

Lakelands

Gaithersburg, Maryland

Type: Greenfield
Designed: March 1996
Size: 343 Acres
Program: 256,048 sf Commercial
16,000 sf Office
1608 Units Residential
510 sf Homes
464 Townhomes
206 Condos
412 Apartments
16 Live/Works
Contact: Natelli Communities
Gaithersburg, MD
Directions: From I-270 N, exit 9B (I-370 or Sam Eig Highway) west. Bear right onto Great Seneca Highway. At the second light, turn left onto Lakelands Drive.



Lakelands is under construction adjacent to Kentlands on the 343-acre former National Geographic Society property in Gaithersburg, Maryland. The master plan was prepared during a large public charrette led by Duany Plater-Zyberk & Company in March 1996. During the charrette, new plans were developed for several undeveloped parcels in Kentlands and in Market Square, the town center that straddles the Kentlands/Lakelands property line. Market Square contains 250,000 square feet of commercial and entertainment uses including retail, restaurants, an 8-screen theater, and a health club.

While Lakelands is a natural extension of Kentlands in both proximity and principle, it appears to be denser than its predecessor since the non-developable features are concentrated rather than dispersed. Density decreases as one moves away from Market Square: apartments and other multi-family buildings served by alleys give way to townhouses, cottages, and, at the perimeter of the neighborhood, larger single-family houses with front-loaded garages. A clubhouse for residents is located in the center of Lakelands, and a variety of squares, greens, and parks are distributed throughout the neighborhood. When complete, the neighborhood will also include a middle school and a regional park at its southern edge.

Most of the residential buildings in Lakelands are constructed by national builders. Four Corners Park serves as a common area for the first phase of development (which includes model homes and a corner store), providing an early glimpse of Lakelands' public realm.

Access to Lakelands is from Great Seneca Highway to the north, Route 28 to the south, and through Kentlands from the west.

