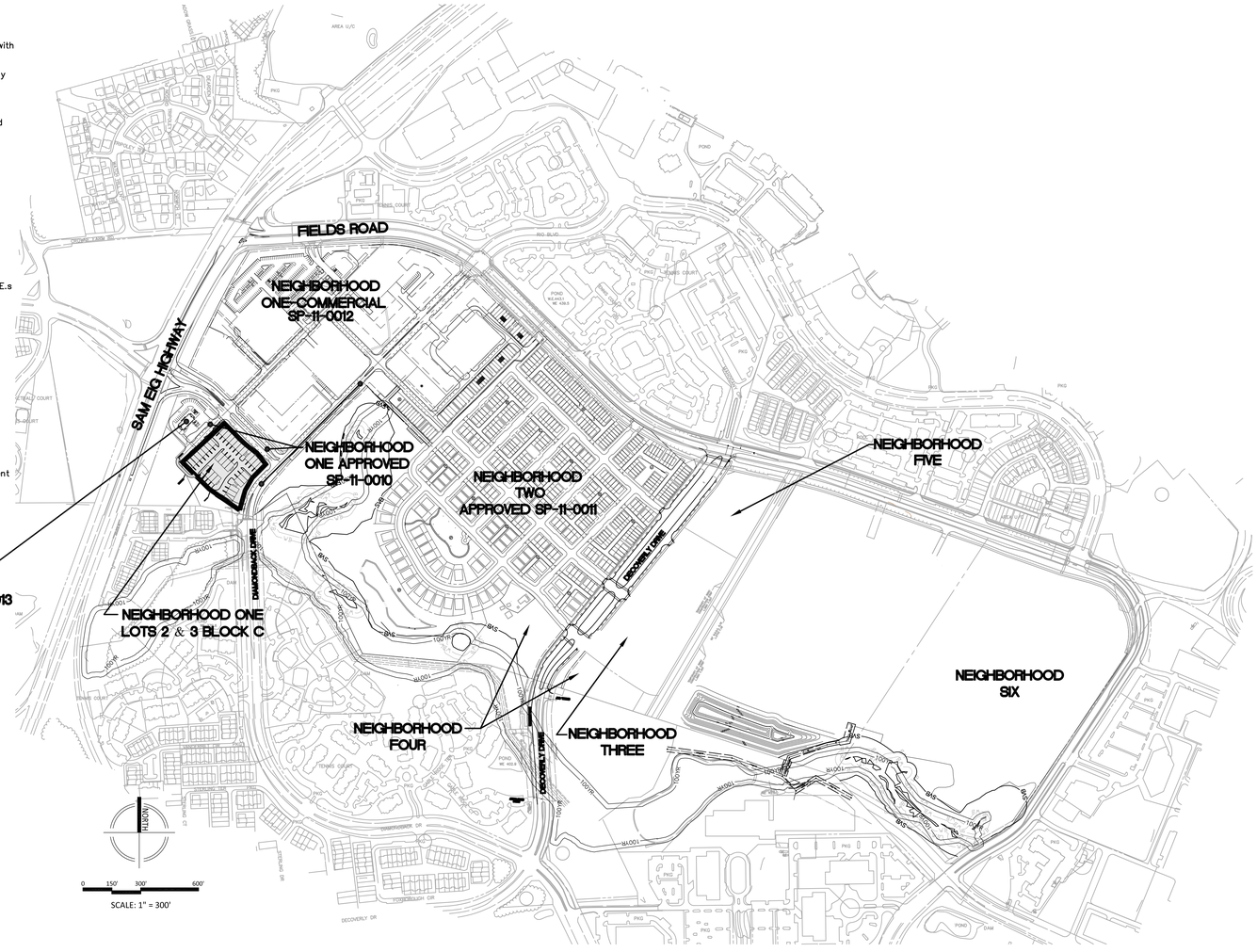
Lot 2 Total Gross Area:	2.29 ac. +/–
Lot 3 Total Gross Area:	0.40 ac. +/–
Total Gross Site Area	2.69 ac. +/–
Total Green Space Provided	0.84 ac. +/–

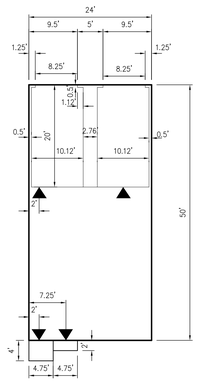
15. The required Green Space for Site area shall not be less than total area shown for the previously approved SDP. See Green Space Exhibit page 5 of 18 for green space provided.

16. All elements of this plan are subject to the terms of Sketch Plan Z–315 & Second Amendment to Annexation Agreement X–182. This site was previously subject to Schematic Development Plan SDP–11–001.

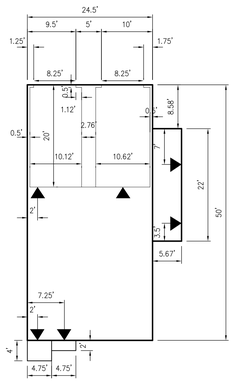
17. See sheet 8 of 18 for Overall Parking Tabulations.

18. Setbacks are reflected on plan.

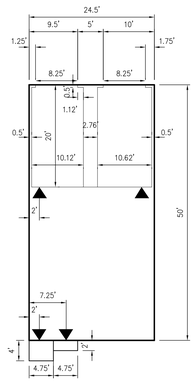




2 OVER 2
24'X50' MIDDLE UNIT



2 OVER 2
24.5'X50' END UNIT



2 OVER 2
24.5'X50' END UNIT
WITH NO UTILITY SHED

NOTE:
–SCHEMATIC UNITS, ARCHITECTURE SUBJECT TO CHANGE AT FINAL SITE PLAN

Consultants:

Linowes & Blocher, LLP
7200 Wisconsin Avenue
Suite 800
Bethesda, MD 20814-4842
301.654.0504

VIKA, Inc.
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100

Owner:

VII Crown Farm Owner, LLC
c/o Westbrook Properties
10740 Parkridge Boulevard ste. 110
Reston, VA 20191
703.391.1101

SDP Sheet Index

Sheet No.	Plan Title
1 of 18	Cover Sheet with Notes, Charts
2 of 18	Schematic Development Plan (@30 Scale)
3 of 18	Lotting & Boundary Plan
4 of 18	Easement Exhibit
5 of 18	Green Space Exhibit
6 of 18	Key Unit Plan
7 of 18	Pedestrian & Vehicular Circulation Plan
8 of 18	Parking Distribution
9 of 18	Pavement Marking & Signage Plan
10 of 18	Preliminary Grade Establishment Plan
11of 18	Preliminary Truck Movement Fire Truck
12 of 18	Preliminary Truck Movement Fire Truck
13 of 18	Preliminary Truck Movement Fire Truck
14 of 18	Preliminary Truck Movement Garbage Truck
15 of 18	Preliminary Utility & Stormdrain & Paving Plan
16 of 18	Landscape Plan: Overall
17 of 18	Landscape Plan: Details
18 of 18	Landscape Plan: Details

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXXXX, 2012
APPLICATION NO. SDP-1482-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-XX-XX WITH _____ ( ) CONDITIONS.
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

STATE OF MARYLAND · JASON A. EVANS · No. 39885 · PROFESSIONAL ENGINEER

SIGNATURE 4/26/13 DATE

JASON A. EVANS
PRINTED NAME
TITLE: ASSOCIATE

1/16/2015
EXPIRATION DATE

LICENSE No. 39885

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240–882–5489

COVER SHEET, NOTES, CHARTS

SCHEMATIC DEVELOPMENT PLAN

REVISIONS

Resubmit–4/26/2013
Added secondary access
Resubmit–3/14/2013

DATE: January 2013

DES.	DWN.
CT	LWA

SCALE: 1"=300'

PROJECT/FILE NO. VM 14363

SHEET NO. 1 OF 18

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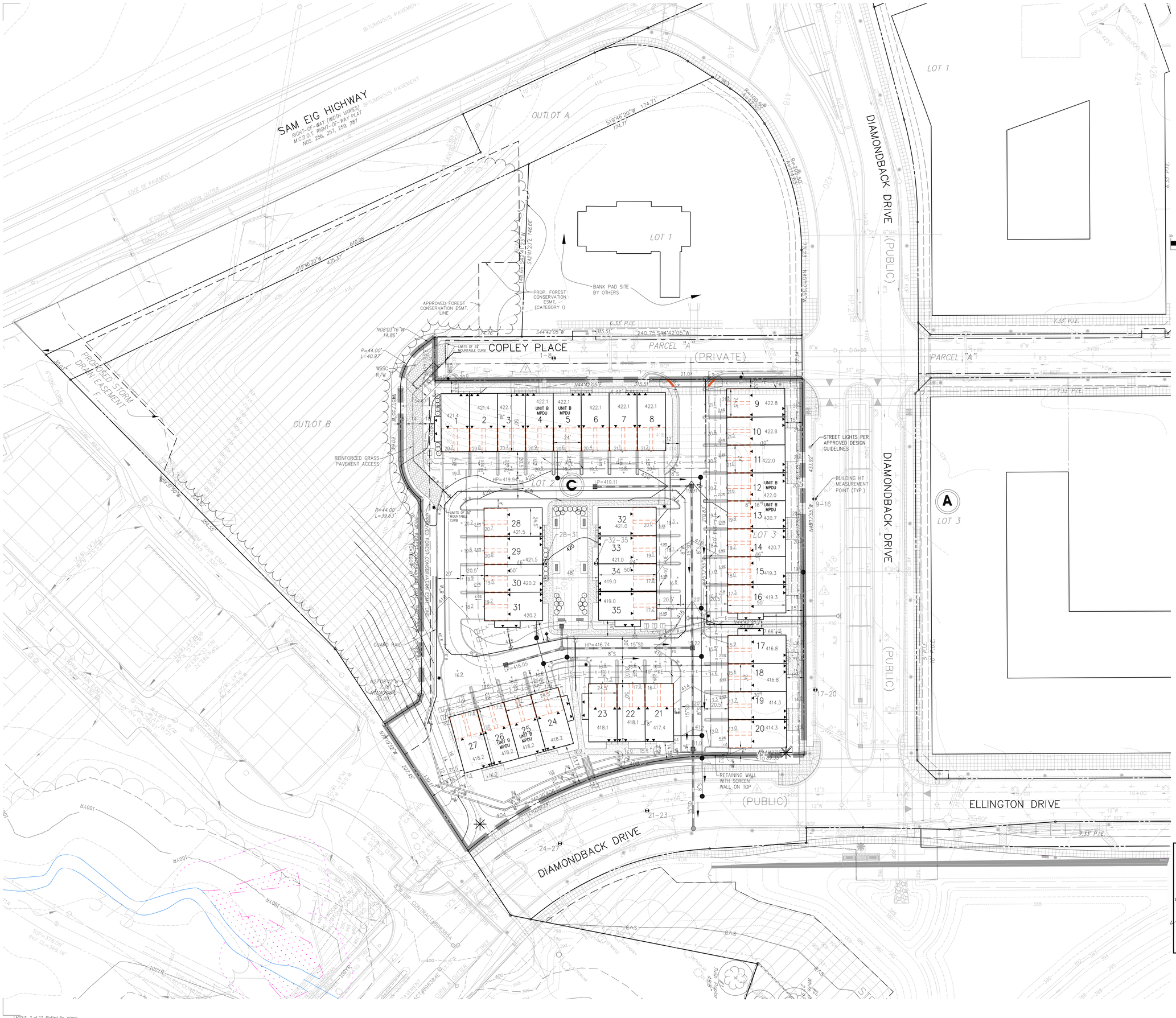

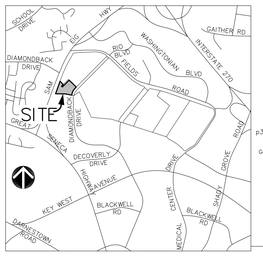

VICINITY MAP
SCALE: 1" = 2000'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

- LIMITS OF PLAN
- POTENTIAL MONUMENTAL SIGN LOCATION
- 9 BUILDING HEIGHT MEASURING POINT

BUILDING	BUILDING HEIGHT MEASURING ELEV.
1–8	420.3
9–16	420.4*
17–20	413.8*
21–23	406.1
24–27	404.0
28–31	420.0
32–35	419.3

*DUE TO INVERTED ROAD SECTION OF DIAMONDBACK DRIVE, TOP OF CURB

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PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
SUSTAINABLE DESIGN

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240-882-5489

OVERALL SCHEMATIC DEVELOPMENT PLAN

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CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXXXX, 2012
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-XX-XX WITH _____ ( ) CONDITIONS.
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STATE OF MARYLAND JASON A. EVANS No. 39885 PROFESSIONAL ENGINEER

SIGNATURE 4/26/13

JASON A. EVANS 1/16/15
PRINTED NAME EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 39885

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

REVISIONS

Resubmit–4/26/2013
Added secondary access
Resubmit–3/14/2013

DATE: January 2013	
DES. GW	DWN. CAD
SCALE: 1"=30'	
PROJECT/FILE NO. VM 14363	
SHEET NO. 2 OF 18	

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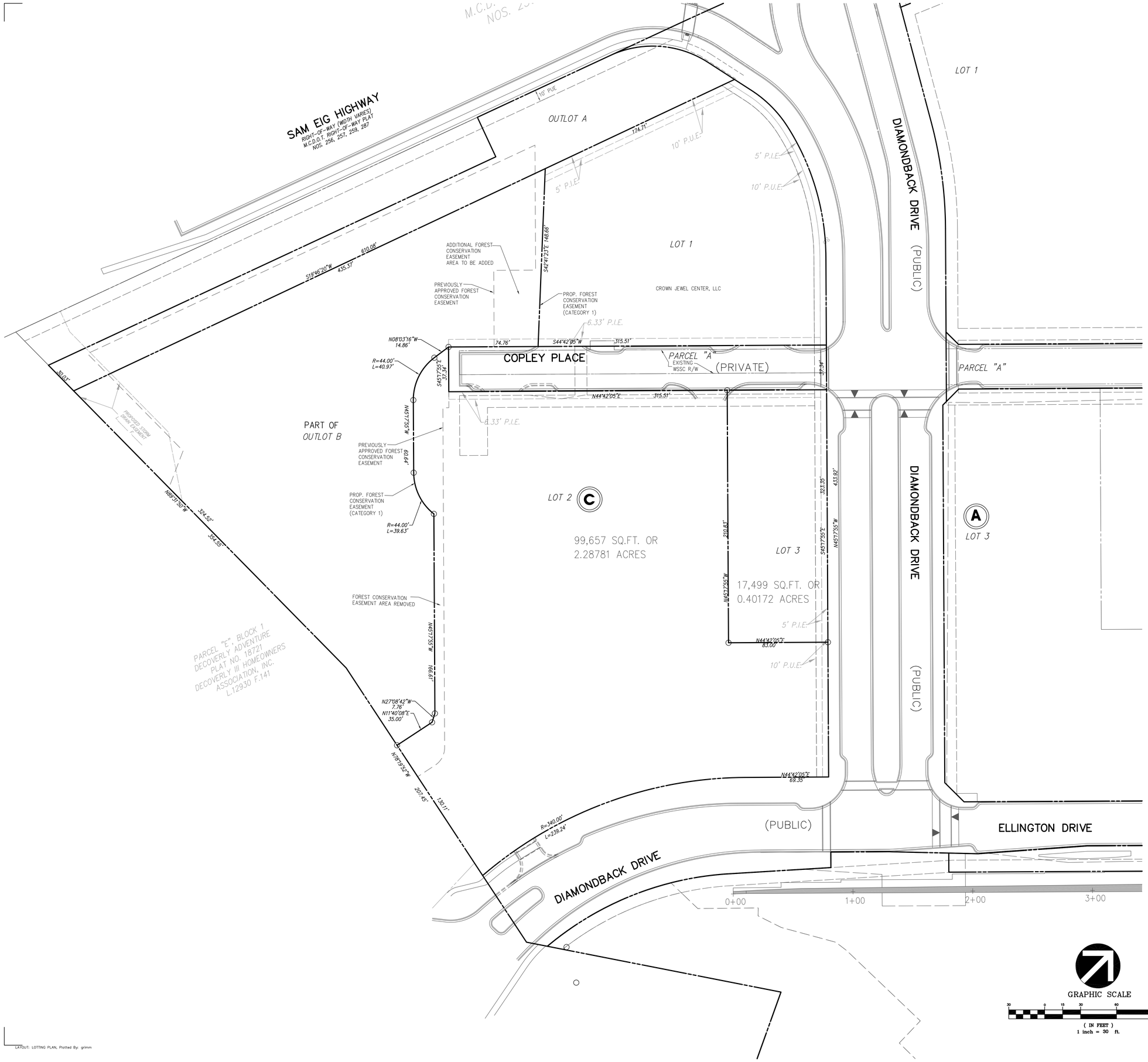

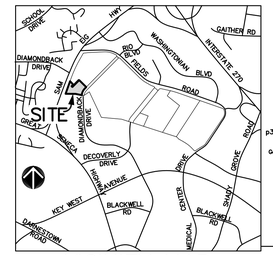

VICINITY MAP
SCALE: 1" = 2000'

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10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

PRELIMINARY LOTTING PLAN BOUNDARY SURVEY SCHEMATIC DEVELOPMENT PLAN

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PRINTED NAME
TITLE: ASSOCIATE

1/16/15
EXPIRATION DATE

LICENSE No. 39885

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS

Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

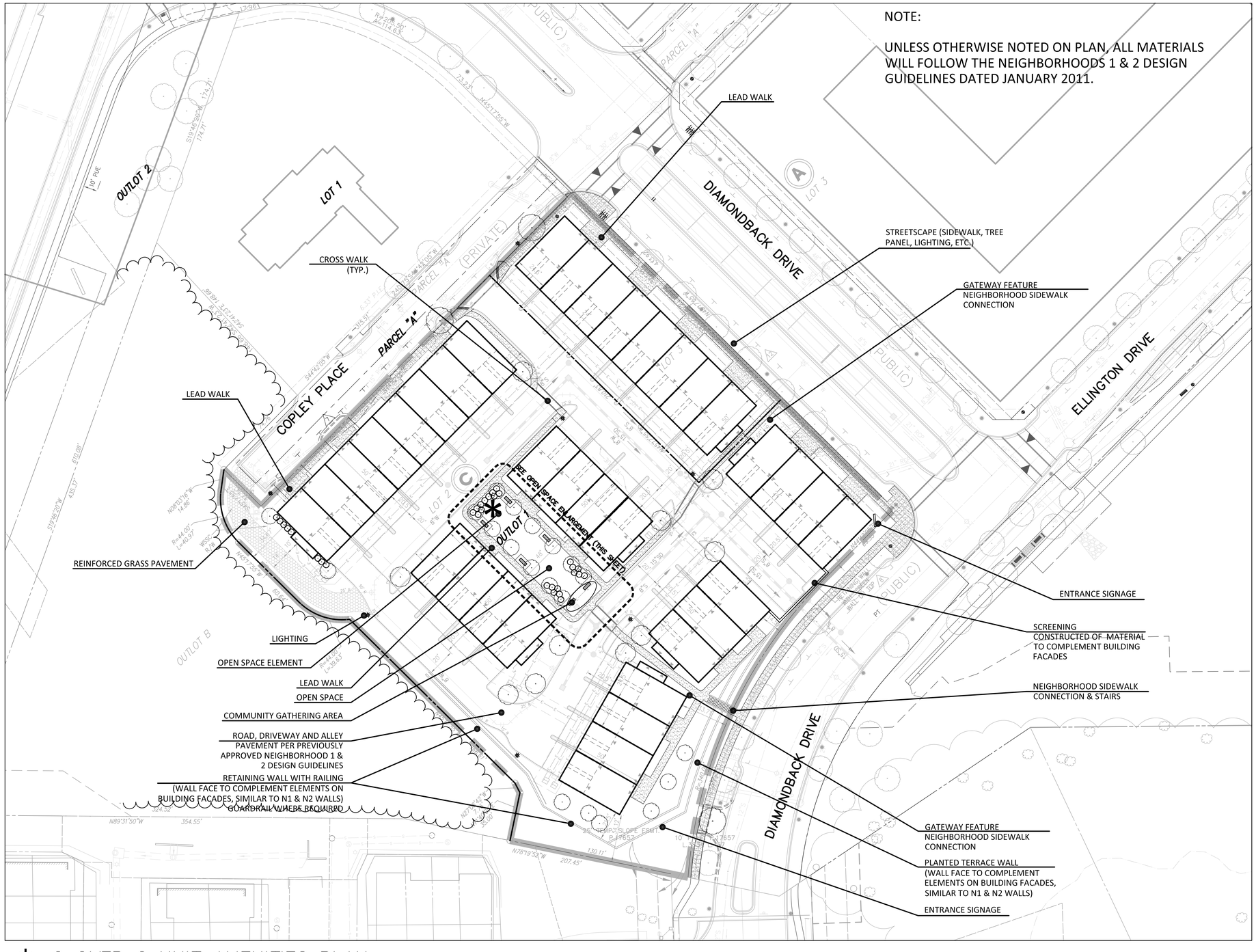
DATE: January 2013
DES. JE
DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM 14363
SHEET NO. 3 OF 18

