

Additionally, due to unacceptable critical lane volumes, mitigation strategies must be developed to address the following intersections:

- MD 119 and Muddy Branch Road
- MD 119 and Decoverly Drive
- MD 28 and Shady Grove Road

PROPOSED PHASING PLAN:

Staff recommends that the project be phased over a five to seven year period to mitigate impacts on public facilities. Additionally, the phasing schedule must be developed to ensure appropriate timing of the various intersection improvements that will be required.

STAFF RECOMMENDATION:

Upon the completion of the public work sessions and consequent closing of the public records, staff will provide additional comments to this preliminary analysis.

Staff, as well as the citizens, realizes the importance of this property to the City of Gaithersburg. Staff supports the annexation because this area would compliment the existing Washingtonian and Rio Centers which are currently within the municipal boundaries and would assist in the identity of the municipal boundaries.

Staff recommends that the subject 182.81725 acres of land, known as the Crown Property, be annexed into the City of Gaithersburg and zoned MXD in accordance with the petitioners' request for the following reasons:

- The property is contiguous to the City and follows existing roads.
- Annexation of these parcels will fulfill the City's goal to promote annexation for logically situated parcels and to work towards the creation of more concise and reasonable boundaries. The subject properties are strategically located along an entry area to the City.
- Annexation of these parcels into the City would necessitate submission of the property to additional development review before the Planning Commission immediately following the annexation process. This will provide the City, as well as adjacent citizens, with a convenient opportunity to participate in the development process at the local level. It is staff's opinion that the community's needs would be more effectively and responsively dealt with at the local level as it relates to phasing of development and timing of any required improvements to infrastructure and public facilities.

- These parcels are a reasonable addition to the City's boundaries. Subsequent control by the City over the development will benefit the surrounding properties.

In addition to the normal and customary provisions, staff recommends the following items be included in the annexation agreement:

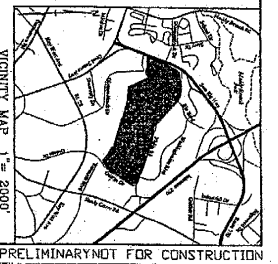
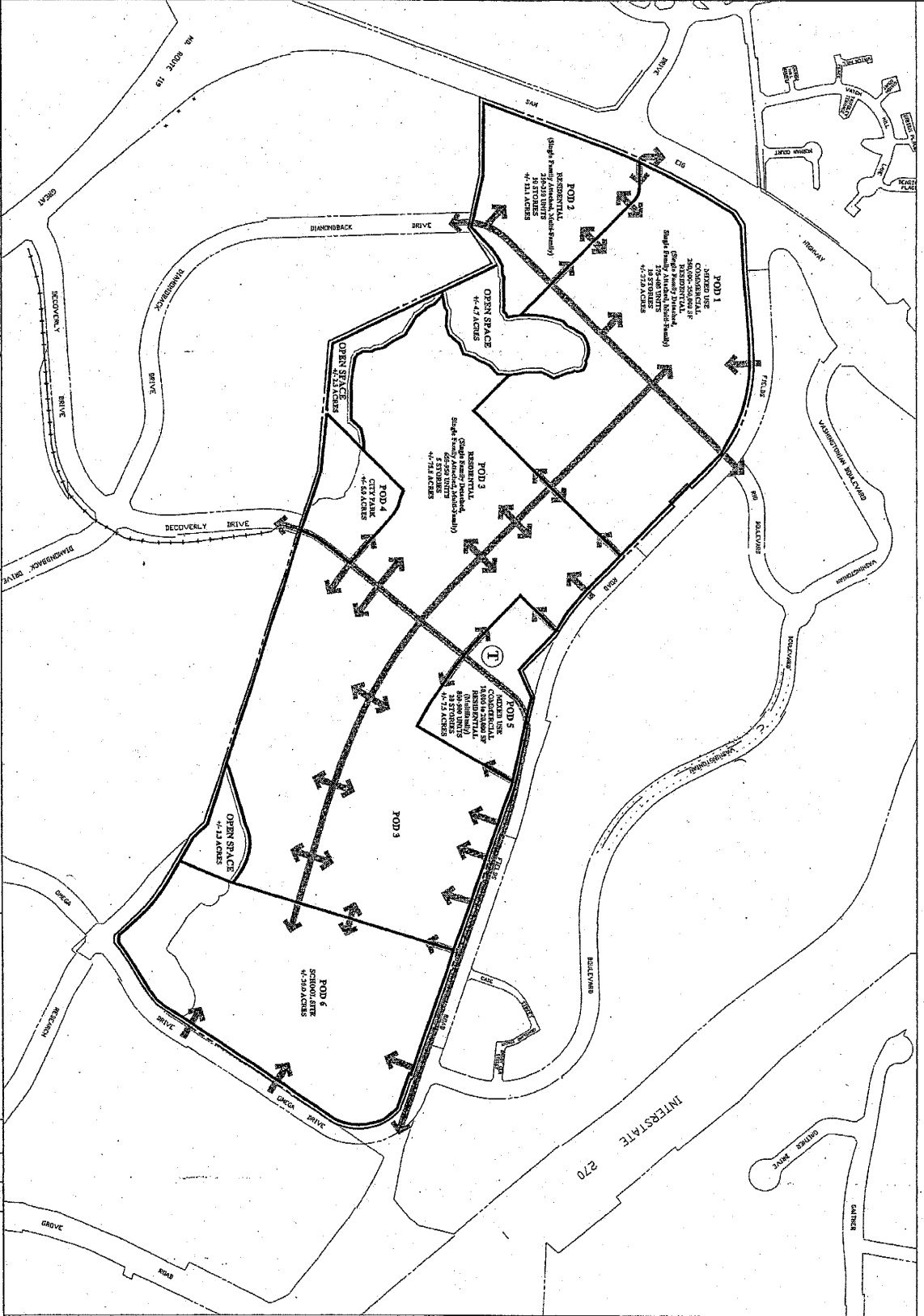
1. Timing of the donation of the 30-acre high school site;
2. The applicant must dedicate 5 acres of land as City parkland;
3. The applicant must dedicate necessary right-of-way for the CCT and accommodate 250 public parking spaces for the proposed transit station;
4. The applicant must make a significant financial contribution for off-site regional recreation amenities;
5. Twelve and one-half percent (12.5%) of the residential dwellings must be designated as affordable housing;
6. The applicant must fund and operate a transit shuttle bus service from the community to the Shady Grove Metro station. This must be funded and operated for a period of 12 years.

Electronic versions of this analysis and all attachments are available at www.gaithersburgmd.gov

THE CROWN PROPERTY

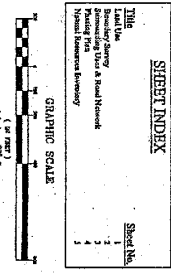
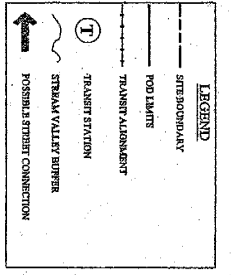
Vision for a New Community

MXD Concept/Sketch Plan



NOTES:
 1. Heights are maximum numbers expressed in stories and feet as follows:
 5 Story = Max. 75'
 10 Story = Max. 130'
 20 Story = Max. 250'

