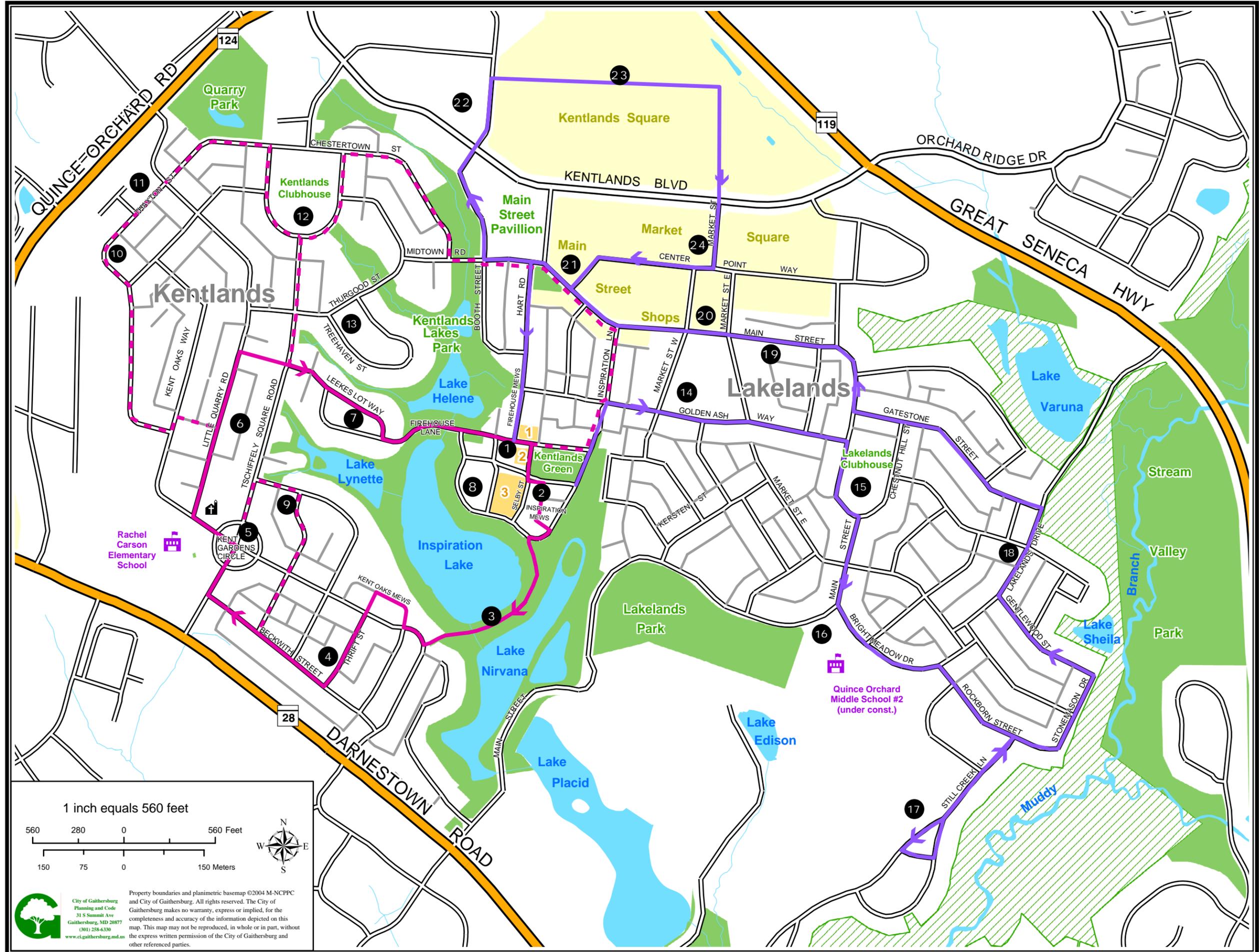


# KENTLANDS & LAKELANDS TOUR MAP

- Kentlands Walking Tour
- Optional Walking Tour
- Lakelands Walking Tour
- City Parks
- Future City Park
- Shopping Centers
- City Facilities
  - 1 - Firehouse
  - 2 - Arts Barn
  - 3 - Mansion

## Tour Stops

- 1 Kentlands Mansion
- 2 Inspiration Mews
- 3 Kentland Lakes Kent Oak Mews
- 4 Beckwith Street
- 5 Kent Gardens Circle
- 6 Little Quarry Road
- 7 Leekes Lot Way
- 8 Inspiration Lane
- 9 Holmard Mews
- 10 Sugar Loaf Mountain
- 11 Chestertown Street
- 12 Kentlands Clubhouse
- 13 Treehaven Street
- 14 Golden Ash Way
- 15 Lakelands Clubhouse
- 16 City Park/Middle School
- 17 Lane in the Woods
- 18 Greene's Market
- 19 Main Street Residential
- 20 Art in Public Places
- 21 Main St. Live/Work Units
- 22 Kentlands Boulevard Boulevard Shops
- 23 Kentlands Square
- 24 Market Square



