

Wormald Homes at Crown

City of Gaithersburg Planning Commission Presentation

APPLICATION #: AFP-6072-2014

October 1, 2014



Gaithersburg
A CHARACTER COUNTS! CITY



Two Distinct Product Lines

City of Gaithersburg Planning Commission
APPLICATION #: AFP-6072-2014



31 Front Load Garage Lots

City of Gaithersburg Planning Commission
APPLICATION #: AFP-5239-2014

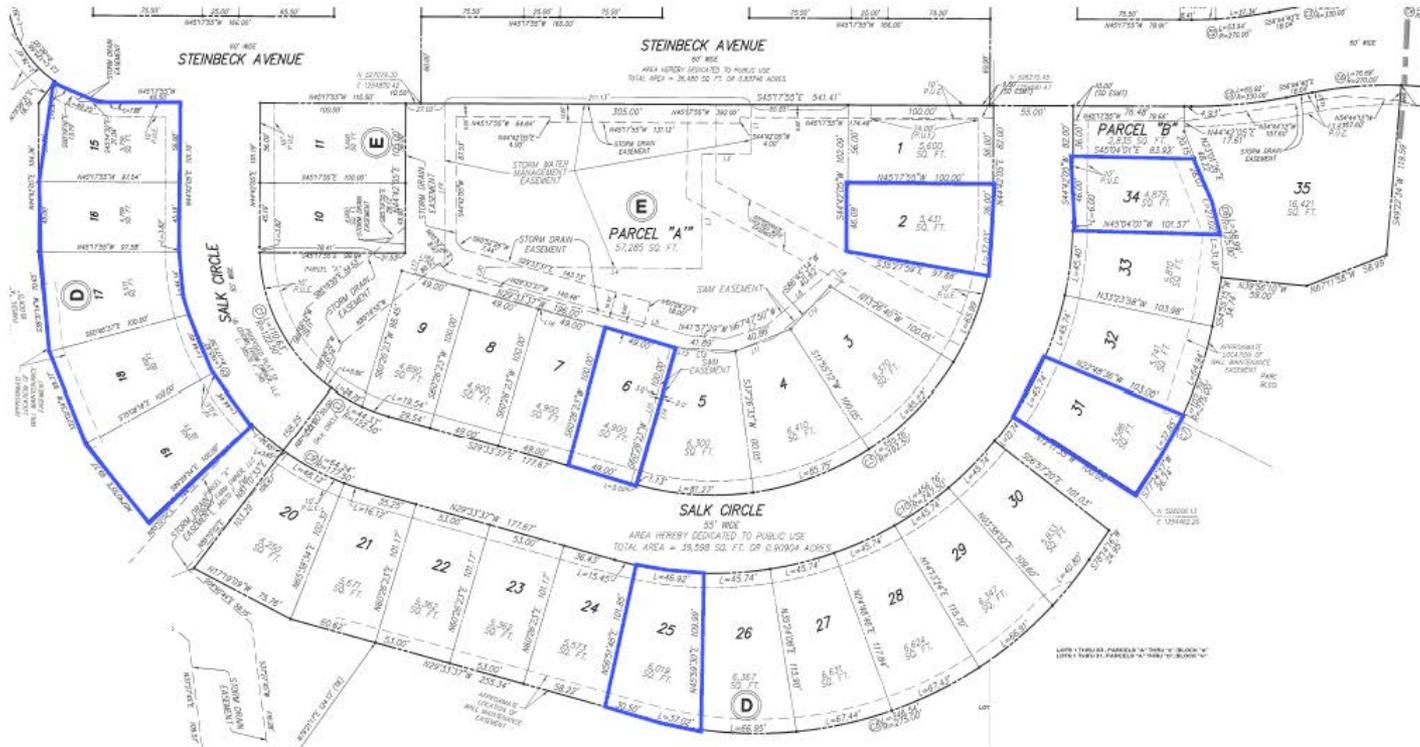


Previous Planning Commission approval for the model Lot 1E and “Master Down” unit type. Seeking approval tonight of “Master Up” unit type and the overall 31 Lot Site Plan which this unit type completes.