2. Gross Land Area = 162.3 +/- Acres
 Residential = 131.9 +/- Acres
 R/W/ Semi Rig High Rise/ Field Road Research Boulevard = 64 +/- Acres
 3. Land Uses Illustrated
 Residential = 1,935 to 2,550 Units
 Commercial = 260,000 to 370,000 SF***
 4. Residential units shall not exceed 0.75 FAR
 5. Commercial FAR shall not exceed 0.75 FAR
 6. Based on land shown for commercial use. Single Family Attached and Multifamily may be sited between pods provided the high range of units shown for any pod is not exceeded by 35%.
 7. Green area shall not be less than 40% of total area shown for residential use.***
 8. Green area shall not be less than 25% of total area shown for commercial use.***
- *** Size of areas identified may be adjusted. Applicant may opt to increase FAR for residential use shown as mixed use, commercial, and residential land uses are permitted. Applicant may opt to convert commercial square footage shown to residential units to exceed 2,550 units as a commercial floor of 800 SF per unit. *** Greenspace for whole site to be provided between pods and around all buildings shown on site call and contour lines. These areas shown. Mixed use structures shall be considered commercial for green area calculations.



NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/05	APPROVAL/DESIGN		
2	11/05	CONCEPT/SKETCH PLAN		
3	11/05	LAND USE PLAN		
4	11/05	MXD CONCEPT/SKETCH PLAN		

APPROVAL/DESIGN:
 Crown Village Farm, LLC
 20 Oldfield
 Vienna, VA 22182

CONCEPT/SKETCH PLAN:
 Crown Village Farm, LLC
 20 Oldfield
 Vienna, VA 22182

LAND USE PLAN:
 Crown Village Farm, LLC
 20 Oldfield
 Vienna, VA 22182

MXD CONCEPT/SKETCH PLAN:
 Crown Village Farm, LLC
 20 Oldfield
 Vienna, VA 22182

RODGERS CONSULTING
 10000 Woodloch Forest Dr., Suite 100
 Fairfax, VA 22031
 Tel: 703.261.1100
 Fax: 703.261.1101
 www.roddgers.com

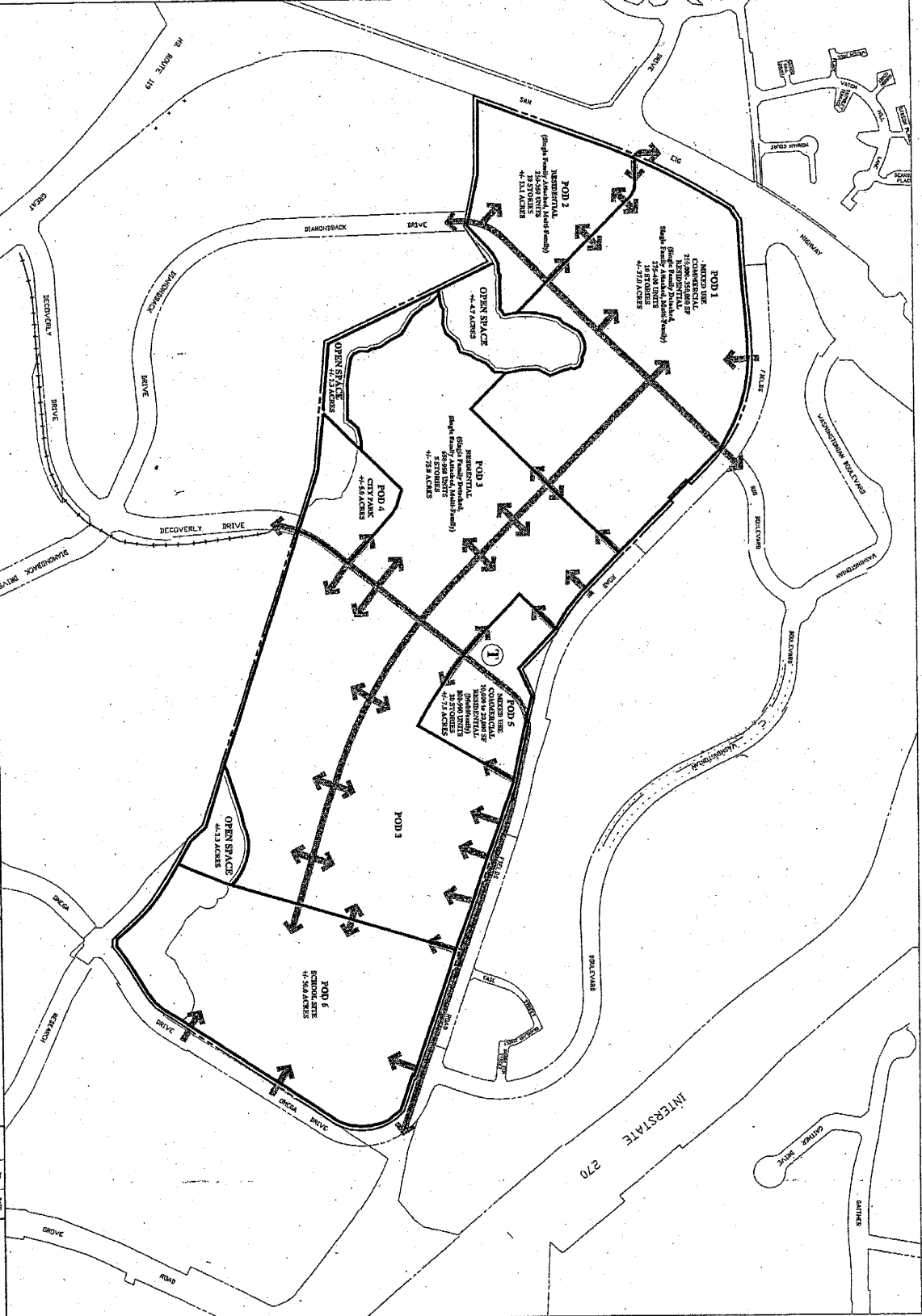
THE CROWN PROPERTY
 Vision for a New Community
 NONCONFORMING COUNTY LANDLAIN