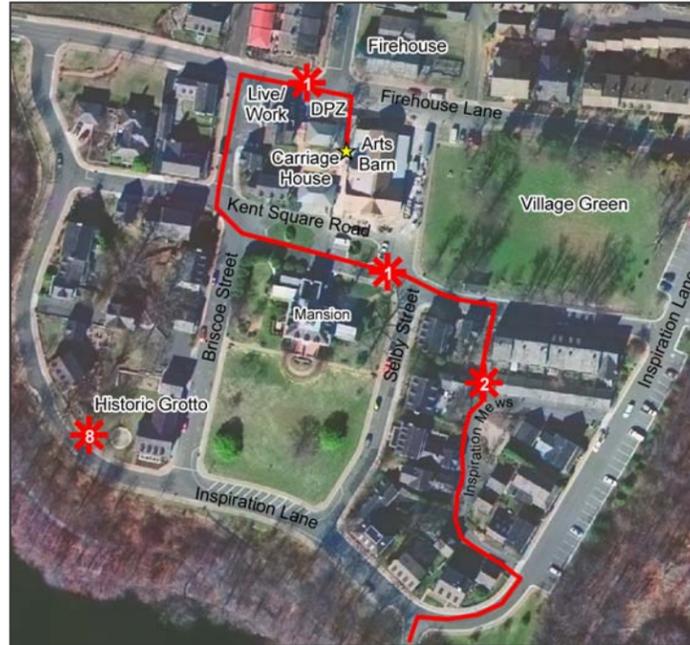
1 inch equals 560 feet

560 280 0 560 Feet

150 75 0 150 Meters

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## KENTLANDS WALKING TOUR

- Kentlands Mansion: START** - (320 Kent Square Road) Located in the Old Farm District. Surrounding the Mansion are: City-owned facilities (Firehouse, Carriage House, Arts Barn, and Village Green); the Community Architect's, Duany Plater-Zyberk (DPZ), office; and the first live/work unit.
- Inspiration Mews:** Walk down Kent Square Road to path leading into Inspiration Mews. You will find a mix of residential types and price ranges within this block (i.e., \$300K TH to \$800K SFH). The alley provides access to the rear of the dwelling units and the garages. *Points of Interest:* Mix of residential uses; Alley Design/Purpose; Pocket park; and Urban cottages.
- Kentlands Lakes/Kent Oaks Mews:** Leave the alley turn right and walk onto the pedestrian pathway and storm water management berm. The lakes (Lynette, Inspiration, Nirvana, Lake Placid) and wetlands operate as storm water management facilities for both the Kentlands and the Lakelands developments. This pathway leads into the Gatehouse District. Follow the pathway to Kent Oaks Mews. Walk down Mews and take pathway (located half-way down mews and to the left) crossing Kent Oaks Way to Thrift Street. Pathways are incorporated into the development design/layout (between buildings, connecting Kentlands districts, etc.). The pathways and roadways attempt to provide terminus views throughout the development (this path is not a good example but continue to view other pathways and roadways throughout the tour). *Points of Interest:* Stormwater Management system; path system around lakes and throughout Kentlands; and Single family houses with primary access to the mews.

- Beckwith Street:** Continue along Thrift Street to Beckwith Street. Turn right onto Beckwith Street to Tschiffely Square Road. *Points of Interest:* Mix of residential types (very good location to highlight mix); Neighborhood green; and Houses that front on the park.
- Kent Garden Circle:** Head north on Tschiffely Square Road. The Tschiffely Square Road and Kent Oaks Way was intended to be a traffic circle but was later redesigned with a typical four-way stop intersection. *Points of Interest:* Intersection design; Vacant site for General Store; Church; Day Care; and School.
- Little Quarry Road:** Continue along Kent Oaks Way, which leads into the Hill District, to Little Quarry Road. This road was retrofitted to add parking on both sides for traffic calming. Turn right onto pedestrian path towards Tschiffely Square Road. *Points of Interest:* Focal point terminating views of pathways and roadways; Urban Cottages; Architecture designs of houses; and Houses fronting on pedestrian pathway.
- Leekes Lot Way:** Cross Tschiffely Square Road to Leekes Lot Way. Here garages access the roadway and not an alley (Mews) and are set back to hide cars in the driveway. Continue along Firehouse Lane to Kentlands Mansion to complete the tour. *Points of Interest:* Garage access and location; Neighborhood green; and Stormwater Management system (lakes).

## OPTIONAL KENTLANDS WALKING TOUR

- Inspiration Lane:** Retrofit "choker" to save a tree. Historic Grotto with the Tschiffely family crypt and greenhouse.
- Holmard Mews:** Only Alley with mail delivery in the City.
- Sugar Loaf Mountain:** Neighborhood green with uninterrupted view of Sugar Loaf Mountain. Houses front on the green.
- Chestertown Street:** First integral garage townhomes in the City.
- Kentlands Clubhouse:** Recreation center/pool and neighborhood green for community concerts and other events (i.e., Fourth of July parade, etc.)
- Treehaven Street:** 20' wide, one-way street with parking on one side. There was initially conflict with this design but was later resolved among the Fire Department, Dept. of Public Works and the Developer.