K:\1000-1500\1438\pdsb\grimmwy\W_BLOCK-C\1438100_BLOCK-C_LOTTING.dwg, - Apr 26, 2013, At 2:33:40 PM

LAYOUT: LOTTING PLAN, Plotted By: grimm

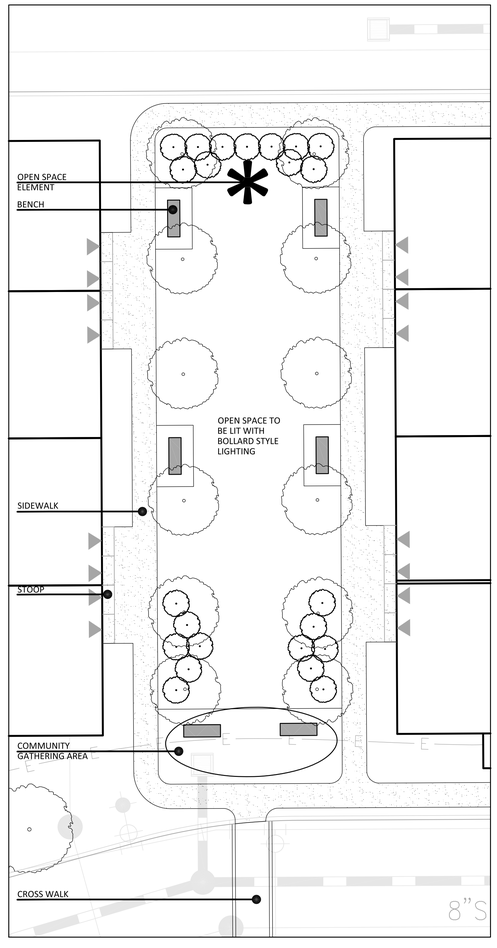
NOTE:

UNLESS OTHERWISE NOTED ON PLAN, ALL MATERIALS WILL FOLLOW THE NEIGHBORHOODS 1 & 2 DESIGN GUIDELINES DATED JANUARY 2011.



2 OVER 2 UNIT AMENITIES PLAN

0 15 30 60



OPEN SPACE

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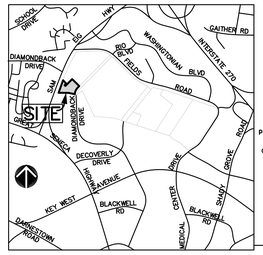

VICINITY MAP

SCALE: 1" = 2000'

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CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

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10740 PARKRIDGE BLVD.
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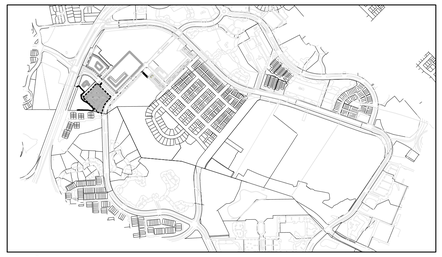
RESTON, VA 20191
240-882-5489

LANDSCAPE PLAN OVERALL SCHEMATIC DEVELOPMENT PLAN



LOCATION PLAN

0 500 1000 2000

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

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SIGNATURE DATE

CYNTHIA A. TODD, RLA SEPT 23, 2013
PRINTED NAME EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 3025

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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REVISIONS

Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013
DES. CAT
DWN. CDM
SCALE: AS SHOWN
PROJECT/FILE NO. VM 14363
SHEET NO. 16 OF 18

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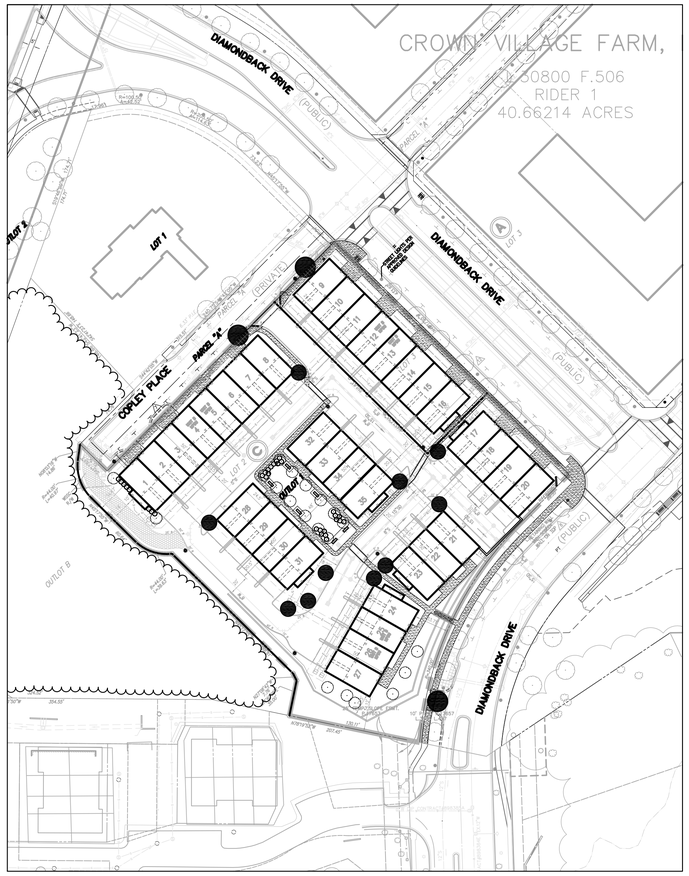
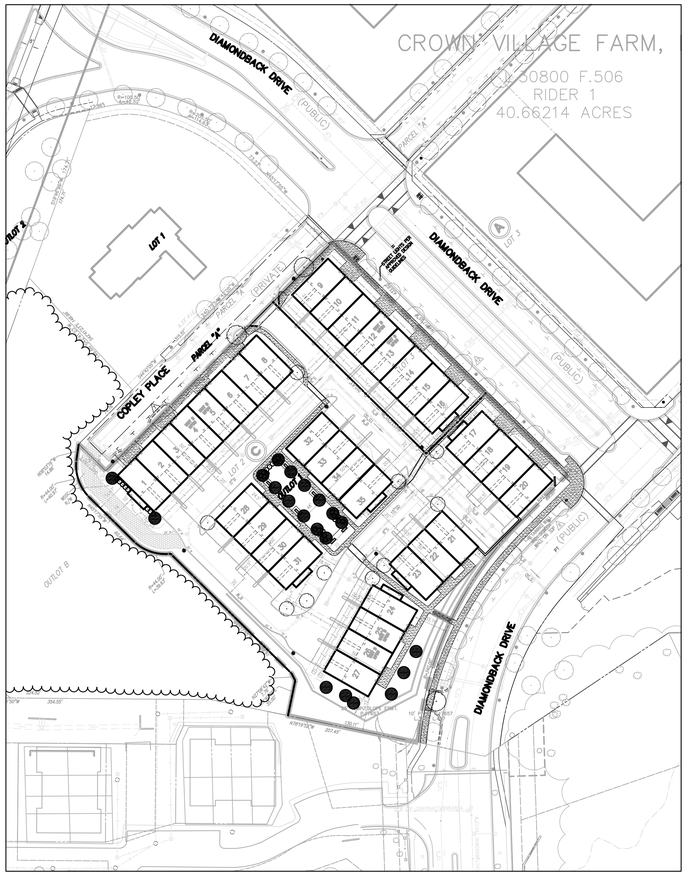


SHADE, EVERGREEN AND STREET TREES

0 30 60 120

SPECIES EXAMPLES:

ACER RUBRUM	RED MAPLE
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROTUNDILOBA SWEET GUM
PICEA ABIES	NORWAY SPRUCE
PINUS STROBUS	WHITE PINE
QUERCUS RUBRA	RED OAK
TILIA CORDATA	LITTLELEAF LINDEN
ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM
ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA

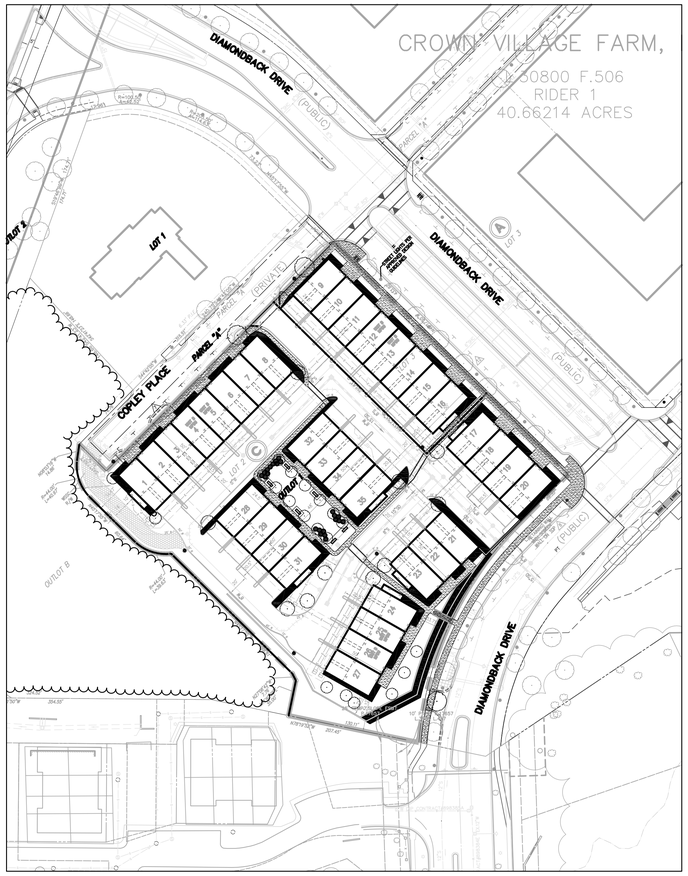


ORNAMENTAL TREES

0 30 60 120

SPECIES EXAMPLES:

CERCIS CANADENSIS	EASTERN REDBUD
CORNUS KOUSA	KOUSA DOGWOOD
LAGERSTROMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
PRUNUS YEODENSIS	YOSHINO CHERRY



SHRUBS & ORNAMENTAL GRASSES

0 30 60 120

SPECIES EXAMPLES:

SHRUBS:

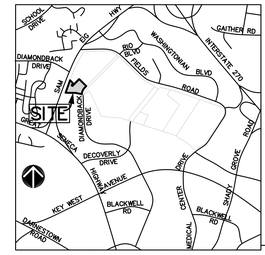
CLETHRA ALNIFOLIA	SUMMERSWEET
COTONEASTER DAMMERI 'SKOGHOLM'	SKOGHOLM COTONEASTER
ITEA VIRGINICA	VIRGINIA SWEETSPIRE
ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTER HOLLY
PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL
ROSA 'KNOCKOUT'	KNOCKOUT ROSE

SMALL EVERGREEN TREES:

ILEX OPACA	AMERICAN HOLLY
ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY
ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY

PERRENNIALS & GRASSES:

CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
ECHINACEA PURPUREA	PURPLE CONEFLOWER
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF
RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN
SALVIA NUMEROSA 'MAINACHT'	MAY NIGHT SALVIA



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CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

NOTE
FOUNDATION PLANTINGS PER DESIGN GUIDELINES.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXXXX, 2012
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-XX-XX WITH_____( ) CONDITIONS.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE DATE

CYNTHIA A. TODD, RLA SEPT 23, 2013
PRINTED NAME EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 3025

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LANDSCAPE PLAN DETAILS SCHEMATIC DEVELOPMENT PLAN

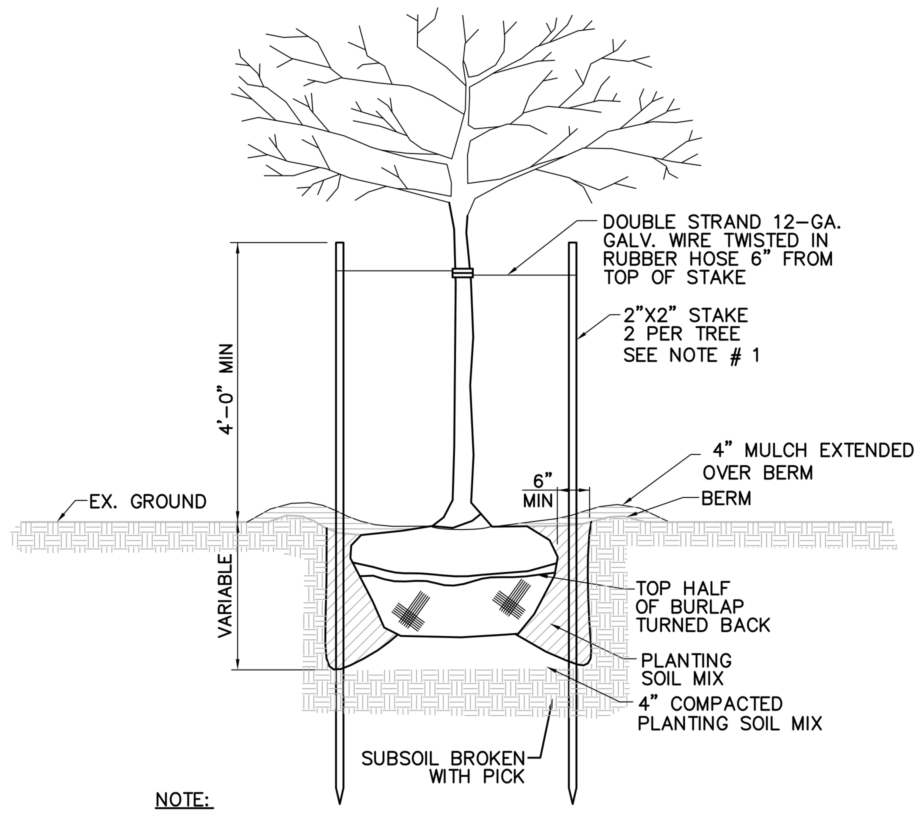
REVISIONS

Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013
DES. CAT
DWN. CDM
SCALE: AS SHOWN
PROJECT/FILE NO. VM 14363
SHEET NO. 17 OF 18

LAYOUT: LP-2, Plotted By: grimm

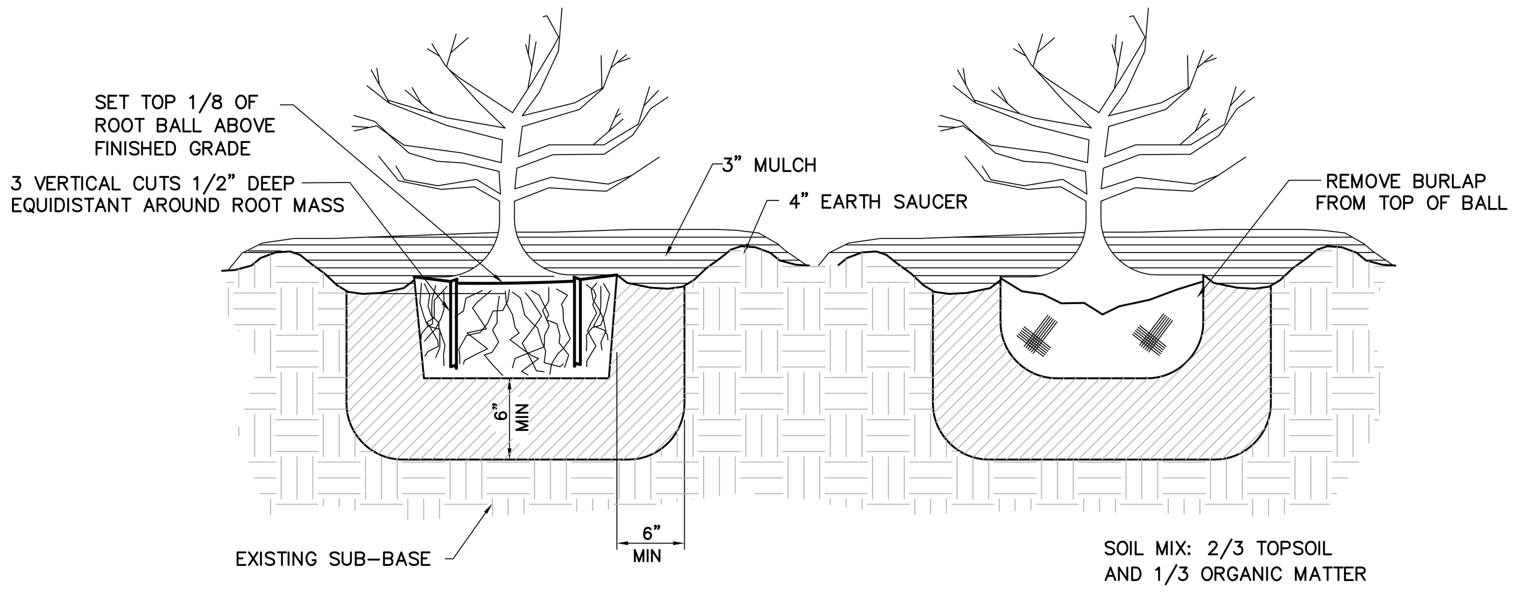
K:\1000-1500\1408\used\premiar\VM_8500K-C\LA\VM8500_8500K-C_LA.dwg - Apr 26, 2013 AT 2:54:22 PM



NOTE:
1. STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON.
2. NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

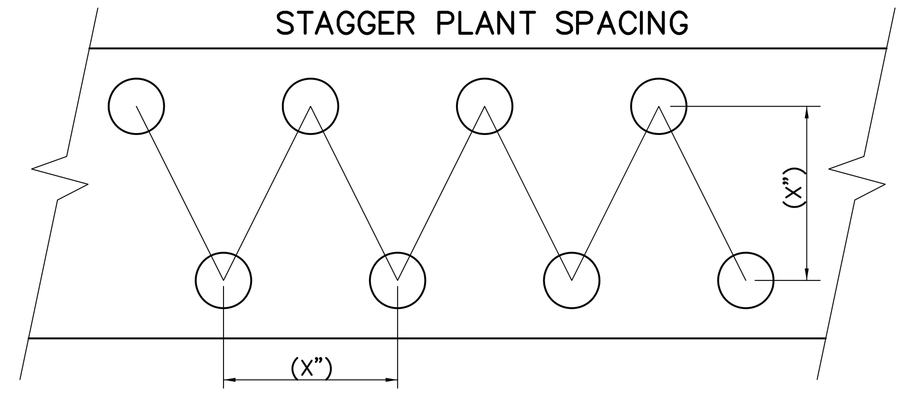
PLANTING DETAIL

NOT TO SCALE



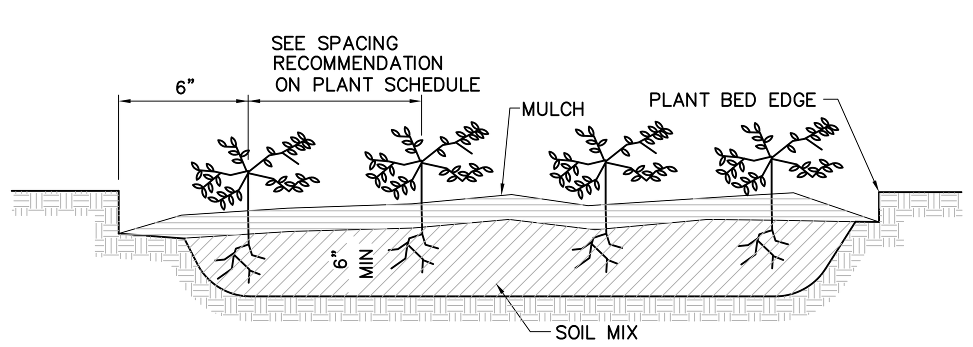
SHRUB PLANTING DETAIL

NOT TO SCALE



X = SPACING RECOMMENDED IN PLANT SCHEDULE

PLAN VIEW



GROUND COVER PLANTING DETAIL

NOT TO SCALE

GENERAL PLANTING NOTES

PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MAY BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
7. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.

PLANT QUALITY:
1. ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS, PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
2. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
3. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
4. PRUNING SHALL BE DONE DURING PLANTING OPERATION.
5. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:
1. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
2. CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
3. SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
4. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.
5. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

MULCH:
1. MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER.

FERTILIZER:
1. FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN,6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
2. TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

PLANTING NOTES

LOCATION:
1. PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN , THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN EXPENSE.
3. TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

TREE MAINTENANCE REQUIREMENTS:

ANY PERSON WHO INSTALLS A TREE PURSUANT TO THIS PLAN SHALL GUARANTEE THE LIFE OF THE TREE FOR ONE (1) YEAR AND SHALL REPLACE ANY TREE THAT DIES OR BECOMES DISEASED DURING THE ONE (1) YEAR PERIOD. THE PROPERTY OWNER SHALL WATER ANY TREE, OR OTHER WOODY OR HERBACEOUS PLANTING INCLUDING CONTAINER PLANTINGS LOCATED IN THE PUBLIC SPACE.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED MAINTENANCE OF THE TREE SPACE, INCLUDING, BUT NOT LIMITED TO, CLEANING, WEEDING, MULCHING, AND REPLACEMENT OF PLANTINGS, OR GROUND COVER.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED GENERAL MAINTENANCE WORK ON LANDSCAPED AREAS AND PLANTER BOXES INSTALLED ON PUBLIC SPACE.

THE PROPERTY OWNER OR THE DEPARTMENT MAY PERFORM ANY EMERGENCY MAINTENANCE OF A TREE IN THE PUBLIC SPACE.

MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

MAINTENANCE:

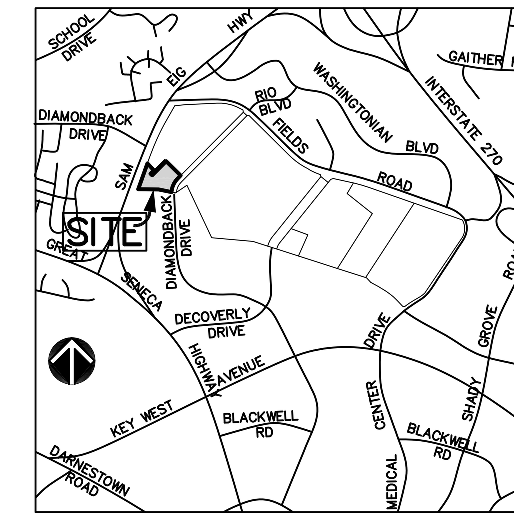
1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
3. THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.

WARRANTY AND REPLACEMENT:

1. ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES MECHANICAL INJURY OR VANDALISM.
2. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.

REINFORCED GRASS PAVEMENT

NOT TO SCALE



VICINITY MAP

SCALE: 1" = 2000'

VIKA
■ ENGINEERS
■ PLANNERS
■ LANDSCAPE ARCHITECTS
■ SURVEYORS
■ SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p301.916.4100 f301.916.2262
www.vika.com

Germantown, MD McLean, VA

CROWN
NEIGHBORHOOD 1
BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

LANDSCAPE PLAN DETAILS
SCHEMATIC DEVELOPMENT PLAN

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXXXX, 2012
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-XX-XX WITH ( ) CONDITIONS.
DATE ________ BY ________

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE ________ DATE ________

CYNTHIA A. TODD, RLA — PRINTED NAME
TITLE: ASSOCIATE
SEPT 23, 2013 — EXPIRATION DATE

LICENSE No. 3025

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REVISIONS

Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013	
DES. CAT	DWN. CDM
SCALE: AS SHOWN	
PROJECT/FILE NO. VM 14363	
SHEET NO. 18 OF 18	

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LAYOUT: LP-3, Plotted By: grimm

SIDE (HIGH-PROFILE) ELEVATION

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____, 2012
APPLICATION NO. SDP- - _____ WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R- - ____ WITH _____ ( ) CONDITIONS.
APPROVAL DATE _____
BY _____

lessard DESIGN
8521 Leesburg Pike Suite 700 Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801 | www.lessarddesign.com

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SITE PLAN SUBMISSION

ELEVATIONS - 16 UNIT BLDG
APRIL 25, 2013

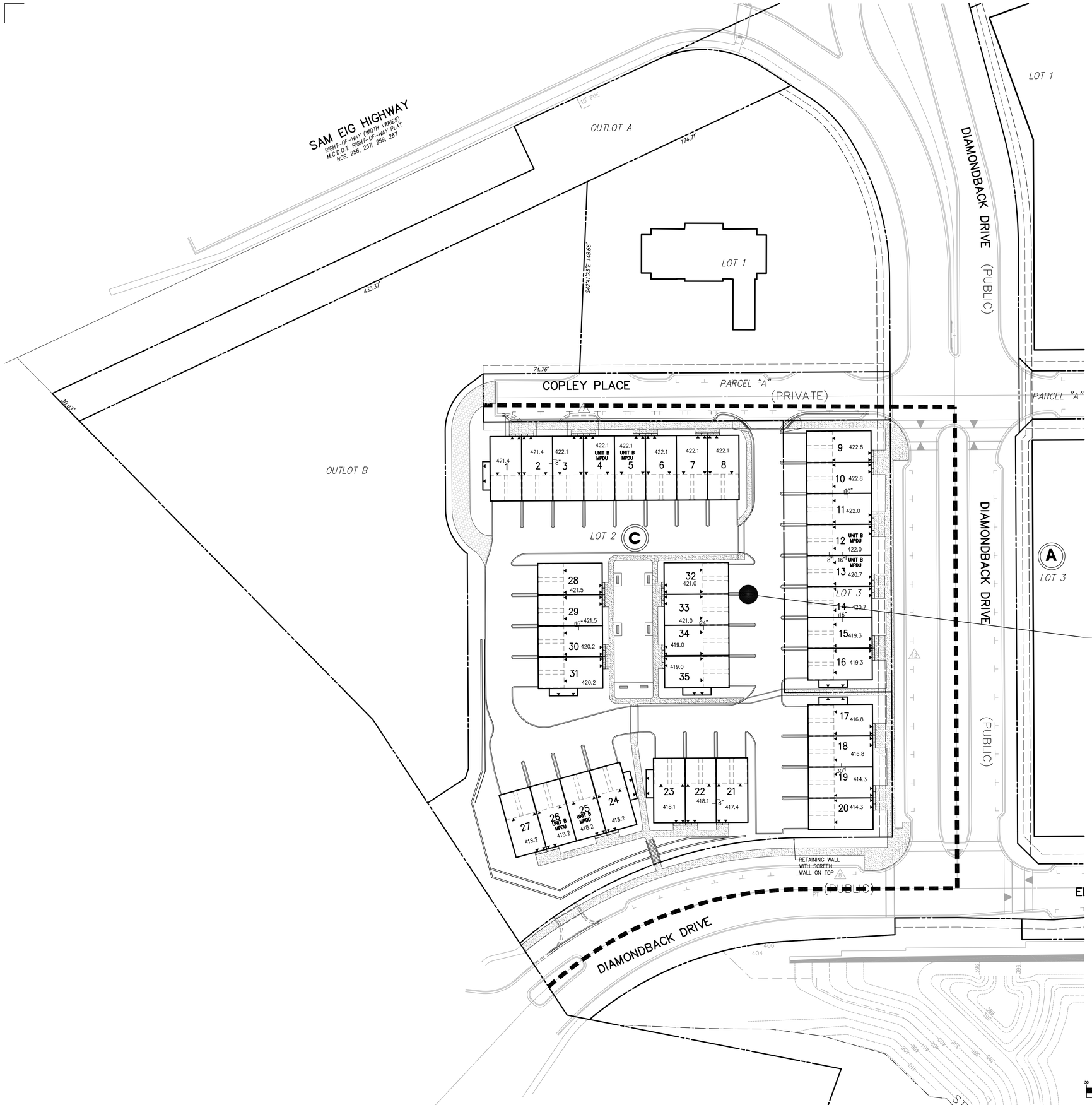
CROWN
NEIGHBORHOOD 1
BLOCK "C"

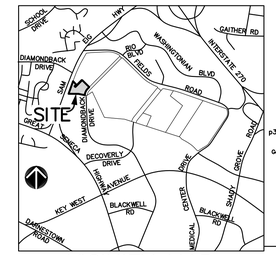
CITY OF GAITHERSBURG, MARYLAND
WESTBROOK PROPERTIES
RYLAND HOMES

A.1

0 8' 16'
SCALE: 1/8" = 1'-0"

04.25.2013
RYL.007A.00D





VICINITY MAP
SCALE: 1" = 2000'

VIKA
- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS
- SURVEYORS
- SUSTAINABLE DESIGN

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www.vika.com

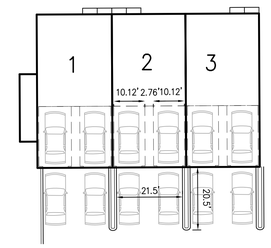
Germantown, MD McLean, VA

LEGEND:

BLOCK BOUNDARY

BLOCK DESIGNATION

PARKING COUNT DESIGNATION



TYPICAL PARKING LAYOUT
SCALE= 1"=20

BLOCK C

CONDOMINIUMS 2-OVER-2 (LOTS 2 & 3)
(1 GARAGE AND 1 DRIVEWAY SPOT PER LIVING SPACE)

#UNITS	REQ. PARKING SPACES PER UNIT	PARKING REQUIRED
70	2	140
		140.0
		140.0

PARKING PROVIDED		
GARAGE PARKING	70	
DRIVEWAY PARKING	70	
ON-STREET PARKING	27	
PROVIDED	**167**	**167**

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CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

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STATE OF MARYLAND — JASON A. EVANS — No. 39885 — PROFESSIONAL ENGINEER

4/26/13
SIGNATURE

JASON A. EVANS
PRINTED NAME
TITLE: ASSOCIATE

1/16/15
EXPIRATION DATE

LICENSE No. 39885

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

PARKING DISTRIBUTION PLAN
SCHEMATIC DEVELOPMENT PLAN

REVISIONS

Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013
DES. GW
DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM 14363
SHEET NO. 8 OF 18

LAYOUT: 30x42 sheet, Plotted By: grimm

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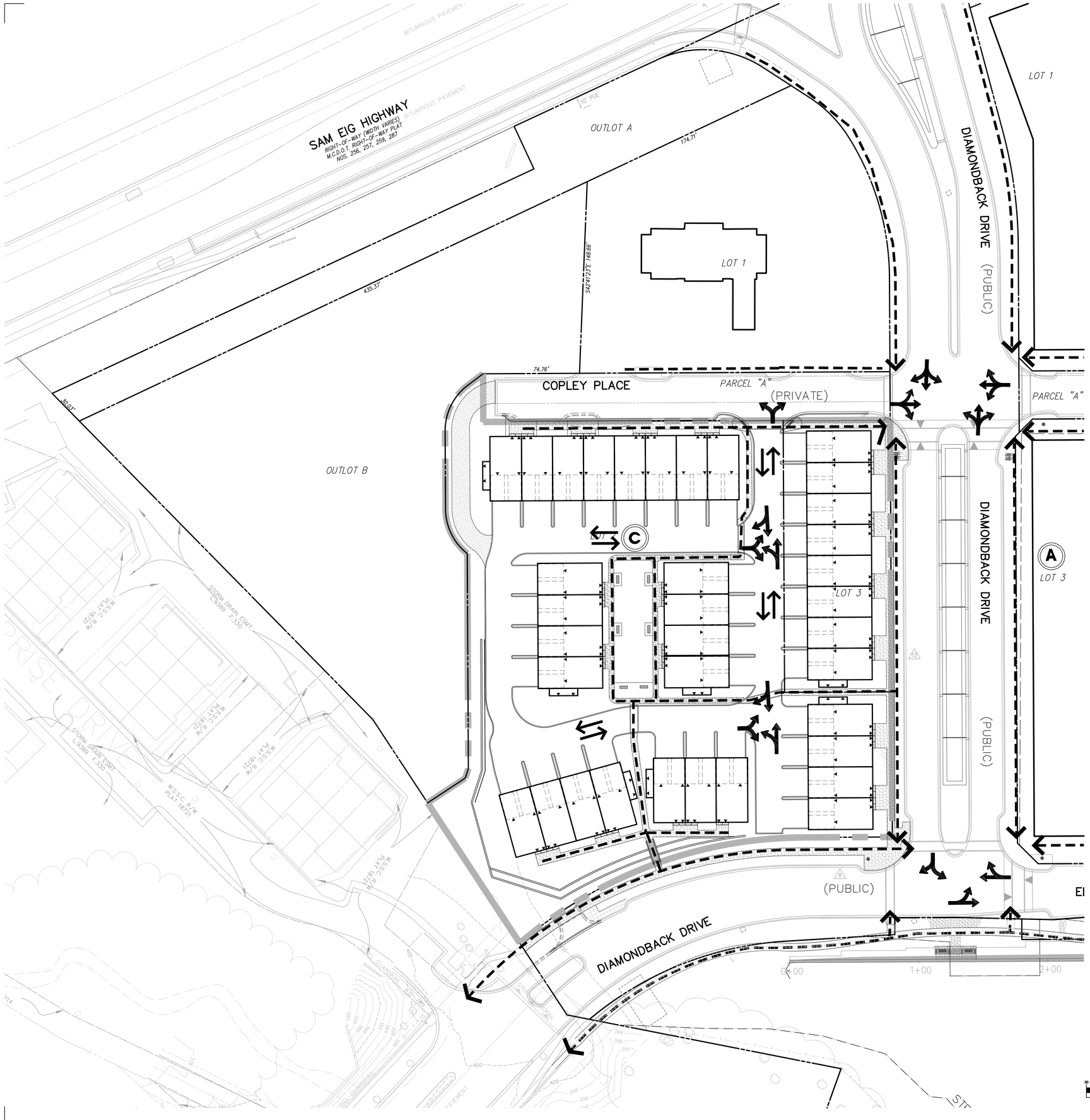

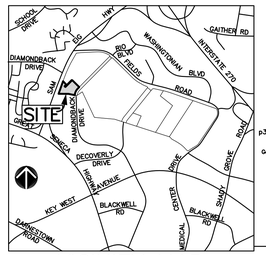

VICINITY MAP
SCALE: 1" = 2000'

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www.vika.com

Germantown, MD McLean, VA

LEGEND

LIMITS OF PLAN

PEDESTRIAN MOVEMENT

VEHICULAR TURNING MOVEMENTS

CROWN NEIGHBORHOOD BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
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SUITE 110
RESTON, VA 20191
240-882-5489

PRELIMINARY PEDESTRIAN & VEHICULAR CIRCULATION PLAN

SCHEMATIC DEVELOPMENT PLAN

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STATE OF MARYLAND JASON A. EVANS No. 39885 PROFESSIONAL ENGINEER

4/26/13
SIGNATURE

JASON A. EVANS 1/16/15
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TITLE: ASSOCIATE

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DATE: January 2013
DES. JAE
DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM 14363
SHEET NO. 7 OF 18

LAYOUT: 7 OF 18, Plotted By: grimm

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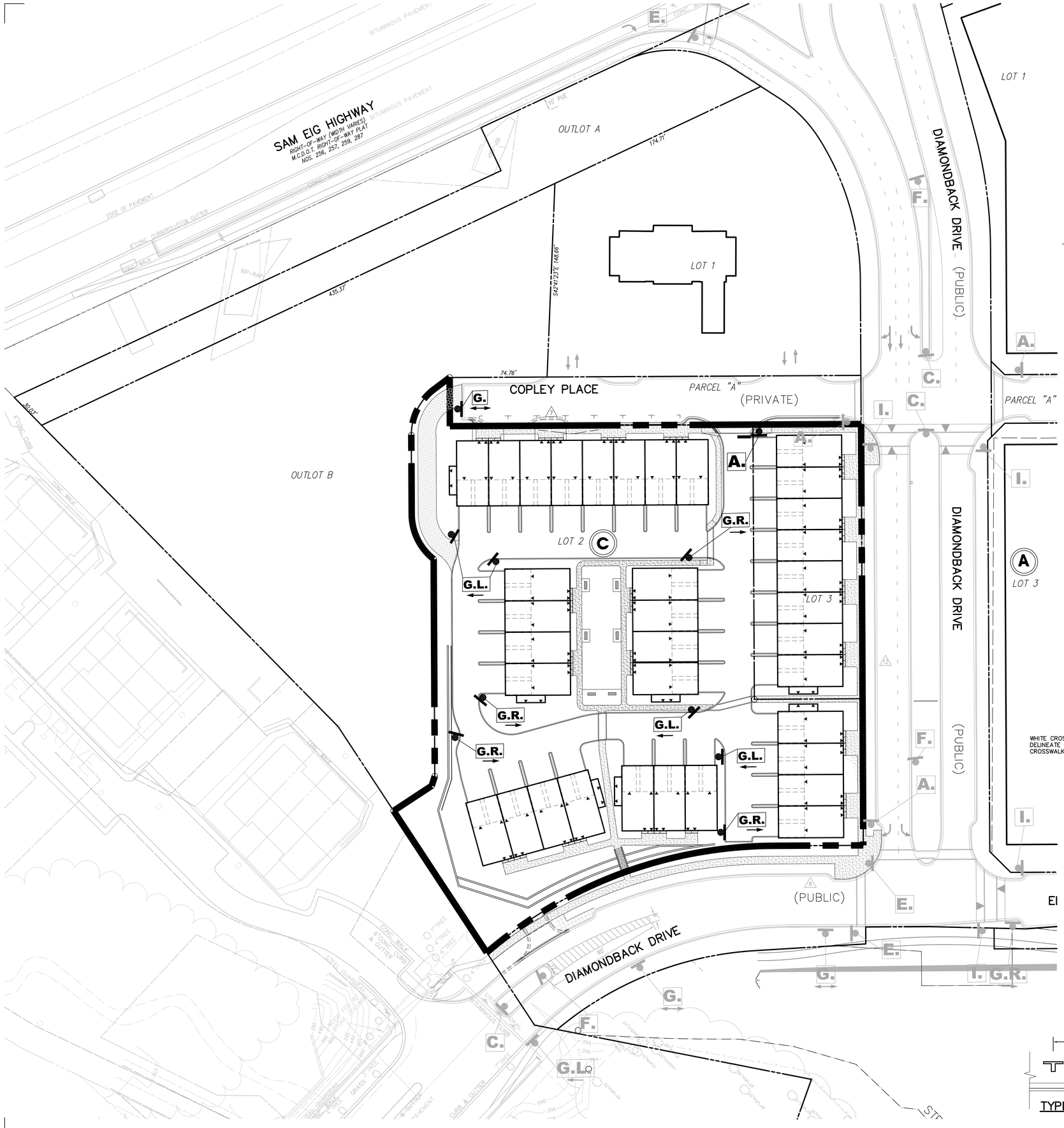

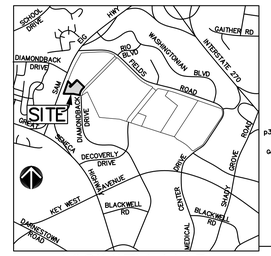

VICINITY MAP
SCALE: 1" = 2000'

VIKA
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VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p301.916.4100 f301.916.2262
www.vika.com
Germantown, MD McLean, VA

A.