DATE: 11/2005
 SHEET NO: 5/56
 DATE: 11/05

THE CROWN PROPERTY

Vision for a New Community

MXD Concept/Sketch Plan



REVISION	DATE	DESCRIPTION	BY	CHECKED

Application/Owner: Crown Village Farm, LLC
 603 EBRIDGE
 190 Hillside
 Vienna, VA 22182
 Mr. Steve Campbell

LAND USE PLAN
MXD CONCEPT/SKETCH PLAN

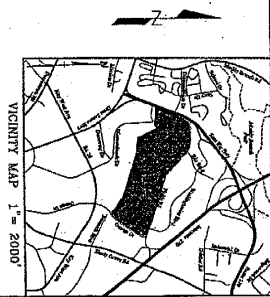
RODGERS CONSULTING
 1887 FERRY ROAD, SUITE 200
 FALLS CHURCH, VA 22034
 (703) 576-2400
 www.rogersconsulting.com

DATE	BY	DATE	BY
11/25		11/25	
11/25		11/25	

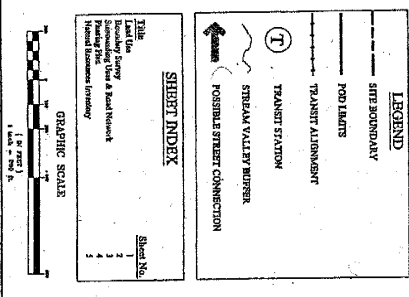
RELEASE FOR

THE CROWN PROPERTY
 Vision for a New Community

MXD CONCEPT/SKETCH PLAN
 SHEET 11 OF 18



VICINITY MAP 1" = 2000'