“Master Up” Locations

City of Gaithersburg Planning Commission
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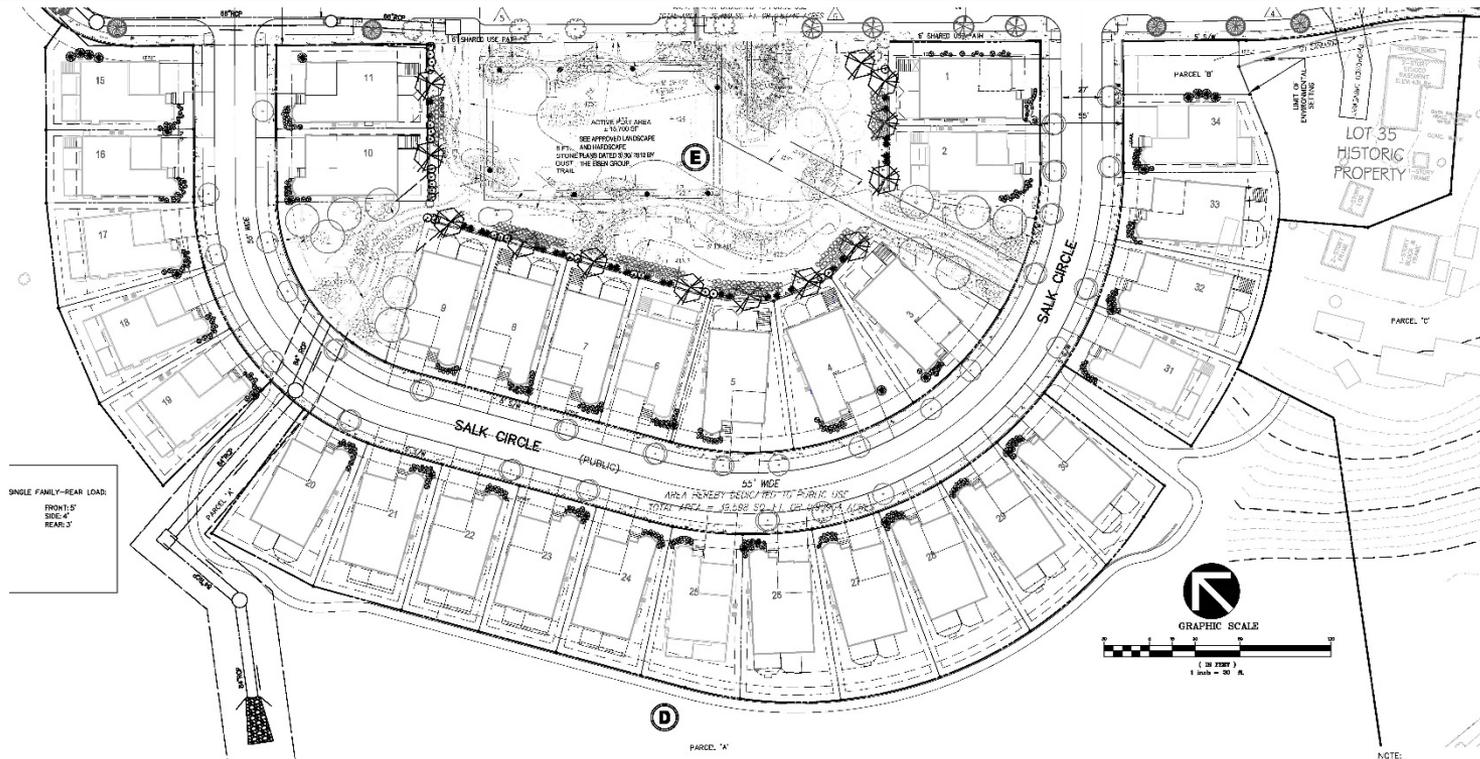


