



# Gardens of Gaithersburg

423 N Frederick Ave  
Gaithersburg, MD 20877



**DEVELOPER: MHP**

**ARCHITECT: Miner Feinstein Architects**

**GENERAL CONTRACTOR: Harkins Builders**

**CIVIL ENGINEER: Macris Hendricks and Glascock**

**MANAGEMENT COMPANY: Residential One**

In 2012-2013, MHP acquired 439 and 425 N Frederick, two buildings that needed significant work due to neglect by the previous owner. Thanks to funding from a variety of partners, Gardens of Gaithersburg is now a modern, updated property with quality affordable apartments. Transformative renovations completed in 2025 dramatically enhanced the property and support MHP's comprehensive effort to seek development and preservation opportunities in Gaithersburg and the broader region.

Gardens of Gaithersburg is a hidden gem in a bustling area with access to many potential connections and job opportunities for residents. Located just off N Frederick Ave, Gardens of Gaithersburg consists of 78 apartment homes, all reserved for those making 60% of area median income (AMI) or less.

The property site contains seven buildings in total, with multiple residential clusters and 5,000 Sq. Ft. of commercial retail space. It is centrally located in a transit-oriented neighborhood in close proximity to retail, parks, schools, medical resources, County facilities, commuting routes, and the planned Lakeforest mixed use development.

Gardens of Gaithersburg is now energy efficient, comfortable, and modern with many family-friendly features. Amenities include onsite parking, laundry facilities in each building, resident controlled security access, two tot lot playgrounds adjacent to a renovated community room, a large playground, a community picnic area with grills, an onsite community garden, and numerous accessible pathways. The new property management office is fully accessible and centralized within the community.

Residents enjoy upgrades to electrical systems, HVAC systems, windows, roofing, exterior pathways, repaved parking lot, and more. Apartment quality has been vastly improved with new kitchens, flooring, bathrooms, and appliances.

## Funding Partners

Montgomery County Department of  
Housing and Community Affairs  
State of Maryland  
Bank of America  
Enterprise  
Freddie Mac  
NeighborWorks America



## Modernized Affordable Homes

MHP has renovated or replaced major building systems, electrical wiring, plumbing, roofing, windows, insulation, kitchens, baths and fixtures. With more efficient and modern materials, Gardens of Gaithersburg now meets the latest building standards and requirements, including ENERGY STAR Multifamily New Construction Certification and National Green Building Standard Certification.

## Apartment Unit Breakdown

- 36 one-bedroom
- 41 two-bedroom
- 1 three-bedroom



## Area Median Income (AMI) Breakdown

78 Units ≤ 60% AMI



## Renovation Scope

- Environmental remediation (asbestos, lead & mold)
- Repaired, repointed & cleaned brick facades
- Replaced exterior railings
- New roofs
- New interior & exterior doors
- New windows
- New drywall
- New or refinished flooring and subfloors
- New baths (tubs, tile, vanities, mirrors, low flow toilets and fixtures)
- New kitchen (cabinets, countertops and appliances)
- Created four new accessible units
- New individual unit high efficiency heat pumps
- Electrical upgrades throughout buildings including fixtures with Energy Star LED lighting
- Repaired or replaced asphalt and sidewalks