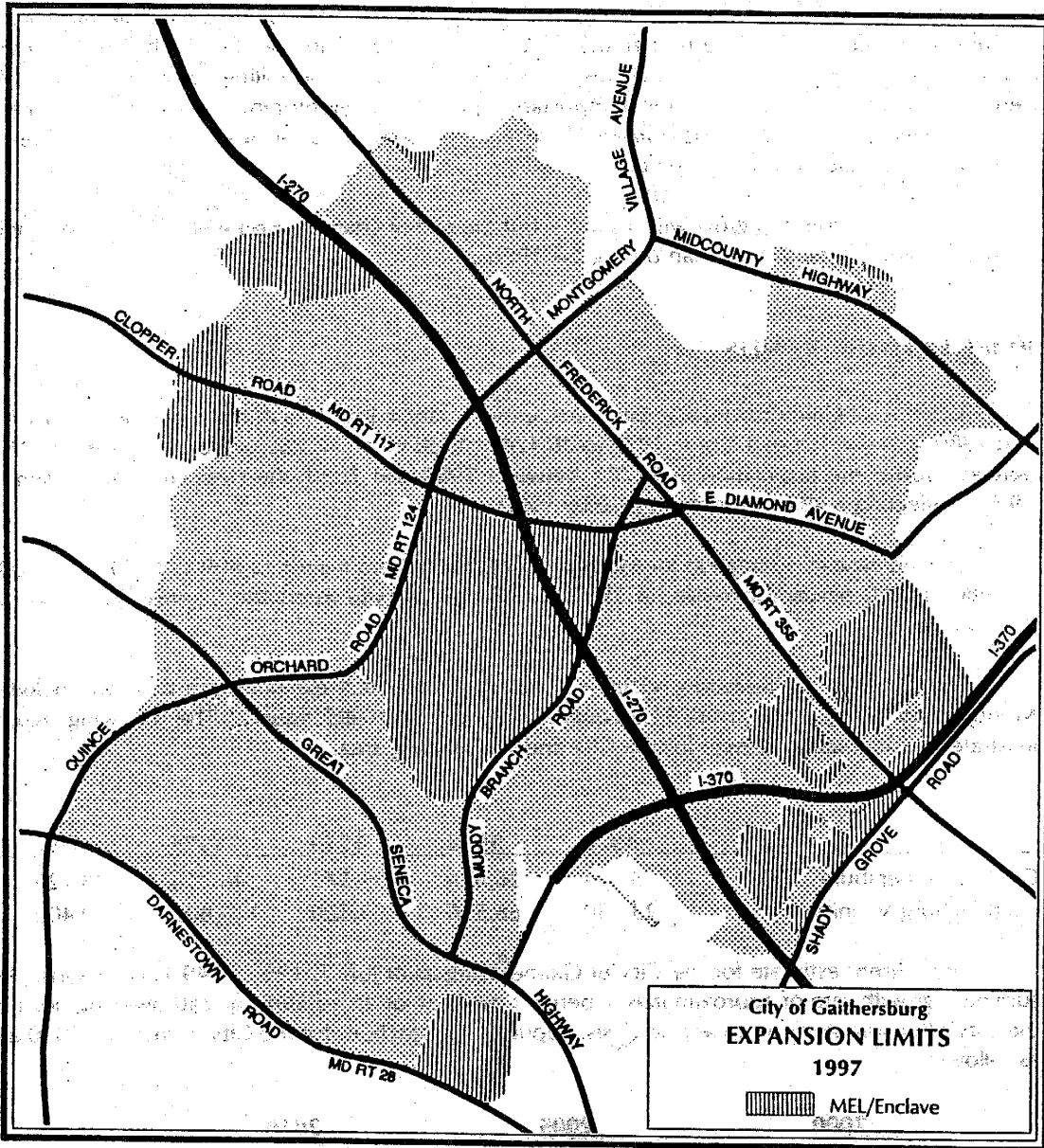


NOTES:

1. Headings are maximum numbers expressed in stories and feet as follows:
 5 Story = Max. 75'
 10 Story = Max. 130'
 20 Story = Max. 230'
2. Gross Land Area = 183.87+/- Acres
 Residential = 44.5 +/- Acres
 R/W/ Stream Bed Highway/ Fields/ Rail/ Research/ Boulevard = 64 +/- Acres
3. Land Use Illustrated
 Residential = 1,975 to 2,550 Units
 Commercial = 250,000 to 370,000 SF**
4. Residential units shall not exceed 2,550 units.
5. Commercial P/R shall not exceed 0.75 P/R based on land shown for commercial use. Single P/R shall be based on area shown for commercial use.
6. The location of Street Amenities may be adjusted between pods provided the high range of units shown for any pod is not exceeded by 30%.
7. Green view shall not be less than 40% of total area shown for residential use.***
8. Green view shall not be less than 25% of total area shown for commercial use.***

** Size of areas identified may be adjusted.
 *** Applicant may opt to increase the amount of green view shown, as mixed use, commercial and residential land uses are permitted.
 **** Applicant may opt to convert commercial square footage shown to residential units to exceed 2,550 units at a commercial factor of 800 SF per unit.
 ***** Greenspace for vehicle site to be provided to include the site plan, and all open space areas shown. Mixed use structures shall be considered commercial for green view calculations.

MAXIMUM EXPANSION LIMITS



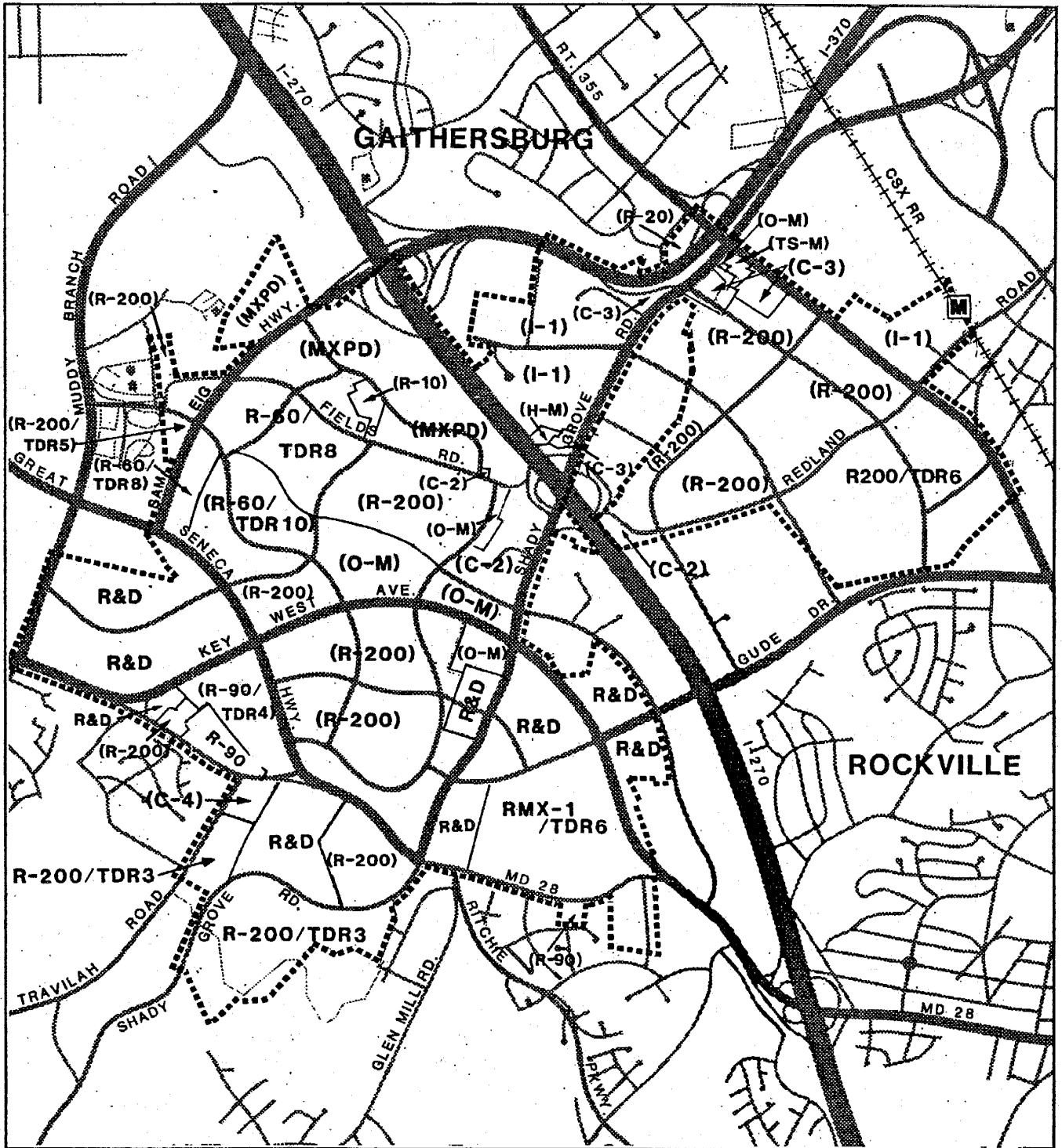
A purpose of the Maximum Expansion Limits (MEL) policy is to set a geographical boundary for growth. Areas that are between the City's corporate limits and the Maximum Expansion Limits may be annexed into the City; however, there is no legal commitment to do so. Maximum Expansion Limits were set unilaterally by City Council Resolution and adopted in 1973. The Maximum Expansion Limits are useful in terms of planning because the City can forecast future service needs as well as determine the service responsibilities between County agencies and the City. Throughout the '80s, the City, in conjunction with the County, envisioned changing the existing MEL's, with the proposed boundary changes to basically follow existing roads instead of following or traversing