10 Oak Park unit type sited on smaller lots accommodating less depth by moving master bedroom to second floor



Modifications to Site Plan

City of Gaithersburg Planning Commission
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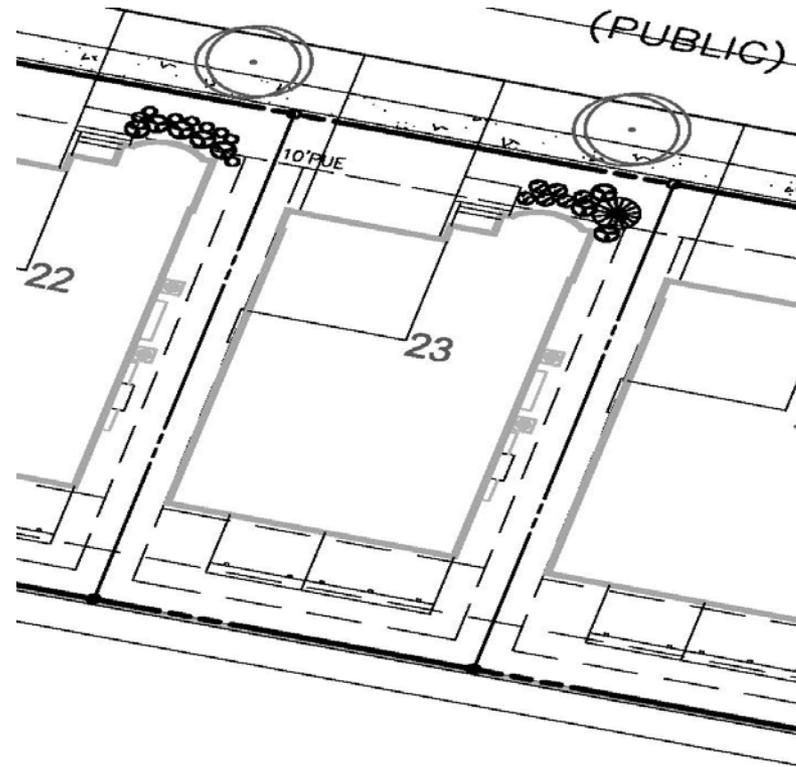


Final modifications to Site Plan reflect addition of Oak Park, working with Town Architect and Staff to fully comply with Design Guidelines, varying color schemes & unique elevations



On Lot Landscaping

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Revised typical on lot landscaping



Addition of the “Master Up” Oak Park unit

- Has the same 4 front as the previously approved “Master Down” units, the Regency Park, Grant Park & Wellington Park.
- There are 3 new and unique side & rear elevations for the shorter Oak Park
- In ground and walk out units as well as low and high visibility make for at least 6 more unique elevations.
- On high visibility conditions, stone water table carried through the length of the elevations





Previously Approved Master Down Regency Park Side Elevations





Shorter, Master Up Oak Park Side Elevation for Approval



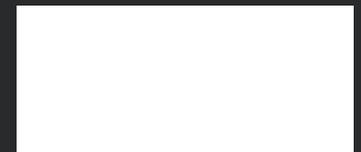


Variety Master Up Oak Park Rear Elevation for Approval



Highlights similar to previously approved Units

- On high visibility conditions, stone water table carried through the length of the elevations
- Thematic architectural elements on the fronts carry down the sides of the home on high visibility lots.
- A variety of rear elevations facing the park provides interest and variety.
- Each elevation is available in brick with stone water table, or full height stone.
- The 8 previously approved color schemes vary the streetscape



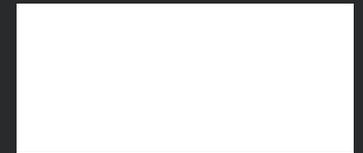


Color Rendered Oak Park Elevation D with High Visibility Rear



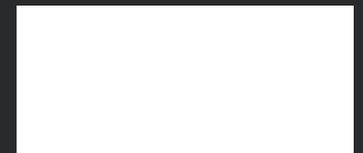


Color Rendered Oak Park Elevation D Left High Visibility





Color Rendered Oak Park Elevation D Right High Visibility





We are in agreement with staff recommendation for approval, conditions and appreciate the collaborative work to date to refine the elevations and site plan .

Thank You