R1-1 STOP 30"x30"

C.

R4-7 24"x30"

D.

R2-1 * SPEED LIMIT 25 24"x30"

* NOTE: INSTALL AT 15° ANGLE TOWARD SIDE STREET

E.

W11-2 48"x48" W16-7P 24"x12"

F.

R3-7L 30"x30" LEFT LANE MUST TURN LEFT

G.

R7-1(1) 12"x18"

G.R.

R7-2(a) (MODIFIED) 12"x18"

G.L.

R7-2(a) (MODIFIED) 12"x18"

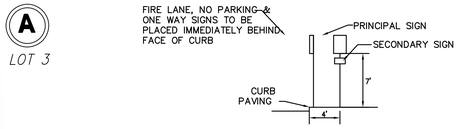
I.

(MOD)W11-2 30"x30" RAISED CROSSWALK AHEAD W16-9P 20"x15"

** NOTE: SEE PLANS BY THE TRAFFIC GROUP RE: PAVEMENT MARKING & SIGNAGE FOR SAM EIG HIGHWAY

SIGNS FOR NEIGHBORHOOD 1 INFRASTRUCTURE

NOT TO SCALE

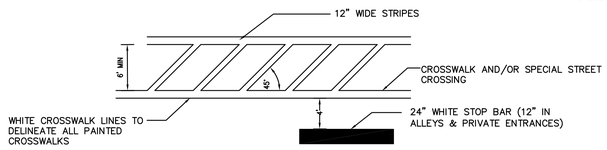


Typical Sign Placement Detail
NTS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



PAVEMENT MARKINGS

PAINT: PROVIDE MANUFACTURER'S "BEST GRADE" ALKYD TRAFFIC MARKING PAINT FOR EXTERIOR USE

COLORS: WHITE – ALL LANE MARKINGS, STOP BARS, CROSSWALKS, & PARKING SPACES

NOTE: ALL LANE MARKINGS WITHIN PUBLIC R/W's ARE TO MEET CITY OF GAITHERSBURG SPECIFICATIONS.

Typical Crosswalk
NTS

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

LEGEND

A. STREET SIGN
A. EX. STREET SIGN
LIMITS OF PLAN

NOTES:

1. ALL MARKING AND SIGNING SHOULD BE INSTALLED PER 2003 MUTCD STANDARDS.
2. ALL LANE MARKING WITHIN PUBLIC R/W ARE TO MEET CITY OF GAITHERSBURG SPECIFICATIONS.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXXXX, 2012
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-XX-XX WITH _____( ) CONDITIONS.
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

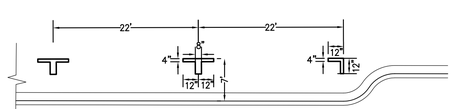
STATE OF MARYLAND JASON A. EVANS No. 39885 PROFESSIONAL ENGINEER

4/26/13
SIGNATURE

JASON A. EVANS
PRINTED NAME
TITLE: ASSOCIATE

1/16/15
EXPIRATION DATE

LICENSE No. 39885



TYPICAL PARALLEL PARKING STRIPING
N.T.S.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

STREET SIGN & PAVEMENT MARKING PLAN
SCHEMATIC DEVELOPMENT PLAN

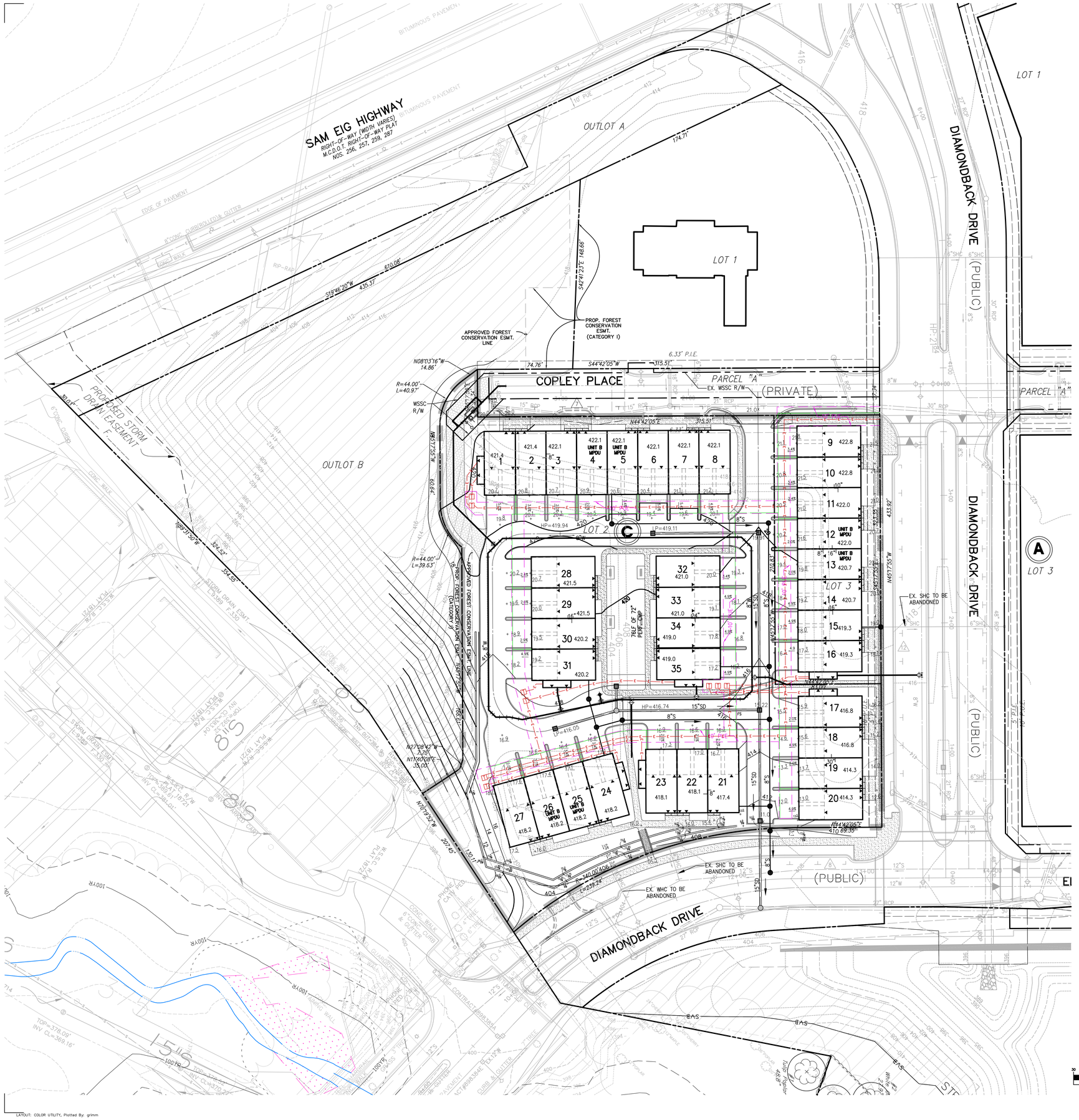
REVISIONS

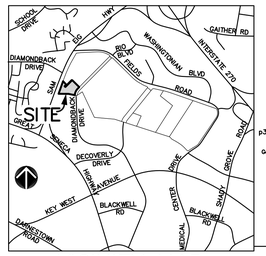
Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013
DES. XX
DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM 14363
SHEET NO. 9 OF 18

K:\1000-1500\1436\cadd\preliminary\VM_BLOCK-C\VM1436_BLOCK-C_PMS.dwg - Apr 26, 2013 AT 2:36:18 PM

LAYOUT: PM&S, Plotted By: grimm





VICINITY MAP
SCALE: 1" = 2000'

VIKA
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Germantown, MD McLean, VA

LEGEND

PROP. STORM DRAIN	PROP 15" RCP
PROP. SEWER MAIN	8"S
PROP. WATER MAIN	6"W
PROP. RIGHT OF WAY	
EX. STORM DRAIN	EX 15" RCP
EX. SEWER MAIN	8"S
EX. WATER MAIN	8"W
EX. TELEPHONE	T
EX. ELECTRIC	E
EX. GAS LINE	G
PROP. PUBLIC UTILITY EASEMENT	
PROPOSED TRANSFORMER	T

CROWN NEIGHBORHOOD BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

PRELIMINARY UTILITY & STORM DRAIN & PAVING PLAN SCHEMATIC DEVELOPMENT PLAN

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

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APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-XX-XX WITH _____( ) CONDITIONS.
DATE _____ BY _____

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NOTES:
- WATER AND SEWER ARE PRIVATE
- EXISTING WHC AND SHC TO PROPOSED LOT 2 ARE TO BE ABANDONED PER WSSC REQUIREMENTS.

PROFESSIONAL CERTIFICATION:

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STATE OF MARYLAND — JASON A. EVANS — No. 39885 — PROFESSIONAL ENGINEER

SIGNATURE 4/26/13

JASON A. EVANS
PRINTED NAME
TITLE: ASSOCIATE

1/16/15
EXPIRATION DATE

LICENSE No. 39885

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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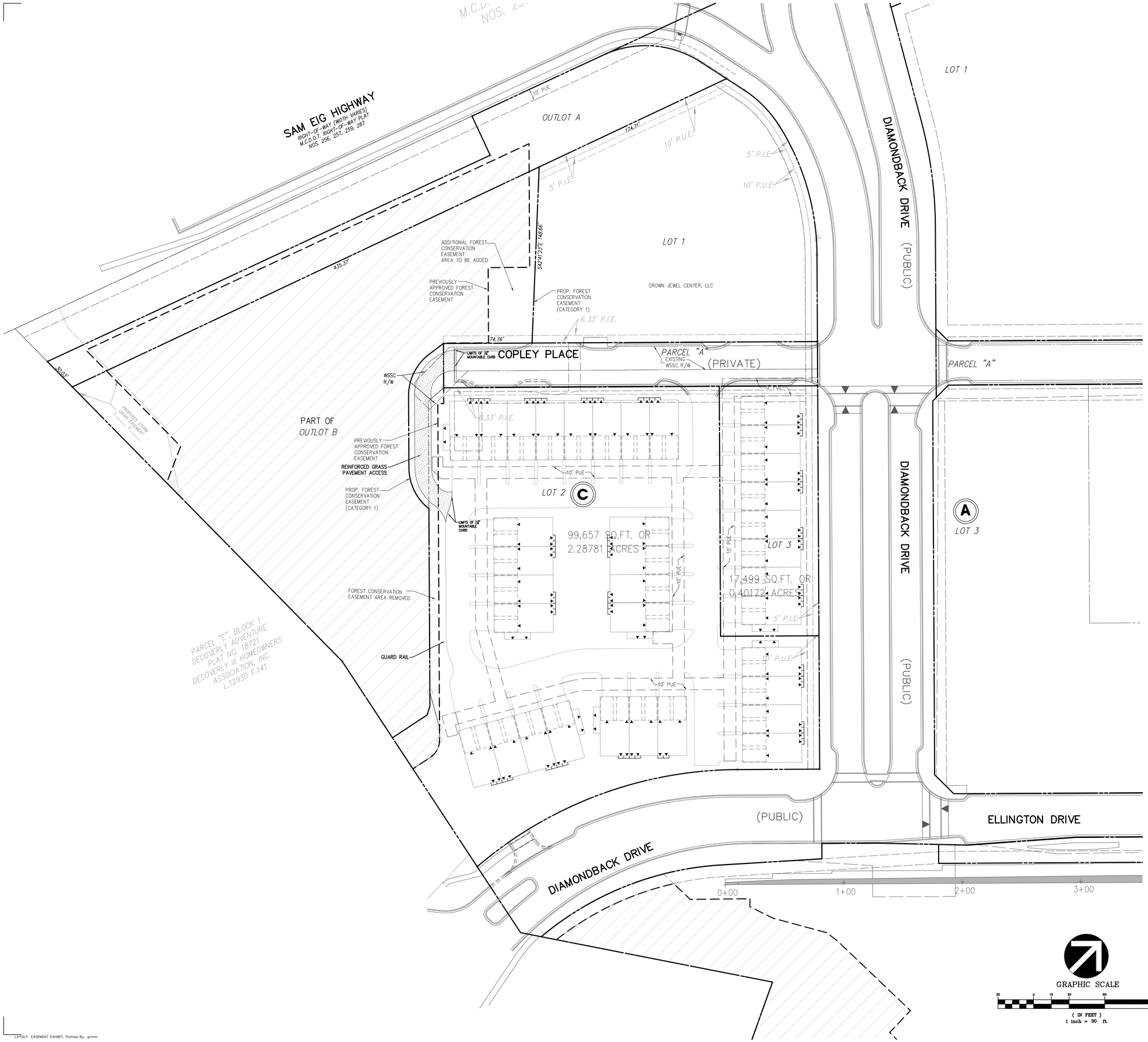
REVISIONS

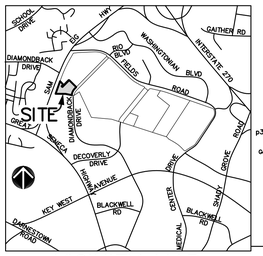
Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013	
DES. ENG	DWN. CAD
SCALE: 1"=30'	
PROJECT/FILE NO. VM 14363	
SHEET NO. 15 OF 18	

K:\VDO-1500\VM14363\cadd\preliminary\VM_BLOCK-C-VA-001-BLOCK-C-PRELIM UTIL.dwg - Apr 26, 2013 At 2:40:38 PM

LAYOUT: COLOR UTILITY, Plotted By: grimm





VICINITY MAP
SCALE: 1" = 2000'

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CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

EASEMENT EXHIBIT
SCHEMATIC DEVELOPMENT PLAN

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CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

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SIGNATURE 4/26/13
JASON A. EVANS
PRINTED NAME
TITLE: ASSOCIATE
1/16/15
EXPIRATION DATE
LICENSE No. 39885

GRAPHIC SCALE
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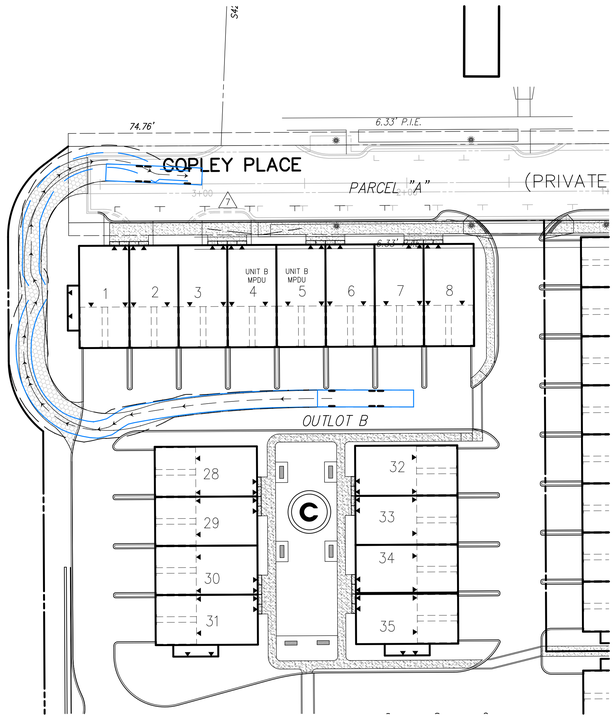
REVISIONS

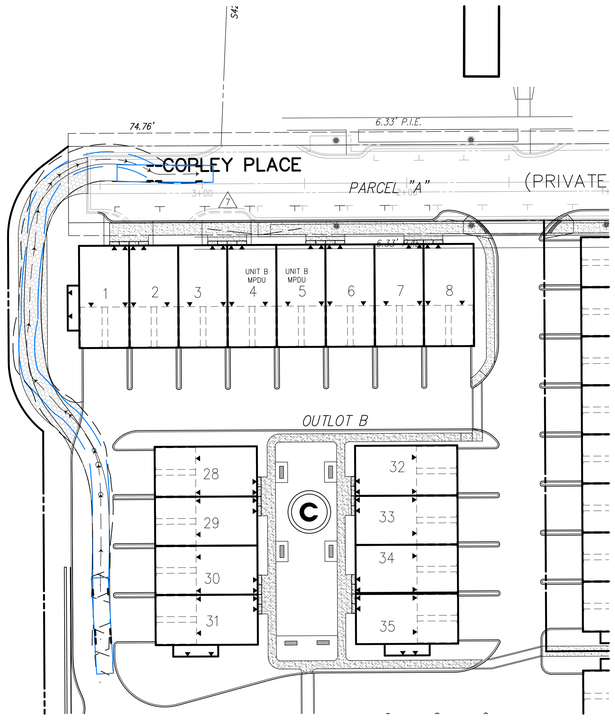
Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

