



**CITY OF GAITHERBURG
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
MPDU AND WFHU PROGRAM**

AFFORDABLE HOUSING PLAN

This report must be submitted to the City of Gaithersburg prior to SDP or site plan approval

Instructions: Please fill out this form completely and return to Louise Kauffmann, Housing and Community Development Director. Pursuant to City Regulation No. 01-09, this Plan must be submitted, signed and approved prior to approval of any relevant schematic development plan and before receiving Planning Commission approval of any relevant site plan.

1. Developer Information

Name of Developer	S & T Kentlands, LLC	Tax ID	03069333,03069341
Contact Person	Mr. Preet Takhar	Title	
Address	11100 South Glen Road, Potomac, MD	Zip Code	20854
Phone Number	301-428-1070 Ext 290	Fax	

2. Project Information

Project Name	Kentlands Apartments
Project Location	913 & 917 Quince Orchard Road
Subdivision Name	Kentlands, Block Q, Parcels I and J
Project Type: rental/sale	Rental
Total Number of Units	295
Number of Units by Type (1 BR, 2 BR, etc)	Studio - 59 units, 1 bedroom - 132 units, 2 bedroom - 95 units, 3 bedrooms - 9 units

3. Project Description

Briefly describe the development concept and design of this project.
Redevelopment of Parcels I and J on Block Q, with the scope including demolition of the existing improvements currently on these two lots and construction of two six-story buildings. These buildings will be comprised of apartment units and amenities, as well as a parking structure. Vehicular access will be provided via a new entrance on Great Seneca Highway. In addition, vehicular access between the southerly parcel and westerly parcel will be maintained.

4. MPDU and WFHU Information:

Total Number of Units	295	Planned MPDU/WFHU Location in Development	
Number of MPDUs by type (sale)	0	MPDU (Sale)	0
Number of MPDUs by type (rental)	Studio, 1 bdr, 2 bdr, 3 bdr	MPDU (rental)	10, 20, 14, 1
Number of WFHUs by type	0	WFHU	0

5. Proposed Construction Schedule

Start Date		Finish Date	
MPDU/WFHU	April, 2017	MPDU/WFHU	Sept., 2018
Market Units	April, 2017	Market Units	Sept., 2018

6. Attachments

1. Attach a statement attesting that the MPDUs and WFHUs shall be of the same appearance and use comparable exterior materials to the market rate units of the same unit type;
2. Attach a statement attesting that the MPDUs and WFHUs shall be generally dispersed throughout the development;
3. Attach a statement attesting that the MPDUs and WFHUs shall be built along with, or before, other units in the development.
4. Attach a statement attesting that the Offering Agreement and Covenants will be submitted in recordable form 120 days prior to offering the first unit.

Signature 

Title **Architect of Record**

Date **9-09-2016**

May-14

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #31

Planning Commission Public Hearing Notice: Kentlands Apartments, November 7, 2016

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Posted: October 14, 2016



The City of Gaithersburg [Planning Commission](#) will conduct a public hearing at the time and place noted below.

Meeting: **Planning Commission**

Application Type: **Amendment to Schematic Development Plan**

File Number: **SDP-7362-2016**

Location: **913 and 917 Quince Orchard Road**

Applicant: **Eduardo Intriago, P.E., Maser Consulting, P.A.**

Day/Date/Time: **Wednesday, November 7, 2016, 7:30 p.m.**

Place: **Council Chambers, Gaithersburg City Hall, 31 South Summit Avenue**

Application SDP-7362-2016 has been filed requesting Schematic Development Plan approval for the development of two six-story apartment buildings and a seven level parking structure. The subject properties are located at the corner of Quince Orchard Road (Route 124) and Great Seneca Highway (Route 119) and zoned MXD (Mixed Use Development). Contact the Planning and Code Administration if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

**Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #32**



Location

City Hall

[31 South Summit Avenue](#)
[Gaithersburg, Maryland 20877-2038](#)

Contact Information

Planning Services

301-258-6330
planning@gaitthersburgmd.gov

Office Hours
Monday - Friday, 8 AM - 5 PM

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Kentlands Apartments SDP-7362-2016

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Location

The properties are located at the corner of Quince Orchard Road (Route 124) and Great Seneca Highway (Route 119). The properties are currently addressed 913 and 917 Quince Orchard Road and zoned MXD (Mixed Use Development). The existing uses are a restaurant and a vacant lot.