private properties, and reflect a more bilateral approach to this issue. Several annexations have already become effective within these proposed MEL's. Additionally, in 1992, the City of Gaithersburg, along with the City of Rockville and Montgomery County, entered into a joint Memorandum of Understanding which established guidelines for a 20-year planning horizon with respect to the land use and required community facilities, capital investment responsibilities, and logical and efficient operating service areas. The most important aspect of this Memorandum was the agreement by the jurisdictions to work cooperatively to develop procedural guidelines for annexation agreements which should include staging components.

Overall, the trend to grow will continue, but the rate of change, even with the new MEL, will be much slower in the 1990s, than during the 1980s.

Recommended Base Zones at Sectional Map Amendment

Figure 6.2



(MXPD) Existing zones which are continued by this Plan
 Study Area Boundary



M-NCPPC

- Encourage a variety in the types and price range of residential units.
- Encourage a variety of heights in office and residential structures with highest intensity near the linear open space feature.

Crown Farm

Acreage:	180 acres
Existing Land Use:	Agriculture
Unique Features:	<ul style="list-style-type: none"> • Historic farmstead • Stream valley adjoins southern edge • Some significant tree stands

Proposed Land Use Recommendations:

The Plan recommends a land use pattern which would achieve the following mix of uses:

Residential	– 2000 dwelling units
Retail/Commercial	– 50,000 square feet

The Plan recommends a residential land use pattern which locates high-density housing near two proposed transit stops. The western portion of the farm is proposed for lower density housing in order to encourage a mix of apartments and attached and detached dwelling units.

This Plan proposes a total of 2,000 dwelling units on the Crown Farm. The majority of these units would be located near the transit stops and consist of multi-family units.

The balance of the housing would be located on the western portion of the farm. The housing mix suggested for this area is as follows:

Multi-family	40-50%
Attached	40-50%
Detached	10-20%

This Plan strongly encourages the provision of detached housing on the western portion of the Crown Farm, but the actual number that must be provided will be determined at time of subdivision and site plan review.

Small scale retail uses (approximately 50,000 square feet) would be appropriate near the transit stops if developed in concert with the residential uses.

A local park is proposed in the high-density residential area that adjoins the transit way. This approach should provide both residents and employees from nearby employment areas with recreational opportunities.

West of Decoverly Drive, an elementary school site will provide recreational facilities for residents. Adaptive re-use of the historic England Crown Farm as a