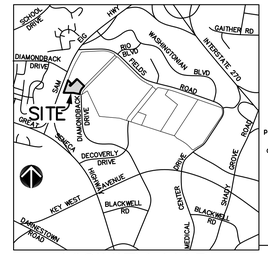
DATE: January 2013
DES. JE | DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM 14363
SHEET NO. 4 OF 18

K:\1000-1500\1436\Cadd\preliminary\VM_BLOCK-C-LY-EASE-BLOCK-C_LOTTING.dwg -- Apr 26, 2013 AT 2:33:10 PM

LAYOUT: EASEMENT EXHIBIT, Plotted By: grimm







VICINITY MAP
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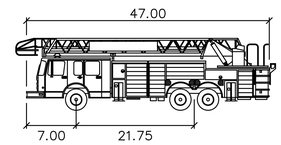
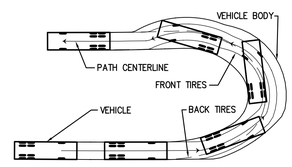


FIRE TRUCK MONT.CO feet

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2



CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
240-882-5489

PRELIMINARY TRUCK MOVEMENT FIRE TRUCK CLOCKWISE LOOP SCHEMATIC DEVELOPMENT PLAN

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CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON XXXXX, 2012
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STATE OF MARYLAND JASON A. EVANS No. 39885 PROFESSIONAL ENGINEER

SIGNATURE 4/26/13 DATE

JASON A. EVANS 1/16/15
PRINTED NAME EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 39885

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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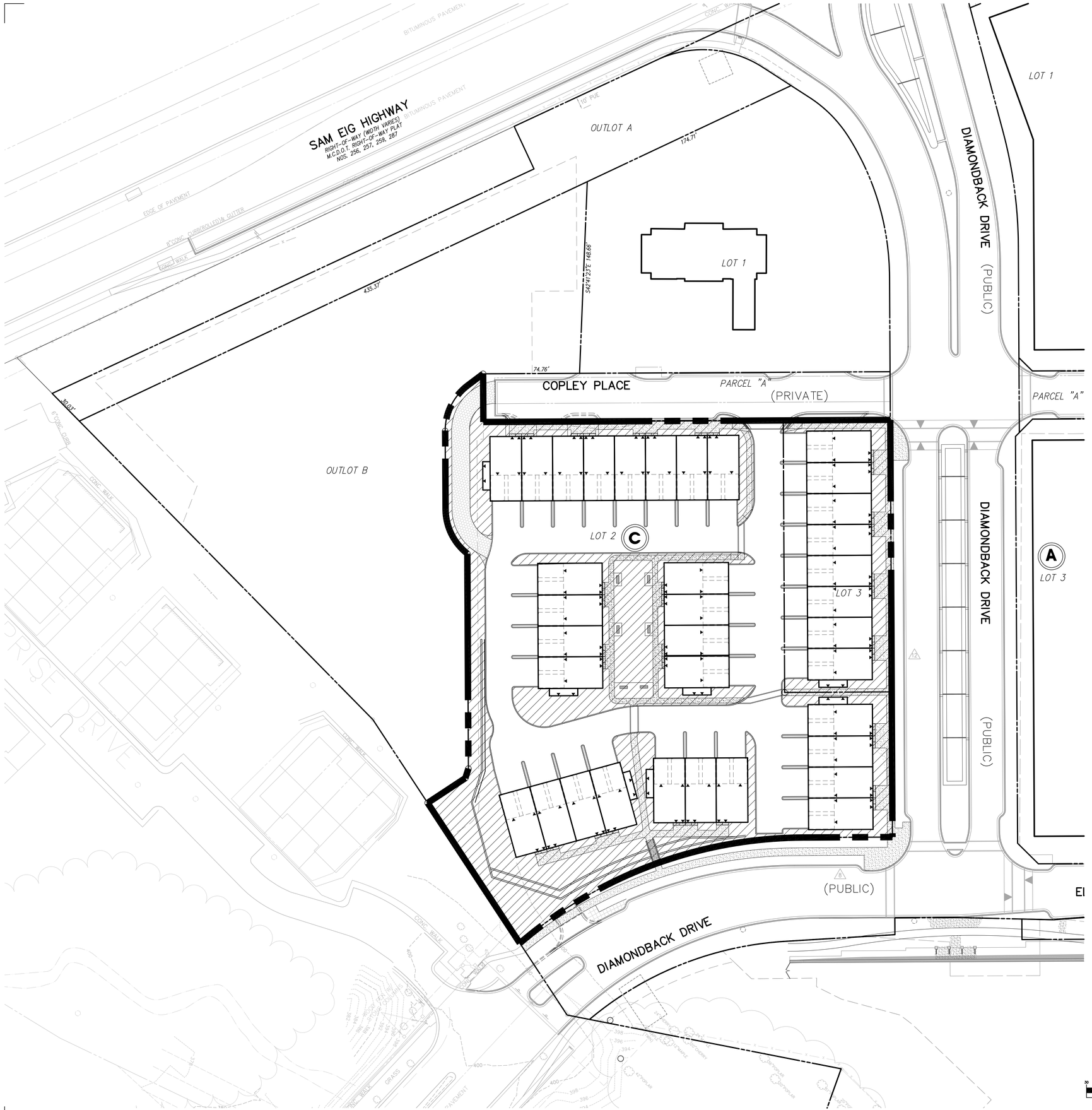
REVISIONS

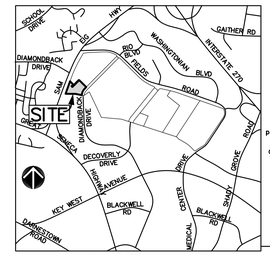
Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013
DES. ENG DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM 14363
SHEET NO. 13 OF 18

K:\1000-1500\1408\cadd\grimmary\11_BLOCK-C\1408100_BLOCK-C_TRUCK.dwg - Apr 26, 2013 X:7 2:45:21 PM

LAYOUT: FIRE TRUCK 3, Plotted By: grimm





VICINITY MAP
SCALE: 1" = 2000'

VIKA
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www.vika.com
Germantown, MD McLean, VA

LEGEND

LIMITS OF PLAN

GREEN SPACE

GREEN SPACE TABULATION
COMMERCIAL USE MUST PROVIDE 25% MINIMUM

PREVIOUSLY APPROVED MULTI-FAMILY BUILDING

SITE AREA: 2.56 AC.
GREEN SPACE PROVIDED: 0.42 AC. OR 16%

PROPOSED 2 OVER 2 LAYOUT (THIS PLAN)

SITE AREA (LOT 2 & 3): 2.69 AC.
GREEN SPACE PROVIDED: 0.84 AC. OR 31%

TOTAL GREEN SPACE SURPLUS IN NEIGHBORHOOD 1 PER APPROVED SDP-11-001 = 2.92 AC.
GREEN SPACE INCREASE FOR THIS PLAN IS 0.42 AC. OR 3.34 AC. SURPLUS FOR N1.

CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
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PRELIMINARY GREEN SPACE EXHIBIT
SCHEMATIC DEVELOPMENT PLAN

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4/26/13
SIGNATURE

JASON A. EVANS
PRINTED NAME
TITLE: ASSOCIATE

1/16/15
EXPIRATION DATE

LICENSE No. 39885

GRAPHIC SCALE
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(IN FEET)
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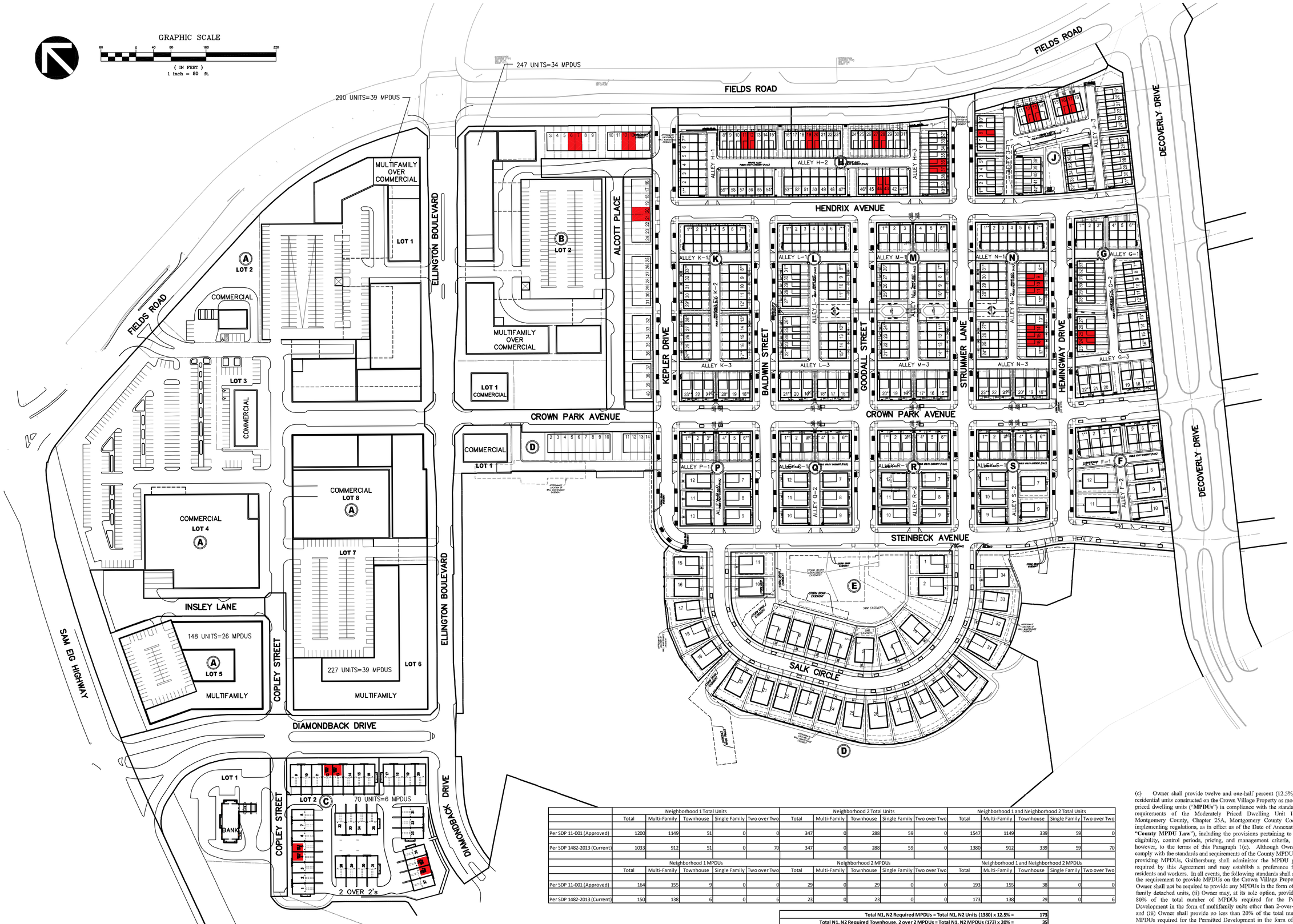
REVISIONS

Resubmit-4/26/2013
Added secondary access
Resubmit-3/14/2013

DATE: January 2013
DES. XX
DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM 14363
SHEET NO. 5 OF 18

LAYOUT: 5 OF 18, Plotted By: grimm



	Neighborhood 1 Total Units					Neighborhood 2 Total Units					Neighborhood 1 and Neighborhood 2 Total Units				
	Total	Multi-Family	Townhouse	Single Family	Two over Two	Total	Multi-Family	Townhouse	Single Family	Two over Two	Total	Multi-Family	Townhouse	Single Family	Two over Two
Per SDP 11-001 (Approved)	1200	1149	51	0	0	347	0	288	59	0	1547	1149	339	59	0
Per SDP 1482-2013 (Current)	1033	912	51	0	70	347	0	288	59	0	1380	912	339	59	70

	Neighborhood 1 MPDUs					Neighborhood 2 MPDUs					Neighborhood 1 and Neighborhood 2 MPDUs				
	Total	Multi-Family	Townhouse	Single Family	Two over Two	Total	Multi-Family	Townhouse	Single Family	Two over Two	Total	Multi-Family	Townhouse	Single Family	Two over Two
Per SDP 11-001 (Approved)	164	155	9	0	0	29	0	29	0	0	193	155	38	0	0
Per SDP 1482-2013 (Current)	150	138	6	0	6	23	0	23	0	0	173	138	29	0	6

Total N1, N2 Required MPDUs = Total N1, N2 Units (1380) x 12.5% =	**173**
Total N1, N2 Required Townhouse, 2 over 2 MPDUs = Total N1, N2 MPDUs (173) x 20% =	**35**
Total N1, N2 Required Multifamily MPDUs =	**138**

Multi-Family by Block		MF Units	MF MPDUs
Bozzuto*	Block A Lot 1	290	39
Bozzuto*	Block B Lot 2	247	34
Westbrook Properties	Block A Lot 5	148	26
Westbrook Properties	Block A Lot 6	227	39
Total		912	138

* These units are already allocated and under construction

Unit Type	Units	MPDUs
Townhouse	339	29
Single Family*	59	0
2 over 2	70	6
Total	468	35

*Per the annexation agreement all MPDUs to be allocated between TH and 2o2

(c) Owner shall provide twelve and one-half percent (12.5%) of the residential units constructed on the Crown Village Property as moderately priced dwelling units ("**MPDUs**") in compliance with the standards and requirements of the Moderately Priced Dwelling Unit Law of Montgomery County, Chapter 25A, Montgomery County Code, and implementing regulations, as in effect as of the Date of Annexation (the "**County MPDU Law**"), including the provisions pertaining to income eligibility, control periods, pricing, and management criteria, subject, however, to the terms of this Paragraph 1(c). Although Owner shall comply with the standards and requirements of the County MPDU Law in providing MPDUs, Gaithersburg shall administer the MPDU program required by this Agreement and may establish a preference for City residents and workers. In all events, the following standards shall apply to the requirement to provide MPDUs on the Crown Village Property: (i) Owner shall not be required to provide any MPDUs in the form of single-family detached units, (ii) Owner may, at its sole option, provide up to 80% of the total number of MPDUs required for the Permitted Development in the form of multifamily units either than 2-over-2 units, and (iii) Owner shall provide no less than 20% of the total number of MPDUs required for the Permitted Development in the form of single-family attached units and/or 2-over-2 units. In connection with its SDP Applications, Owner shall submit an MPDU location and staging plan which is to reflect a general integration of MPDUs among market rate units and a phasing of the construction of MPDUs in conjunction with the construction of market rate units, subject, however, to the standards set forth in the preceding sentence. The MPDU location and staging plan will be subject to Gaithersburg's reasonable approval but in all events such approval shall be in accordance with the terms of this Paragraph 1(c).

VIKA
• ENGINEERS
• PLANNERS
• LANDSCAPE ARCHITECTS
• SURVEYORS
• SUSTAINABLE DESIGN

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SUNBROOK PARTNERS
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SUITE 750
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CROWN FARM NEIGHBORHOODS 1 & 2

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

AFFORDABLE HOUSING EXHIBIT

REVISIONS

1) LOT 1, BLOCK C CHANGED FROM MULTI-FAMILY TO 2 OVER 2's & MPDU DISTRIBUTION REVISED 1/4/2013.

DATE: AUG. 12, 2011
DES. MLB
DWN. TSS
SCALE: 1"=80'
PROJECT/FILE NO. M1436N
SHEET NO. 1 OF 1

LAYOUT: 1, Plotted By: warhalic

CROWN

NEIGHBORHOOD 1 AMENDMENT
2 OVER 2 UNITS
BLOCK C

2/2

CONTENTS:

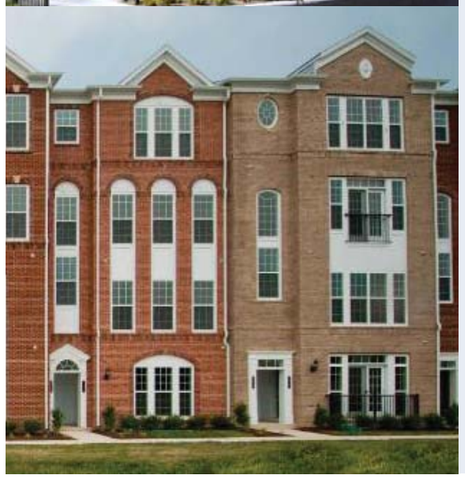
GENERAL BUILDING DESIGN GUIDELINES 1
2 OVER 2 RESIDENTIAL MATERIAL STANDARDS 2
OPEN SPACE ELEMENTS 3
KEY LOTS 4
TYPICAL FOUNDATION LANDSCAPING 5
TYPICAL UTILITY LAYOUT 6

NOTE:
In addition to the previously approved design guidelines dated January 2011, the following elements are provided as enhancements for the Neighborhood 1 - 2 over 2 units.

GENERAL BUILDING DESIGN GUIDELINES

1. Articulate Massing and Facades

Promote a building design that helps animate and add interest in the overall public space experience via the interplay of light and shadow, opaque vs. transparent surfaces, texture, color, and elevation depths.



2. Build in the Tradition of Simple Yet Elegant Designs using Traditional, High-Quality, and Durable Materials Throughout the Community

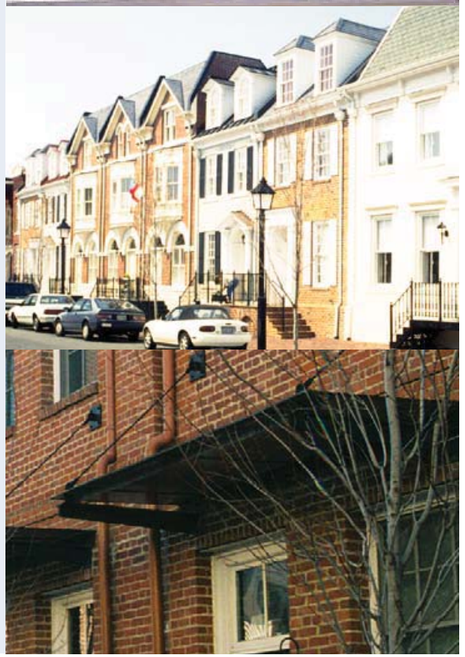
Building architecture and elevations promote a more contemporary nature through the use of simple unifying roof and window lines, and careful selection of materials. The building aesthetic should emerge from elevation components and building details rather than from mere ornamentation.

3. Embellish the Streets with Private Outdoor Spaces, Design Building Facades to Respond to these Spaces, and Emphasize the Main Entries of Buildings

The relationship between the street and building facades is augmented by features which are deep enough to offer an outdoor retreat for the resident. Relief and depth of the architectural facade also offer a more interesting pedestrian experience while making primary building entrances easily identifiable from driveways and drop-offs.

4. Incorporate Shading Devices as a Unifying Design Feature

Shading devices such as overhangs, trellises, balconies, and porches should be sensitively incorporated to reduce the heat gain, as well as function as architectural features that unify the look of the overall community.