Proposal

Schematic Development Plan (SDP) application, SDP-7362-2016, has been submitted for the construction of two six-story apartment buildings and a seven-level parking structure. The application proposes to provide 295 dwelling units, consisting of 59 studios, 132 one bedroom units, 95 two bedroom units and 9 three bedroom units. The project will also include 5,800 square feet of assembly and amenity space, featuring a pool, fitness room, party room, and game room.

Status

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #33

A Joint Public Hearing is scheduled before the Mayor and City Council and Planning Commission on Monday, November 7, 2016 at 7:30 p.m. in the City Hall Council Chambers.

Contact Information

Planning Services

301-258-6330

planning@gaitthersburgmd.gov

Office Hours

Monday - Friday, 8 AM - 5 PM

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From: [Legalnotices Internet DropBox](#)
To: [Jasmine Forbes](#)
Cc: [Bobbi Fulmer](#); [Brittany Saravia](#)
Subject: RE: Legal Ad Request SDP-7362-2016
Date: Thursday, October 13, 2016 4:05:12 PM
Attachments: [image001.png](#)
[SDP-7362-2016.PDF](#)

Please review the proof attached.

Best Regards,
Carmen Alianza-Javier
Classified Legal Notices Representative
The Washington Post
1301 K Street, NW | Washington, DC 20071
T: (202) 334-7007
F: (202) 334-6020
legalnotices@washpost.com



From: Jasmine Forbes [mailto:JForbes@gaithersburgmd.gov]
Sent: Thursday, October 13, 2016 3:37 PM
To: Alianza-Javier, Carmen <MariaCarmen.Alianza-Javier@washpost.com>; Legalnotices Internet DropBox <legalnotices@washpost.com>
Cc: Bobbi Fulmer <BFulmer@gaithersburgmd.gov>; Brittany Saravia <BSaravia@gaithersburgmd.gov>
Subject: Legal Ad Request SDP-7362-2016

Good Afternoon,

Please publish the attached Legal Ad in the October 20 and October 27, 2016 issues of the Washington Post at the Thursday MD zone rate. The City of Gaithersburg account number is 1010122919. Thank you.

Jasmine S. Forbes
Planner I
City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue | Gaithersburg, Maryland 20877
Phone: 301-258-6330
Fax: 301-258-6336

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #34

City Web Site: www.gaithersburgmd.gov[\[gaithersburgmd.gov\]](mailto:gaithersburgmd.gov)

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



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NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan SDP-7362-2016 on

**MONDAY
NOVEMBER 7, 2016
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The applicant requests approval of the Schematic Development Plan, SDP-7362-2016, located on the corner of Great Seneca Highway and Quince Orchard Road. The application proposes two six-story apartment buildings and a seven-level parking garage. The development will provide 295 dwelling units and 5,800 square feet of assembly and amenity space.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or by visiting the City's website at:
<http://www.gaithersburgmd.gov/government/city-projects>.

Jasmine Forbes, Planner
planning@gaithersburgmd.gov
Planning and Code Administration



Washington Suburban
Sanitary Commission

GOV-New Payment Receipt

Project Name: Kentland Apartments
Project Number: SDP-7362-2016
Payment Date: 07/28/2016 08:38 Payment Id: N/A
Payment Amount: \$1,375.00
Payment Type: Check A/c No. (last 4 digits): 4075
Session Number: 1607280021 Transaction Number: 205010
Total No. of Units: Development is Non-residential or more than ten (10) residential units
County: Montgomery
Additional Fee Due: No
Customer Name: Maser Consulting P.A .
Email: eintriago@maserconsulting.com
Phone Number: 7034304330
Address: 331 Newman Springs Road Suite 203, Red Bank
NJ, 07701

NON TRANSFERABLE OR REFUNDABLE

Permit Services - 7:30 AM to 5:00 PM (closed 12:00 - 1:00 PM)

Phone: 301-206-8640 E-mail: onestopshop@wsscwater.com

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #35