

Crown Property

Gaithersburg, Maryland

Client: VII Crown Farm Owner, LLC/ SunBrook Partners

Project Profile

Site Area: 178 acres

Description: 2,250 units (single family, townhouse, stacked townhouse, multi-family units) 320,000 sq. ft. Commercial Mixed-Use, High School site, Transit Station, and City Park. Status: Annexed August 2006, Schematic Development Plan approved Spring 2007

Design Services: Charrette, Town Planning, Zoning, Urban Design/Landscape Architecture, Development Entitlements, Site Engineering, Natural Resource Management, Surveying

Located along the I-270 corridor, to be served by the Corridor Cities Transitway, this mixed use development offers definable neighborhoods with graduated densities further from its noted Transit District. Six distinct neighborhoods linked by a dedicated linear City Park, and walkable streets will benefit from a strategically placed future high school site. The community will be further complimented by high quality retail, varying housing types and a long term phase-in of development. The proposed retail component on the site will complement the adjacent Washingtonian Center. Development will be completed under the aegis of Urban Design and Architecture

Guidelines produced in concert with the City of Gaithersburg. To be administered over time, these guidelines will assure that a sustainable community with high environmental standards emerges. Most residents will be able to live within walking distance of the transit station planned at Fields Road and Decoverly Drive, an enviable advantage over total reliance on the automobile. Rodgers Consulting, Inc. orchestrated the annexation of the property into the corporate limits, continuing through the charrette process and beyond, handling all aspects of zoning and concept engineering. The team of multiple consultants was overseen by Rodgers Consulting acting as the lead facilitator in many arenas including Forest Conservation and MDE permits as well as storm water management design, review and approvals. Crown Property won official "Smart Growth" Recognition in 2007 from the Washington Smart Growth Alliance (SGA), a coalition of six regional organizations, including the Chesapeake Bay Foundation, the Coalition for Smarter Growth, and the Urban Land Institute (ULI).

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