2 OVER 2 RESIDENTIAL MATERIAL STANDARDS

GENERAL

1. Two-over-two buildings are designed to be similar in architecture, mass and scale to the commercial-below-residential and multi-family buildings.
2. Each two-over-two building will be four stories, and the front entrance will be shared by the top and bottom unit owner. Separate entrances will be provided at the rear of the unit through a single-car garage for each unit. each unit will also be served by a driveway parking space.
3. The building design shall be accentuated at the corners located on public roadways in addition to the guidelines for Key Lots - Focal Points.
4. Architectural projections such as terraces, projections and bays shall be encouraged.
5. The building facade shall be articulated with a strong base that supports the upper floors with a well-defined cornice line at the top.
6. Rear elevations shall provide a strong edge and articulation on facade where the building steps up/down in accordance with grade. This may be achieved with alternate color or materials between units, or with trim/ corner boards at the location of facade step.

WALLS

1. For building walls which are constructed of more than one material, changes in material could be permitted along a horizontal or vertical line, and should reinforce a Base, Middle and Top for the building.
2. Use of Hardy board and panels are acceptable.

WINDOWS

1. All exterior elevations are required to have windows.
2. The windows must be single, double, triple-hung, casement, or fixed in decorative applications.
3. Windows should be square or rectangular in configuration and vertical in orientation. There could be circular, half-round, irregular, or elliptical accent windows.
4. Window lights are to be square or vertical in proportion.
5. Windows generally should not be closer than two feet to the corners of the building, unless the window wraps the corner as part of an architectural house style or element to be approved by the Planning Commission.
6. Skylights are to be located only on the backside of the roof ridge.
7. Gabled ends are permitted to have accent windows.
8. Openings, windows, and window sashes will be rectangular with a vertical or square proportion.
9. Window wells could require landscape screening, if it is visible from public right-of-way.
10. Shutters should be proportionately sized to the windows.

DOORS

1. Storm doors and screen doors are to be free of decorative trim, in full view, and be finished to match either the main door or the trim around them.
2. Paneled garage doors and windows (located in the top panel) are recommended.
3. All garage doors shall be recessed from the exterior trim surrounding the garage opening.

ROOFS

1. Non-dimensional roofing shingles are prohibited.
2. There must be simple roof configurations for units with pitched roofs.
3. When used as a secondary roof set against the wall of the main building, shed roofs (roofs which pitch in one direction) are permissible.
4. Brackets, spandrels, finials, and other ornamentation are permitted.

GUTTERS AND DOWNSPOUTS

1. If using copper gutters, they are permitted to retain their copper color, or weathered patina. Other materials must be pre-baked or powdered coated finished, color to be approved.
2. Downspouts encouraged to be at the rear of the units.

DECKS / BALCONIES / PATIOS

1. Handrail and guardrail material shall be wood, pvc, vinyl, or metal/aluminum and shall have a min. height of 42”.
2. Balconies must have finished undersides.
3. Decks will be constructed on all units as part of the basic design and structure. No future decks or expansions shall be permitted.

UTILITIES & MECHANICAL EQUIPMENT

1. Meters shall be in utility sheds or in driveway islands.
2. HVAC units to be located within two-over-two units or in driveway islands.

SECONDARY ENTRY SIGNAGE

1. Secondary entry signage may not exceed 200 square feet in area per sign face.
2. May flank all entries into Downtown Crown or residential neighborhoods.
3. May be attached to, but not limited to, a building, retaining wall, or a decorative wall. When attached to a wall, only the message area shall be calculated toward the total signage permitted.

OPEN SPACE ELEMENTS

PUBLIC ART ELEMENTS

All public art elements shall be determined and located per the approved Crown Farm annexation agreement, as jointly approved by the Crown Farm LLC and the City staff. The public art in each neighborhood will be determined at a later date in conjunction with their respective SDPs.

OUTDOOR GRILL

Outdoor grills or barbecue areas can enliven a space, adding activity, character, and functionality to the neighborhood of Crown. Materials should complement the architecture and character of Crown and should be easily accessible for all residents.

OUTDOOR HEARTH / FIRE PIT

An outdoor hearth or fire pit adds a touch of comfort and mystery to any public space. These elements allow residents to spend time outdoors with their neighbors and family once the summer months have dwindled and autumn's brisk chill comes their way.

FOUNTAINS & WATER FEATURES

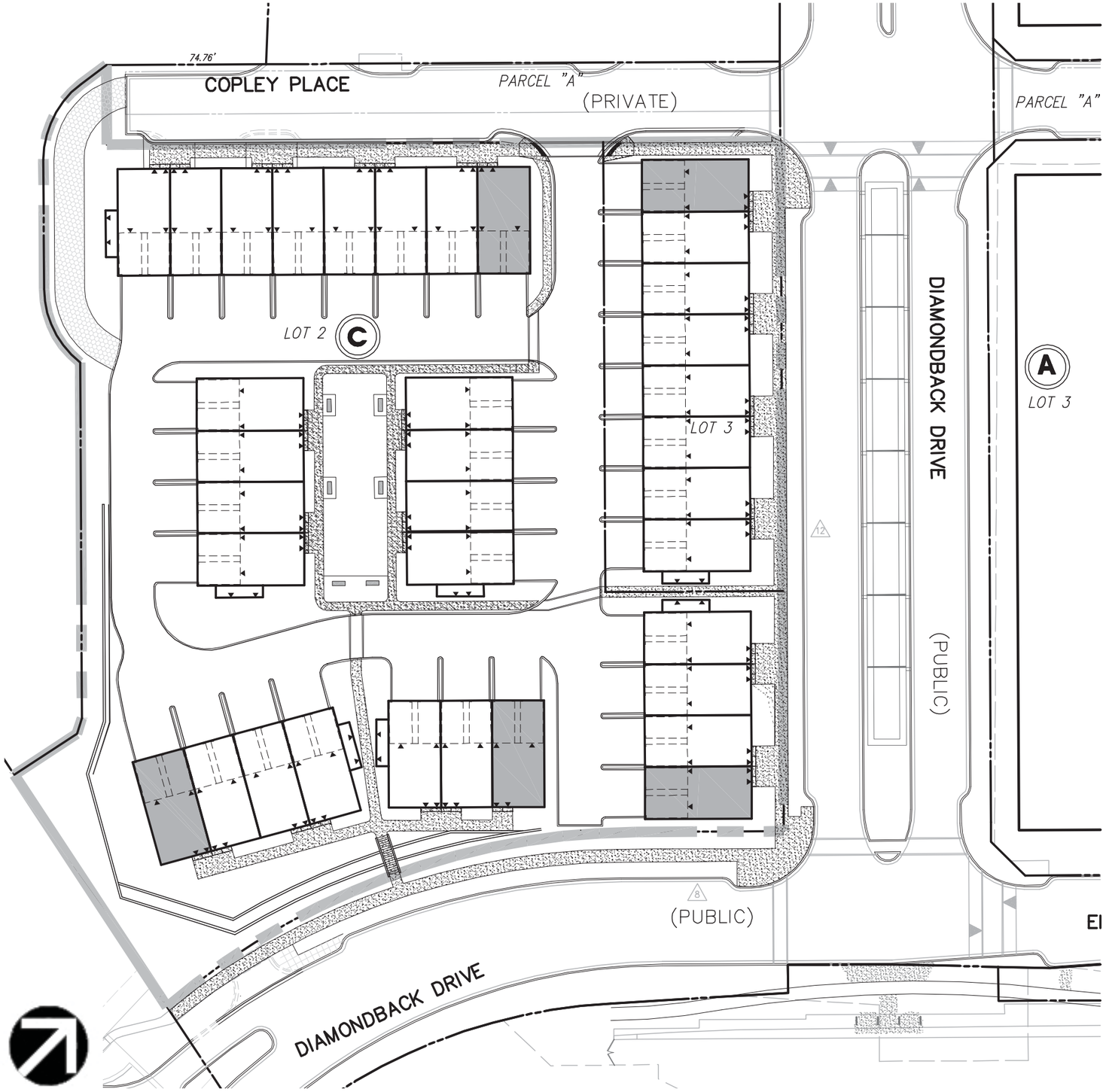
Fountains and water features are a great place for residents to gather during the hot summer months. Adding liveliness to any outdoor space, water features can be enjoyed at length or in passing while on the daily grind.

ARBORS & PERGOLAS

Expanding from the bold, progressive architectural styles of Crown , pergolas and arbors can help define an outdoor space, adding comfort, scale, and identity to gateways and destinations.

KEY LOTS

Key Lots are buildings that shall receive special architectural treatments. They are located at corners, highly visible areas, or around the major open spaces. The architectural treatment of the buildings in these lots could include, but not limited to, high-quality material, unique materials, wrap-around porches, additional bay windows, and other embellishments.

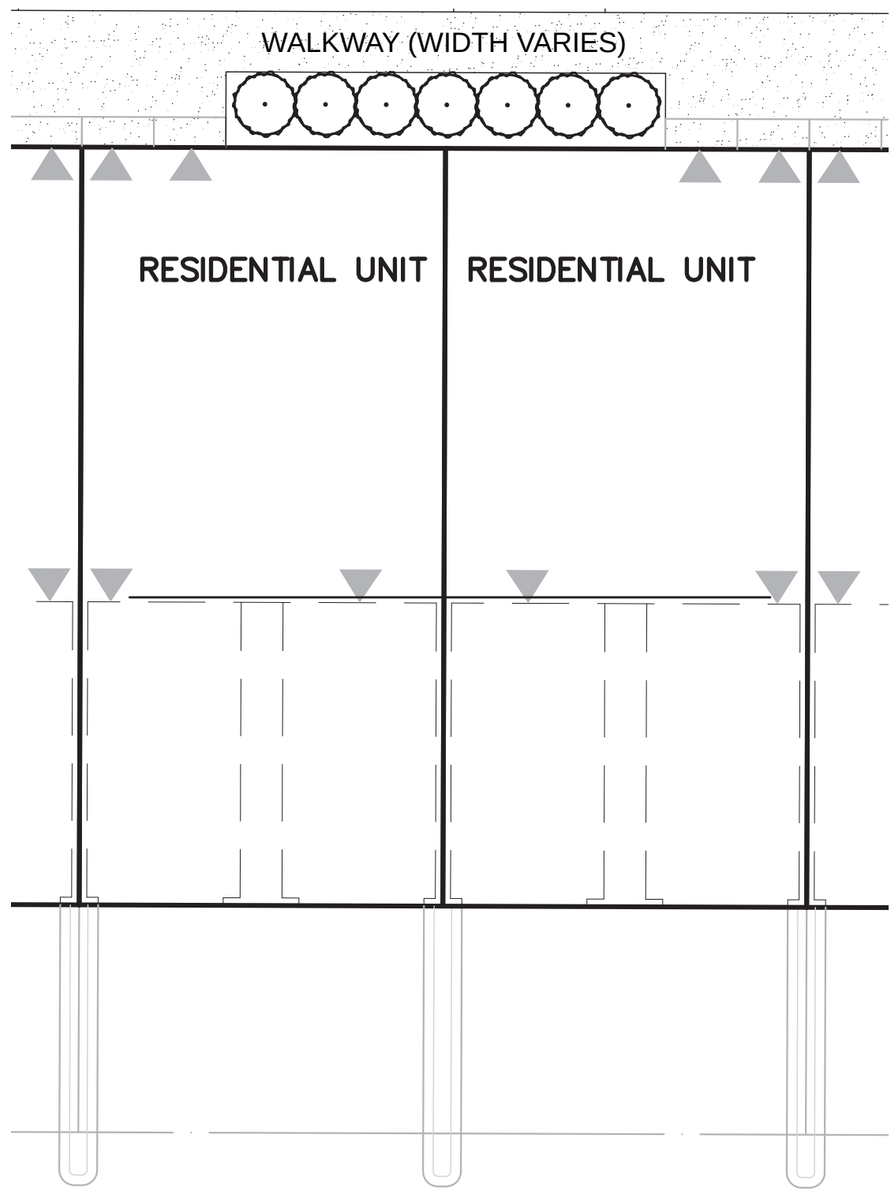


LEGEND

END UNIT KEY LOT
The residential unit located at the end of a row will be treated with the consistent material treatments on the front and side facades.

LIMIT OF SITE

TYPICAL FOUNDATION LANDSCAPING

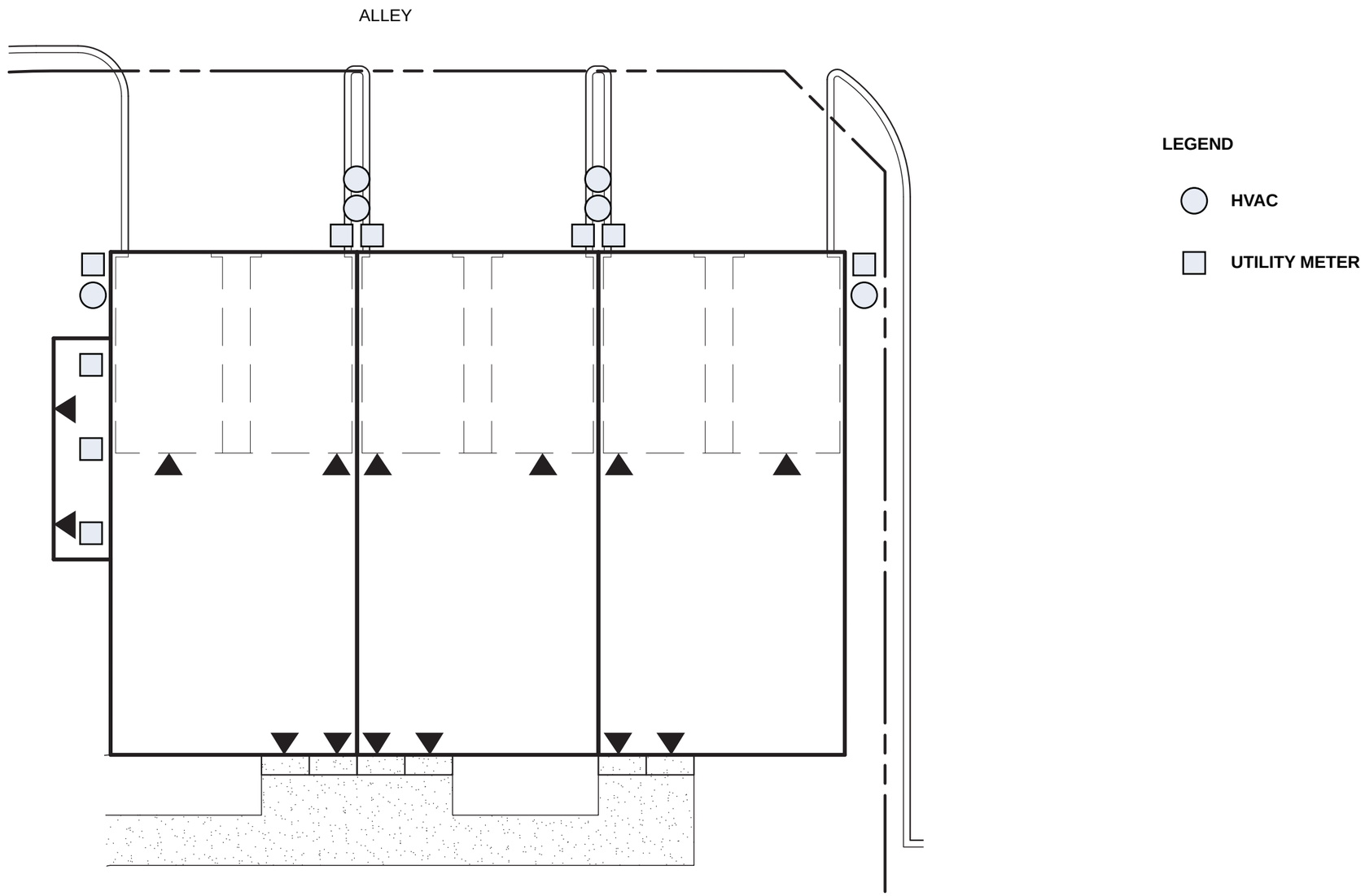


LEGEND

SHRUBS @ 3'-4' O.C. (TYP.)
SHRUB SELECTION TO BE DWARF OR COLUMNAR VARIETIES TO PREVENT OBSTRUCTION OF WINDOWS / DOORS AND TO MINIMIZE MAINTENANCE.

Note: All plans are conceptual and subject to change. Final layout of plantings will be determined at Site Plan, and are to reflect final architecture. Private residences shall be built and initially landscaped by the developer of record. If desired, residents are permitted to change landscaping materials in accordance with HOA regulations.

TYPICAL UTILITY LAYOUT



Note: The potential locations of utility meters and HVAC units shown above are conceptual and for illustrative purposes only; the final location of these will be determined in conjunction with coordination with the utility companies and design of final architecture.

WESTBROOK PROPERTIES

May 6, 2013

Rob Robinson
City of Gaithersburg
Office of Planning
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Supplemental Submission for the Crown two over two SDP.

Dear Rob:

As a result of comments received at the Joint Public Hearing on April 15, 2013 and as a follow up to our recent conversation we respectfully submit the following response along with supporting exhibits and sketches for your consideration.

During the joint public hearing we heard two major comments/concerns related to the submission. The first comment was related to the aesthetics of the building steps in the elevations. The second comment was related to a second means of ingress/egress. As a result of further study and conversations with staff we have revised and resubmitted plans that we hope you will find have adequately addressed both comments. Further we hope this letter offers some additional background information that ultimately yielded the plan revisions

Comment 1: Concern was raised regarding the periodic stepping of the building to address site grades. It was suggested to evaluate one significant step versus several smaller steps or to create a stronger intentional edge between units.

Response: The conceptual elevations have been refined to include a trim piece/corner board at each lot common wall to further emphasize and define building sections. Necessary building steps will occur at these defined section lines. Alternate color or materials between units was also considered and may ultimately be incorporated to further define sections. The design intent remains to organize the architecture to represent more of an urban multi-family building rather than a "stick" of linked units and therefore the homogeneous color schemes are preferred. The architect believes the incorporation of the vertical corner boards defines building sections or vertical bays and provides the necessary transition point within the elevations. Revised conceptual elevations have been resubmitted for your review.

Comment 2: Concern was raised related to the single means of access to serve the development. Access to and from the development could be temporarily shut off in the event of a blockage at the entrance. Consider a second full movement entrance or auxiliary temporary entrance that could be used in the event the main entrance is closed.

Response: During the site planning process the design team evaluated the need for a second point of access to the site. The design team specifically analyzed the net traffic impact of the conversion from the approved 234 multifamily units to the proposed 70 two over two units and the practical viability and use of the access point.

The approved SDP contemplated 234 multifamily units requiring 325 onsite parking spaces provided in a 348 space four-level structured garage. The initial analysis anticipated 71% of the vehicles entering or exiting the garage would do so from the Copley Place entrance and the

remaining 29% of the vehicles entering and exiting would be from the Diamondback Drive entrance. The analysis assumed that the proposed development would generate 69 vehicle trips during the morning peak hour and 79 vehicle trips during the evening peak hour through the Copley Place entrance. These trips counts were factored into the overall analysis of the intersection of Diamondback Drive and Copley Place.

The proposed plan of 70 two over two condominium units, which for the purpose of traffic analysis considers the units as "townhomes", generates 34 vehicle trips during the morning peak hour and 58 vehicle trips during the evening peak hour through the Copley Place entrance. The quantitative analysis concludes that the proposed 70 unit development would generate 51% less traffic through the Copley Place entrance at the morning peak hour and 27% less traffic through the Copley Place entrance at the evening peak hour and therefore will result in less congestion and better operating function at the Copley Place/Diamondback Drive intersection. The analysis confirms that a second full function entrance is not warranted. A summary of the traffic analysis from The Traffic Group is attached as a letter dated April 23, 2013 for your information

Notwithstanding the above quantitative analysis, we appreciate the functional issue raised at the joint public hearing by the Council and shared by others. The concern was related to the convenience and lack of redundancy of the single entrance to the development.

First regarding convenience. Actual use patterns typically follow the easiest route from the origin to the destination. Rarely would someone choose the less convenient route. Based on our assumptions a disproportionate number of users will seek the easiest route to Sam Eig Highway. Our original analysis assumed 71% of users would prefer this route. Given the significant reduction of overall users and a consistent route preference we are confident that any secondary entrance other than with direct access to Copley Place (particularly Alternative 5)) would be highly underutilized and not cost effective as a fully functional entrance.

Second regarding the need for redundancy of the entrance. We believe the likelihood of a complete closure of the primary entrance is remote, however the possibility does exist. The entrance is also the primary point of entry for several utilities which may require repair and maintenance from time to time. The design team was able to relocate the primary water service and meter vault away from the entrance removing a significant maintenance/source, thereby further reducing the remote possibility of a closure.

As a result of the feedback from the hearing we took a step back and re-evaluated all access options. While our revised plan reflects the ultimate conclusion, we thought it would be helpful for you to understand the factors that went into the selection of the preferred alternative.

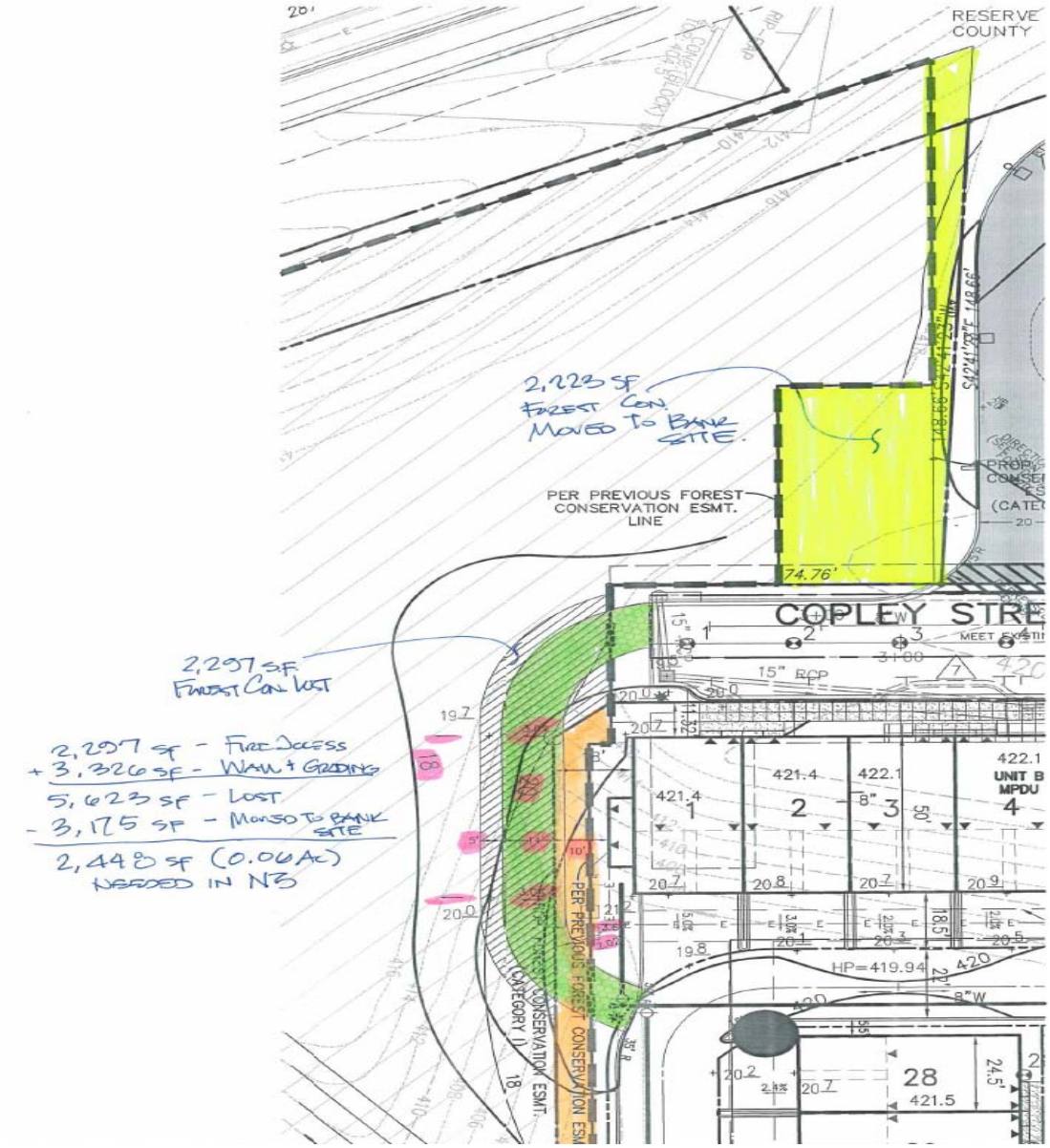
We considered six alternatives, each having some merit. Several of the alternatives also had what we considered significant flaws, and were eliminated from consideration. The remaining options were evaluated based on several factors; including sustainability impacts, functional benefits, economic/cost impact, and overall plan quality. Based on the evaluation a "preferred alternative" was selected. The preferred alternative along with the other possible options were presented and reviewed by Staff for their feedback. Below is a brief summary of the alternatives considered along with the merits and flaws of each. Also attached is a summary of the analysis titled Exhibit 1, Alternatives Analysis that includes Staff's comments.

<u>Alternative 1) (Preferred Alternative) Add a low impact auxillary driveway south of Unit 1 as depicted in sketch below.</u>

Pros: No unit count impact, utilizes low-impact pervious pavement and eliminates the use of redundant underutilized paving, provides temporary and emergency access in the event that the main entrance is blocked, and has no impact to on-street parking

Cons: Requires a reallocation of Forest Conservation from Neighborhood 1 to neighborhood 3. The overall impact to Forest Conservation Area is zero.

Based upon the low impact to the economic viability of the project and to the sustainability of the project, as well as no impact to on-street parking and the planning and architectural intent of the project; this alternative was selected.

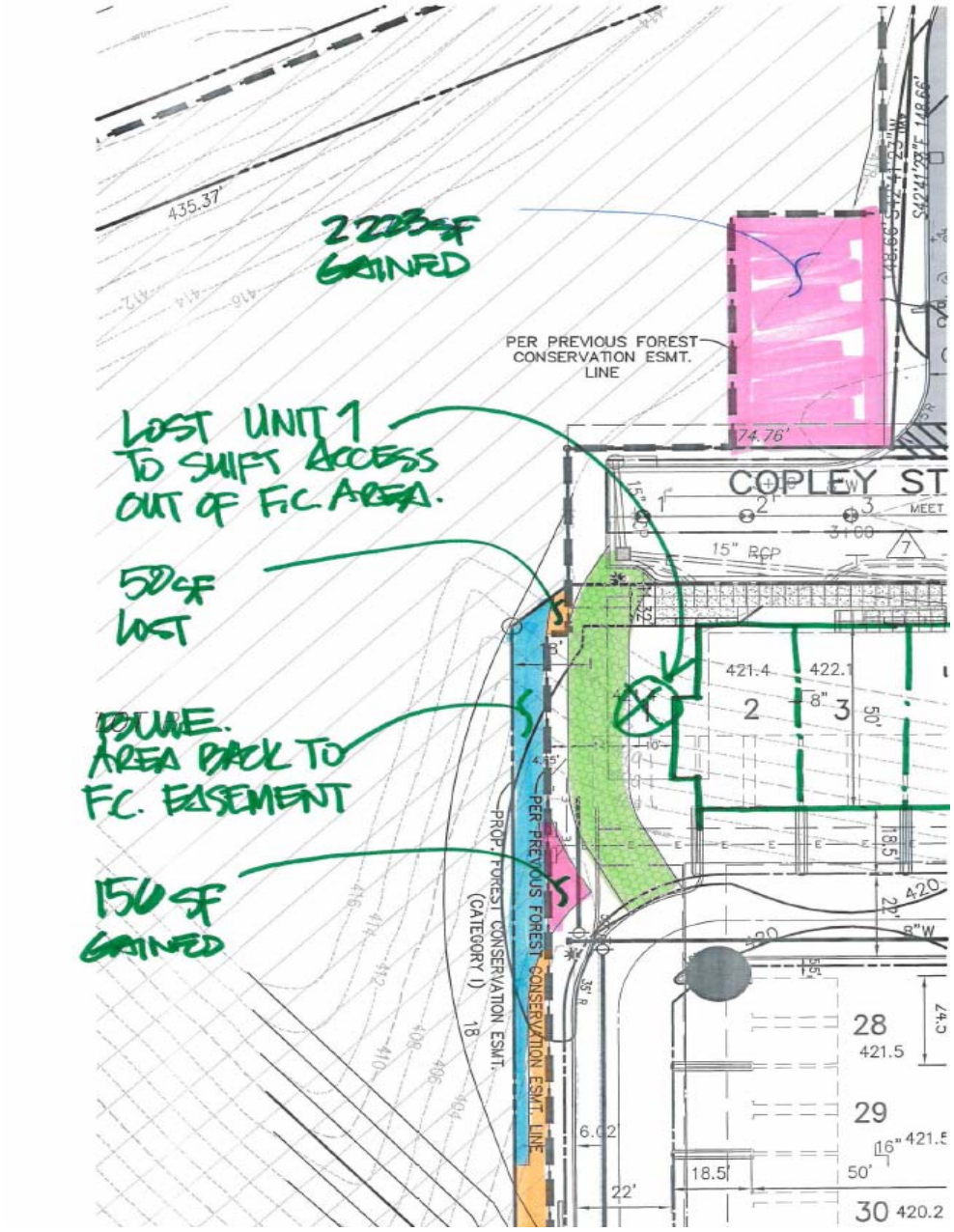


<u>Alternative 1A) Add a low impact auxiliary driveway south of Unit 2 as depicted in sketch below.</u>

Pros: Utilizes low-impact pervious pavement, provides temporary and emergency access in the event that the main entrance is blocked, no impact to FCA. Provides more efficient turning movements than Alternative 1).

Cons: Eliminates 1 lot, (2 units), Loses 1 on-street parking space.

Based upon the significant impact to the economic viability of the project and loss of on-street parking coupled with negligible additional benefits compared to Alternative 1, this alternative was rejected.

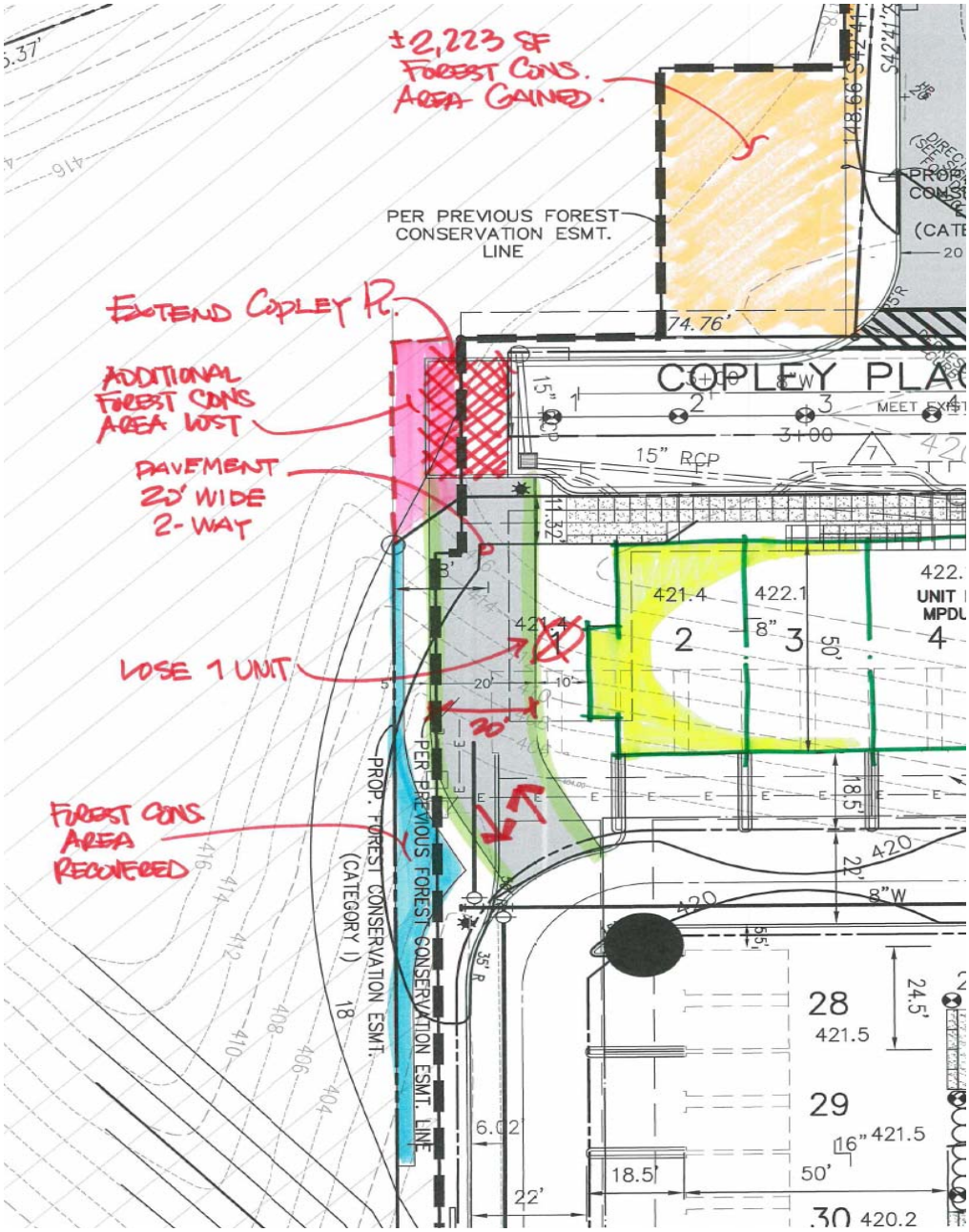


<u>Alternative 2) Add a full movement two-way entrance south of Unit 2 as depicted in sketch below.</u>

Pros: Provides full movement (two-way) alternative entrance.

Cons: Eliminates 1 lot, (2 units), adds redundant impervious pavement/infrastructure, Loses 1 on-street parking space. Extends Copley Place, and impacts FCA in N1,(FCA can be reallocated to N3).

Based upon the significant impact to the economic viability of the project , loss of on-street parking and the quantitative justification for only one entrance into the project this alternative was rejected.

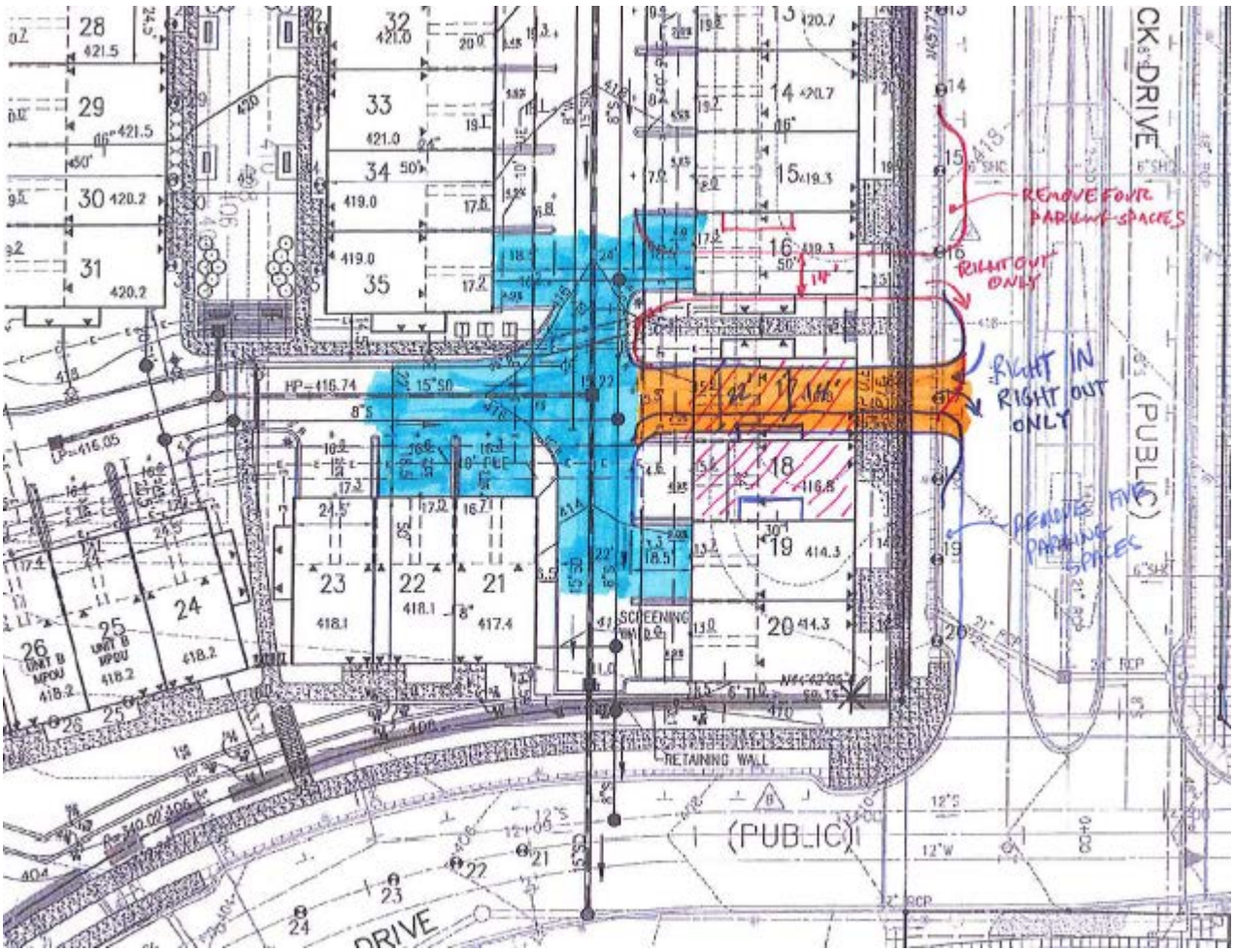


<u>Alternative 3) Add a right in/right out drive connection between units 16-19 as depicted in sketch below.</u>

Pros: Provides right in/right out vehicular and emergency access directly to Diamondback Drive. Entrance is an acceptable distance from Copley Place intersection and Ellington Blvd intersections. Aligns north south alley and entrance drive.

Cons: Eliminates 2 lots, (4 units), impacts architectural elevations along Diamondback and creates a less desirable 2 lot building. Exposes rears to Diamondback views. Impacts landscaping within space. Loses 5 on-street parking spaces. Creates traffic function issues between U-turn ans weaves.

Based upon the extreme impact to the economic viability of the project , loss of on-street parking this alternative was rejected.

