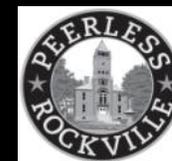
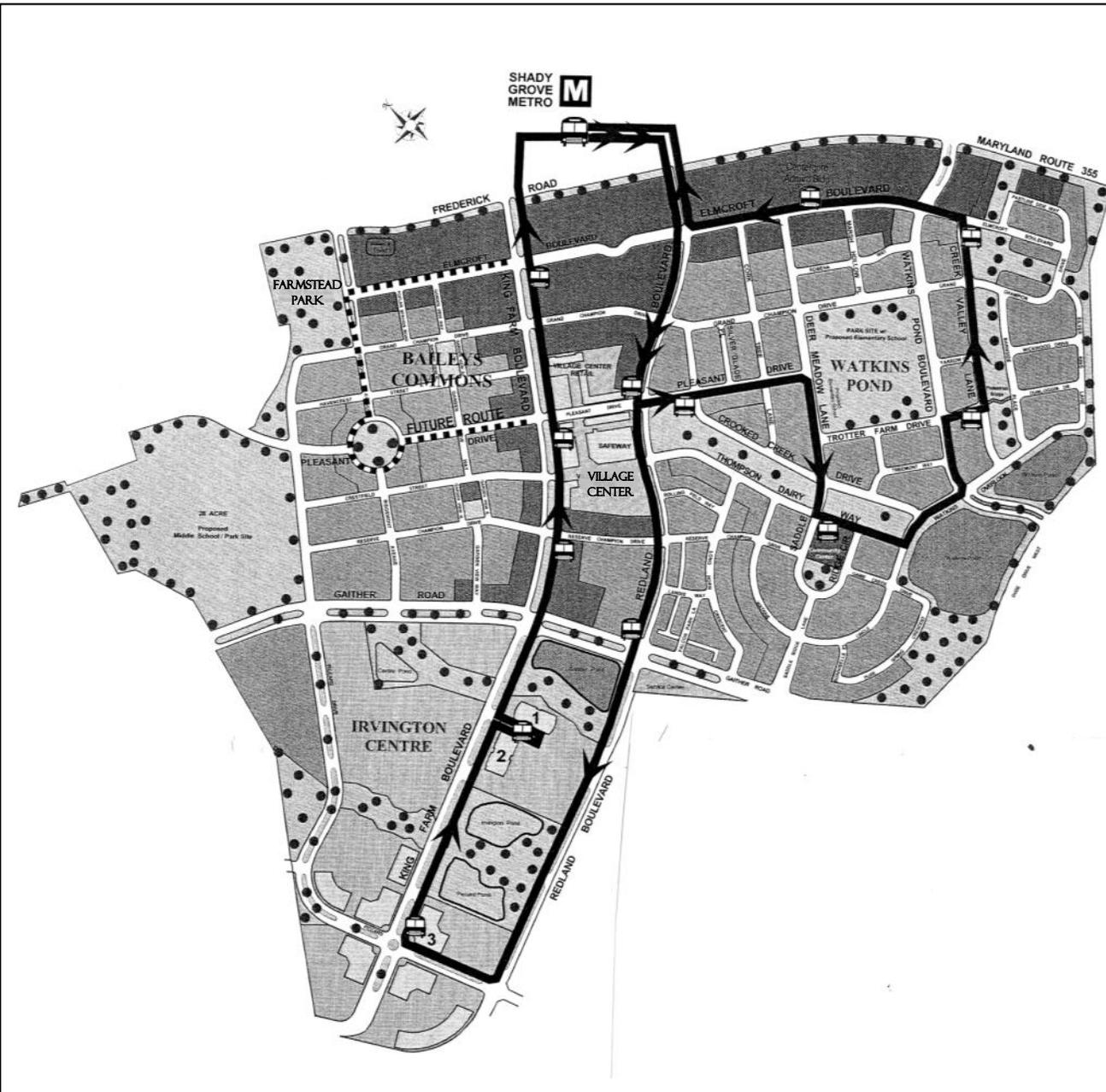


Peerless Places



Today King Farmstead Park stands adjacent to multi-family homes in King Farm.

Tour of King Farm



Preserving
Rockville's
Heritage

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King Farm: A New Urban Community

With a residential density nearly three times that of downtown Rockville, the award-winning development at King Farm transformed 430 acres of farmland on the northern fringe of the city into a modern, “New Urban” community. Previously owned by W. Lawson King, and operated as Irvington Farm, the property has a long history of agricultural use, including farming and dairy operations. However, the farm’s prime location a few miles from Rockville, near major thoroughfares and adjacent to the Shady Grove Metro station, meant it was an ideal place for development. In 1996, after being annexed into Rockville, King Farm Associates purchased the property and worked with local authorities to create a mixed-use, high-density development plan.

King Farm Associates and the architectural firm CHK (now Torti Gallas) planned for a pedestrian friendly community with a range of housing options, parks and open space, and retail shops and commercial buildings. The community features narrow interconnected streets and sidewalks, that connect the neighborhoods to a centrally placed village center. Construction at King Farm began in 1997 and continued through three phases to create the neighborhoods of Watkins Pond, Baileys Commons and Irvington Centre.



Transit-Oriented Design

The neighborhoods are linked by interconnected pathways, streets, and a shuttle bus service that runs a continuous loop all around the community. The Shady Grove Metro station across Frederick Road offers residents transportation throughout the Washington Metropolitan Area. Additionally, King Farm Boulevard was designed with a large median to accommodate future mass transit as part of the Corridor Cities Transitway.

Parks and Open Space

Development required careful treatment of the natural topography, including stream valleys and wetlands. To protect the environment nearly one quarter of the property was reserved for parks and open space. Green space now appears throughout the community in the form of squares, commons, pocket parks, and stream valley parks.

King Farm Farmstead Park

The Irvington Farm was designated historic in 2006 and final plans for the development allowed for the protection of approximately 7 acres of farmland including the site of the original dairy farm. This protected group of farm buildings displays the important farming heritage of Rockville and the surrounding community.

Watkins Pond

Primarily residential, Watkins Pond, boasts King Farm’s only single-family homes as well as townhomes and multi-family units. The neighborhood also contains a community pool and community center as well as King Farm Park. The 12-acre park surrounded by single-family homes occupies a central place in Watkins Pond and is the planned location for a future school.



Baileys Commons

Bailey’s Commons contains a mix of high-density housing including townhomes, condominiums, and apartments within walking distance of the Village Center. In keeping with New Urban principles, the highest density housing is located in close proximity to Metro and main roadways.

Village Center

The Village Center offers a mix of stores, cafés and restaurants along with a central grocery. A focus on pedestrian scale creates a traditional atmosphere and allows sidewalk access to shops while relegating parking to the rear of buildings.

Irvington Centre

Final development is occurring at Irvington Centre, which contains the 90-acre commercial district.