## LAKELANDS WALKING TOUR

- Kentlands Mansion: START** (320 Kent Square Road) Located in the Old Farm District. Surrounding the Mansion are: City-owned facilities (Firehouse, Carriage House, Arts Barn, and Village Green); the Town Architect's (DPZ) office; and the first live/work unit.
- Golden Ash Way:** As you follow Inspiration Lane to Golden Ash Way, you leave Kentlands and enter Lakelands (Inspiration Lane essentially separates the two developments). *Points of Interest:* Inspiration Lane separates developments; Differences between Kentlands and Lakelands materials, code and builders (wood and cement board siding to vinyl siding and cedar shingles to asphalt shingle); Higher density of development on Golden Ash Way.
- Lakelands Clubhouse:** Follow Golden Ash Way to Main Street and the Lakelands Clubhouse. *Points of Interest:* Recreation center and Pool.
- City Park/Middle School:** Continue along Main Street to the City Park and future Middle School site (consists of approx. 20 acres). The Park, which includes recreational fields, is owned and operated by the City and is used to meet the Middle School recreational needs. This allows for a unique alternative to the typical 20 acres required for a middle school by Montgomery County. *Points of Interest:* City Park; Middle School; Shared use of park by City and school; and Reduction in area for a middle school site.
- Lane in the Woods:** Continue along Bright Meadows Drive to Rockborn Street then to Still Creek Lane. Follow Still Creek Lane into the Lane in the Woods development. This was a later addition, of single family detached units, to the Lakelands community. The roadway design moves away from the standard City and Lakelands design. *Points of Interest:* Narrow roadway design; One-way movement; No curbs and gutters; and Sidewalks on one-side.
- Greene's Market:** Leave Lane in the Woods and head north along Stone Mason Drive and Gentlewood Street to Lakelands Drive and Greene's Market. The building (rent set at \$1/per year by developer) is a live/work unit (1<sup>st</sup> floor market and 2<sup>nd</sup> floor residential) located within the residential community and near a main entrance to the community. Adjacent to the market is a neighborhood green. *Points of Interest:* Greene's Market; Neighborhood green; and Retrofit of Lakelands Drive with raised crosswalks.
- Main Street Residential:** Take Gatestone Street west back to Main Street. Continue along Main Street to Booth Street. Main Street provides connection from the residential to the commercial developments of Kentlands and Lakelands and extends through the entire Lakelands development. *Points of Interest:* Main Street connecting residential and commercial; Mix of housing types, Two-over-two condo units; and Urban cottage units on Heathwalk Mews.
- Art in Public Places:** The Market Square artwork and fountain was required as part of the Citywide Arts in Public Places Program. Throughout the Kentlands and Lakelands developments, there are many examples and types of artwork, including street furniture, within private and public ways, plazas, parks and greens. *Points of Interest:* Art sculpture and fountain; office building within Market Square; Market Square retail; and Live/work units.
- Main Street Live/Work Units:** The majority of the live/work units are located along this stretch of Main Street. The live/work units allow for retail, office, and residential uses on the first two floors and residential on the 3<sup>rd</sup> or 4<sup>th</sup> floors. The basement can be only used as residential or storage for retail and office uses when the same use is located on the first floor. *Points of Interest:* Live/work units; On-street parking; Wider sidewalk design; parking located behind units; and Pavilion, neighborhood green, and Senior apartments at the Main Street and Midtown Road intersection.
- Kentlands Boulevard/ Boulevard Shops:** Follow Booth Street north and cross Kentlands Boulevard. Kentlands Boulevard was retrofitted with roundabouts and raised crosswalks. The Boulevard Shops are an out parcel and a good example of infill retail. *Points of Interest:* Kentlands Boulevard design (traffic circle); Boulevard Shops; Building front street; and City bus shelters.
- Kentlands Square:** From Booth Street enter the Kentlands Square shopping center which is a conventional big-box retail center. The center is designed with a grid pattern road network to allow for future redevelopment. The center has recently (2001) added office buildings along Kentlands Boulevard and a 307 unit apartment building (2004) to provide a better mix of uses. *Points of Interest:* Conventional shopping center; Grid pattern road network to allow for redevelopment; Change of use to allow for office buildings; Redevelopment of big-box retail to construct apartments; Separated from Kentlands and Lakelands by Kentlands Blvd.; New buildings fronting the Blvd.; and Infill development occurring.
- Market Square:** Cross Kentlands Blvd. to Market Street and the Market Square shopping center. This is a Main Street retail center design with neighborhood uses. A more walkable design with buildings placed along roadway and on-street parking. The center is surrounded by higher density residential areas and adjacent to Market Street which connects the community with the center. However, parking is not well connected to main commercial area. Stay and shop or head back to to Kentlands Mansion to complete the tour. *Points of Interest:* Main Street center design; disconnected parking fields; Close proximity to Kentlands and Lakelands; Walkable center; and Redevelopment potential.