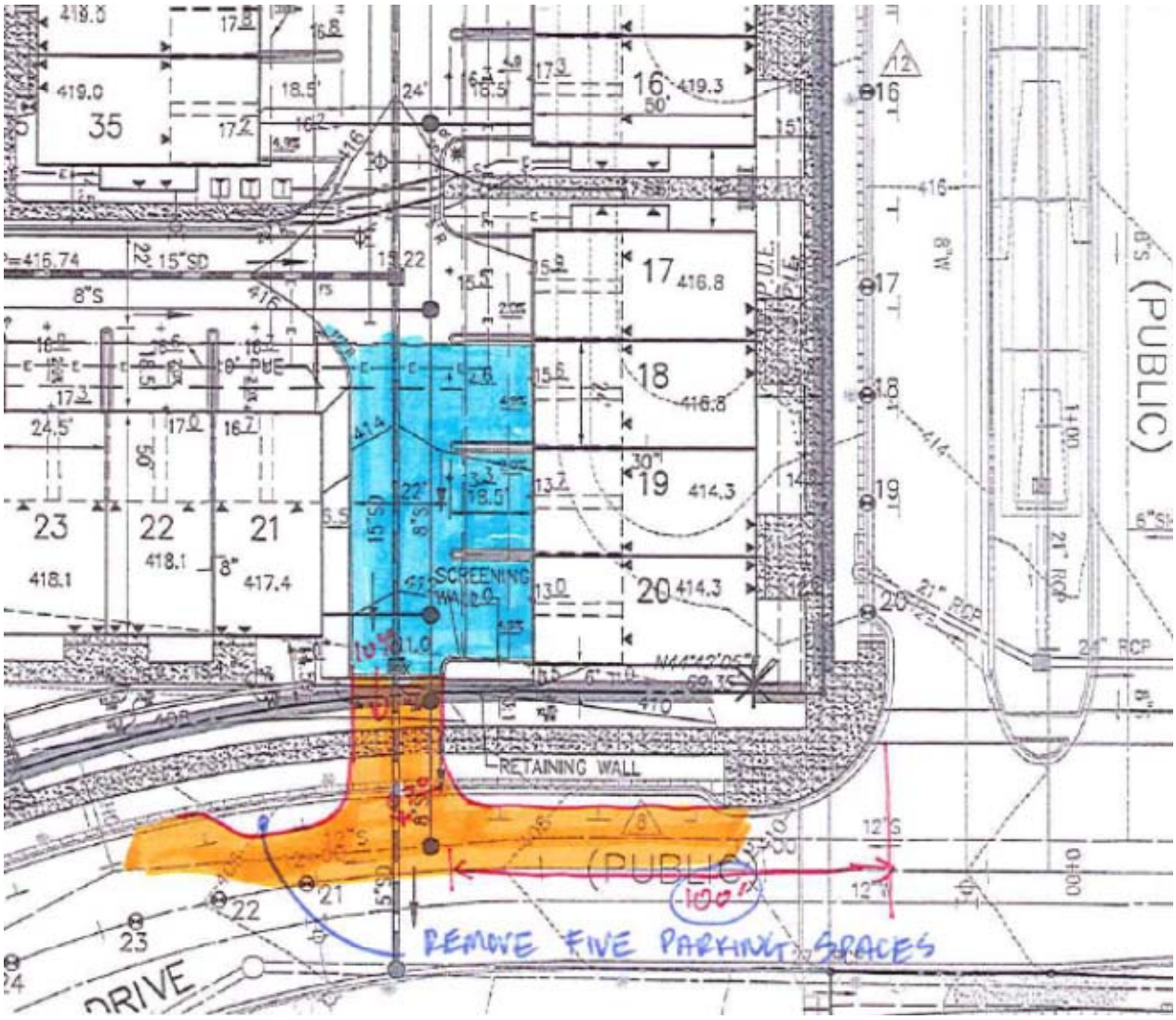


<u>Alternative 4) Extend main drive connection east to Diamondback Drive as depicted in sketch below.</u>

Pros: Provides full movement or right-in right–out access directly from Diamondback Drive. No lot/unit impacts.

Cons: *Unacceptable distance from the Diamondback/Ellington intersection.* Exposes rear entrance alley to diamondback views with elimination of screen wall. Impacts landscaping within space. Loses 5 on-street parking spaces. Impacts to grading.

This alternative was rejected immediately due to failure of traffic analysis.

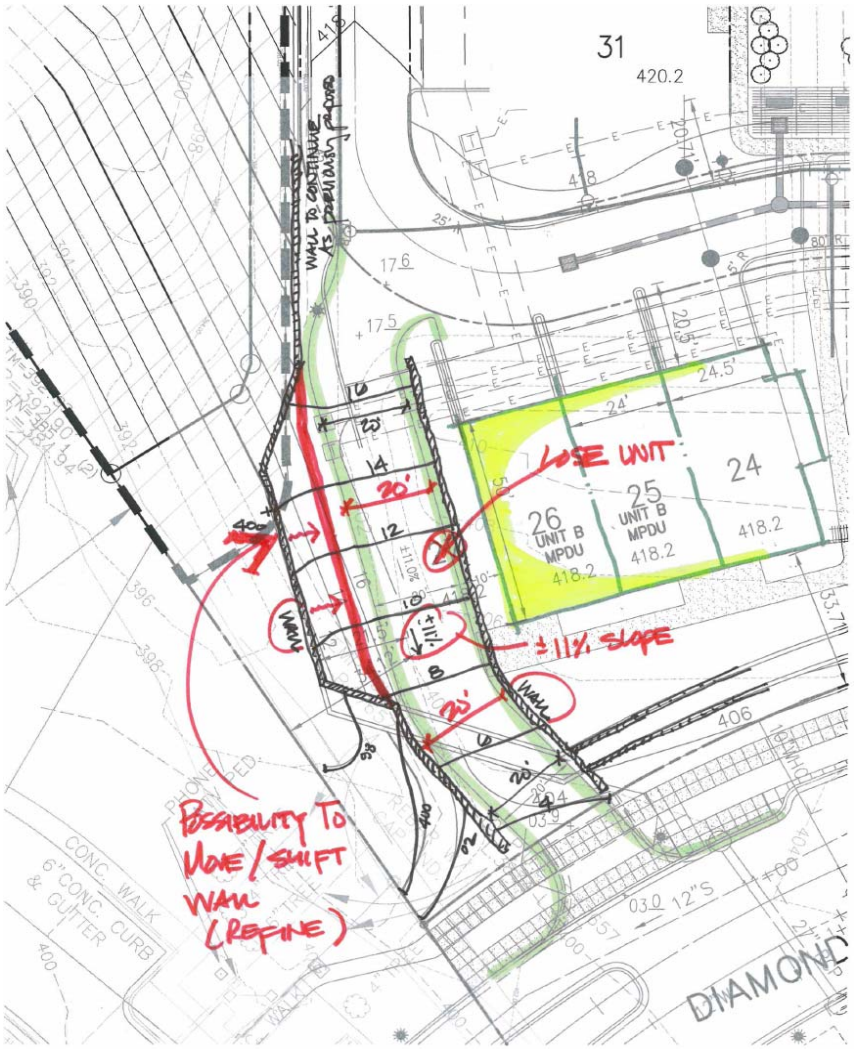


<u>Alternative 5) Add a right-in right-out connection at southern Diamondback Drive, similar to original parking garage entrance as depicted in sketch 5.</u>

Pros: Provides right-in right–out access directly from Diamondback Drive in the event that the main entrance is blocked.

Cons: *Eliminates 1 lot, (2 units),* entrance location is adjacent to Diamondback cross section transition at County line. *Would require additional retaining wall and significant slopes on driveway to mitigate grades. Loses 2 on-street parking spaces. Unacceptable slope,*

Based upon the extreme impact to the economic viability of the project , including excessive and redundant retaining walls this alternative was rejected.



A summary of the alternatives analysis can be found on the attached table titled "Exhibit 1, Alternatives Analysis"

The design team will continue to work with Staff to refine landscaping, and pavement details to address follow-up Staff comments.

We trust that based on our conversations with Staff the responses detailed above adequately addresses all comments and concerns. Please do not hesitate to contact me or Karl Alt with any additional comments or concerns.

We appreciate the continued diligence and cooperation from you and the Staff regarding this submission and look forward to making this development a reality for the City of Gaithersburg in the very near future.

Sincerely,

Robert Zeiller
Westbrook Properties

Copy to:
Karl Alt, Westbrook Properties

Exhibit 1, Alternatives Analysis

No.	Alternative	Traffic Analysis, Acceptable Y or N	Number of Units Impacted	Number of Parking Spaces lost	Sustainable Value	Forest Conservation Impacts	Functional Value	Development Infrastructure Cost Impact	Staff Comments	Applicants Comments
1	Low impact auxiliary driveway south of Unit 1	Y	0	0	High	+/- 2,400SF moved to N3	Low	Med	Acceptable with comments on turning movements and delineation	Preferred alternative
1A	Low impact auxiliary driveway south of Unit 2	Y	2	1	High	No impact	Low	Med	Acceptable with comments on turning movements and delineation	Not selected due to minimal benefit vs significant impacts compared to Alt 1.
2	Add full movement entrance at Copley Place	Y	2	1	Low	+/- 1,500SF moved to N3	Medium	Med	Staff preferred fully functional entrance	Not selected due to additional sustainable and development impacts vs the benefits of underutilized full function entrance.
3	Add RI/RO on Diamondback Drive (E/W)	Y	4	1	Low	No impact	High	High		Not selected due to significant development, planning/architecture and parking impacts
4	Extend main drive east to DB	N	0	5	Low	No impact	High	High		Eliminated from consideration due to traffic analysis
5	Add RI/RO on Diamondback Drive (N/S)	Y, not desirable	2	2	Low	No impact	Medium	Very High		Not selected due to significant development, infrastructure, and parking impacts.

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FIELD OFFICE LOCATIONS

Arkansas
Maryland
New York
Texas
Virginia

May 6, 2013

Mr. Karl Alt
Vice President
Westbrook Properties
10740 Parkridge Boulevard, Suite 110
Reston, Virginia 20191

RE: Crown Farm
Montgomery County, Maryland
Our Job No.: 2004-1011C

Dear Karl:

Per your request, The Traffic Group, Inc. has reviewed the information concerning the intersection of Diamondback Drive at Copley Place and offers the following comment and opinions.

In the internal roadway network assessment for the Crown Farm, Copley Place, originally was designed to accommodate traffic for the proposed Bank positioned west of Copley Place and a 325 parking space garage, east of Copley Place which was to serve 234 midrise/garden style apartments. It is our understanding that the garage and the apartments are now being considered to be replaced with 70 townhomes. Below is a trip comparison between the original development and what is now proposed for this site. Please note that the bank will remain under both scenarios.

Attached to this letter is a trip generation comparison of the peak hour trips projected to be generated by the 234 mid-rise/garden apartments versus the proposed 70 Townhouse Units.

Under the original plan with the garage and apartments there were two access points proposed. The first was along Copley Place which was anticipated to handle 71% of the vehicles entering/exiting the garage and would pass through the intersection of Diamondback Drive and Copley Place. The remaining 29% of the trips would utilize the secondary access along Diamondback Drive. This means that 69 trips from this facility would pass through the Diamondback Drive/Copley Place intersection during the morning peak hour and 79 trips during the evening peak hour.

Under the proposed plan with 70 Townhomes, 100% of the trips would pass through this intersection or 34 trips during the morning peak hour and 58 trips during the evening peak hour. As shown on the attached Exhibit, the proposed 70 Townhomes would generate less traffic through the Diamondback Drive/Copley Place intersection than previously projected.

Therefore the proposed change will result in less traffic passing through the Diamondback Drive/Copley Place intersection resulting in less congestion and better operating conditions than originally anticipated.

Based on the above information it is our opinion that the proposed change from 234 mid-rise/garden apartments (325 space garage) to 70 townhomes will have a positive impact on traffic conditions in this area. Additionally, based upon the comparison, the project performs acceptably with one means of access (Copley Place) and external intersection performance is not negatively impacted by the single access point.

Per your request and based upon comments received during the hearing, The Traffic Group, Inc. has reviewed several alternatives for a second means of access. The Traffic Group, Inc. finds Alternatives 1, 1A, and 2 are acceptable from a functional standpoint, however, these three alternatives tie into Copley Place and will not reduce the through trips on the Copley Place and Diamondback Dr. intersection. Alternatives 3 and 5 are acceptable and will reduce the through trips at the Copley Place and Diamondback Drive intersection.

The Traffic Group, Inc. finds Alternative 4 unacceptable due to insufficient sight distance to right turning vehicles from eastbound Diamondback Drive to southbound Diamondback Drive.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Glenn Cook

Glenn E. Cook
Vice President

GEC:smb

(F:\2004\2004-1011C\wp\Alt1.docx)

TRIP GENERATION

TRIP RATES / FORMULAE

Garden/Mid-Rise Apartments <10 stories (Montgomery County, ≥75 Units)

Morning Trips = (0.40 x Units) + 3

Evening Trips = (0.47 x Units) + 1

Townhouse/Single Family Attached Units (Montgomery County, <100 Units)

Morning Trips = (0.48 x Units)

Evening Trips = (0.83 x Units)

TRIP TOTALS

	MORNING PEAK HOUR	EVENING PEAK HOUR
	TOTAL	TOTAL
Garden/Mid-Rise Apartments <10 stories (Montgomery County, ≥75 Units)		
234 units	97	111
Townhouse/Single Family Attached Units (Montgomery County, <100 Units)		
70 units	34	58

The Traffic Group®

EXHIBIT 1
TRIP GENERATION COMPARISON

qt, f:\2013\qt\trips1.xlsx-total, f04/23/13

From: Ollie Mumpower
To: Rob Robinson
Subject: Traffic analysis for Diamondback Drive at Copley Place
Date: Wednesday, May 08, 2013 9:47:17 AM

Engineering Services Director Mumpower has review the April 23, 2013, report from The Traffic Group regarding the volume of traffic that will pass thru this intersection and agrees with the findings of the report that indicates the proposed development of 70 townhouses will generate less trips thru the Diamondback Drive/ Copley Place intersection than the previously planned 234 apartment complex.

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From:	Rob Robinson
To:	Rob Robinson
Subject:	FW: Fully "justified" letter!
Date:	Wednesday, May 08, 2013 10:02:31 AM
Attachments:	Rob Robinson response final 5-6-13.pdf 2o2traffic analysisExhibit 1FINAL.pdf

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From: Ollie Mumpower
Sent: Wednesday, May 08, 2013 10:01 AM
To: Rob Robinson
Subject: FW: Fully "justified" letter!

The information in the table appears reasonable with the exception that I am not sure the units impacted is pertinent. A more important consideration may be units lost which in most , if not all, cases would be 1 or none.

X. JOINT PUBLIC HEARING

A. **SDP-1842-2013, Crown 2/2: The Applicant Requests Approval of the Schematic Development Plan, SDP-1842-2013, Per Annexation X-182 and Sketch Plan Z-315, Located in the Crown Property Neighborhood 1 (Outlot B, Block C) in Gaithersburg, Maryland. The Subject Application Proposes the Conversion of a Multi-Family Building to 70 2-over-2 Condominium Units**

Lead Planner Robinson presented the joint public hearing duly advertised on March 27 and April 3, 2013. The applicant VII Crown Farm Owner LLC, c/o Westbrook Properties, submitted Schematic Development Plan (SDP) application SDP-1842-2013. This plan, in accordance with the approved and amended X-182 annexation agreement and Sketch Plan Z-315, proposes converting a multi-family building to seventy (70) fee-simple 2-over-2 condominium units in Neighborhood 1 of the Crown development. The subject plan proposes the construction of seventy (70) 2-over-2 condominium units. The units are designed to relate and address either the adjoining exterior roads or the planned interior pocket green. Supplementary Design Guidelines have also been submitted as part of the SDP application. These guidelines will amend the Design Guidelines approved for Neighborhoods 1 and 2 to specifically address 2-over-2 design and the vision for the plan.

Robert Zeiller, Executive Vice President, Westbrook Properties, reported that Ryland Homes has been added to the development team. He stated that the development timeline is a combination of the market, consumer interest, and the built in flexibility of the annexation agreement and sketch plan allowing the acceleration of the submitted proposed plan. The team worked to integrate the design of the Downtown Crown area which is urban in nature. The site was previously approved with a parking structure on the south side with dual entrances. The elimination of the garage allowed an opportunity to enter the site from Copley Place and eliminate the entry way on Diamondback Drive. The team is seeking to create a meaningful open space that is both connected to the larger open space network, accessible, and convenient to use by all residents. He emphasized creating a balance between on and off site parking as well as maximizing the quality of open space. The residents will gain access to the community center and the amenities offered through a shared lease agreement. The plan also adds a variety of housing options to the Crown development. The 2-over-2 design provides a unique ownership option under the condominium structure and promotes the City's initiative of homeownership.

Cindy Todd, VIKA, Inc., spoke on the specifics of the plan and provided an overview which included the community network bordered by Copley Place and Diamondback Drive and the on and off site pedestrian and parking circulation. Reviewed the grade changes on Diamondback Drive that will be leveled and addressed with a retaining wall. In addition, emergency vehicles have full access in and around the proposed 70 units. All materials are proposed to be similar to those standards approved in the design guidelines. The plan incorporates a pocket green which will bring an immediate passive space for the residents of the community.

Jack McLaurin, Lessard Design, reviewed the general building guidelines emphasizing the commitment to the transition from multi-family to the 2-over-2 units. The proposed materials and massing will be compatible with the multi-family and commercial buildings and special attention will be given to the building

facades with a strong base and cornice. He further presented the architectural elevations from all sides of the buildings showing that each unit will have a garage and recessed balcony.

Concerns were expressed with the one entry way and the circulation for emergency vehicles and deliveries. The applicant was asked to investigate the possibility of another entry way or an emergency egress path. It was suggested to change grading and elevations in relation to the buildings. Staff noted that the school population would not be impacted by the 2-over-2 units and that the entire development does meet the City's goal of affordable housing.

There were no other speakers at the hearing.

Motion was made by Danny Winborne seconded by Geri Lanier, that the Planning Commission record on SDP-1842-2013, Crown 2/2: The applicant requests approval of the schematic development plan, SDP-1842-2013, per annexation X-182 and Sketch Plan Z-315, located in the Crown Property Neighborhood 1 (Outlot B, Block C) in Gaithersburg, Maryland. The subject application proposes the conversion of a multi-family building to 70 2-over-2 condominium units, remain open until 5 p.m., Thursday, May 9, 2013 (24 days) with anticipated recommendation on May 15, 2013.

Vote: 3-0

Motion was made by Henry Marraffa, seconded by Ryan Spiegel, that the Mayor and City Council record on SDP-1842-2013, Crown 2/2: The applicant requests approval of the schematic development plan, SDP-1842-2013, per annexation X-182 and Sketch Plan Z-315, located in the Crown Property Neighborhood 1 (Outlot B, Block C) in Gaithersburg, Maryland. The subject application proposes the conversion of a multi-family building to 70 2-over-2 condominium units, remain open until 5 p.m. on Friday, May 24, 2013 (39 days) with anticipated Policy Discussion on June 17, 2013.

Vote: 5-0

DRAFT