



Joint Hearing - MCC & PC  
SK-9497-2023  
Exhibit #02

February 1, 2023

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Mayor and City Council of Gaithersburg  
City of Gaithersburg Planning Commission  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

**Re: Justification Statement of Proposed Plan, Outline of Public Facilities and Phasing/Staging**

Dear Mayor Ashman, City Councilmembers, Chair Bauer and Commissioners:

Muddy Branch Investments LLC, owner and applicant (collectively, the “Applicant”) is filing this Justification Statement of Proposed Plan, Outline of Public Facilities, and Phasing/Staging (collectively, with the accompanying submission materials, the “Sketch Plan Application”) pursuant to Chapter 24 of the Gaithersburg City Code (the “Zoning Ordinance”). The Sketch Plan Application proposes the redevelopment of 770 Muddy Branch Road (the “Property”) in the City of Gaithersburg (the “City”) with up to 380 multi-family dwelling units in multiple structures up to five stories in height, a variety of green areas, and other amenities (collectively, the “Project”). As discussed in greater detail below, the Project will transform an underutilized site with new housing (including moderately priced dwelling units), provide a compatible relationship with abutting neighborhoods, and offer appropriate pedestrian connections to nearby commercial development.

**Property Background**

Property Description and Previous Use

The Property comprises an unplatted parcel of land (Parcel P322 as shown on Tax Maps FS342 and FS122) containing approximately 13.73 acres zoned MXD (Mixed Use Development). The Property was previously used as a United States Army Nike missile launch site for the W-92 facility (Rockville Site) from 1956 to 1974. During this period, the Property was annexed into the City in 1967. Between 1975 and 2012, the Property was used by the National Institute of Standards and Technology (“NIST”) as a storage, research, and testing annex. The Property was vacant for about 10 years, after which the U.S. federal government sold it to Applicant

via quitclaim deed dated January 13, 2022. The Property is improved with a number of below-grade and above-ground structures, some of which are associated with the Property's previous military use, some of which were substantially modified for reuse by NIST, and others that were wholly constructed by NIST.

Applicant filed a demolition permit application with the City on May 31, 2022. As the Property contained several structures that were 50 years or older, Applicant's request was reviewed by the Gaithersburg Historic District Commission ("HDC") as it related to those structures. On August 24, 2022, Applicant appeared at a hearing before the HDC. At the conclusion of the hearing, the HDC determined the structures on the Property 50 years or older did not meet the criteria for historic or architectural significance as specified in Section 24-226 of the Zoning Ordinance. As a result, the HDC directed the City Manager to issue the demolition permit. Demolition activities are currently underway on the Property.

#### Surrounding Conditions

The Property has frontage along Muddy Branch Road, which is classified in the City's Transportation Element of the 2009 Master Plan as a major arterial road. The Property is adjacent to several residential neighborhoods, as well as commercial development. The Timberbrook neighborhood, which abuts the Property to the north, is improved with multi-family buildings. The Lakelands Ridge community, which is located to the Property's west and south, contains several multi-family buildings and single-family detached structures. The Muddy Branch Square shopping center abuts the Property to the south. This retail complex contains approximately 110,670 square feet of commercial uses, including restaurants, personal services, banks, a Montgomery County Liquor and Wine store, and a Giant Food grocery store. Across Muddy Branch Road to the Property's east are Fields Road Elementary School and the Shady Grove Village neighborhood.

The Property is also close to a diverse range of residential neighborhoods, commercial services, mixed-use communities, employment uses, entertainment, and transportation infrastructure. The Amberfield community, the Kentlands and Lakelands neighborhoods, the Kentlands Market Square shopping center, Downtown Crown and the Crown Farm neighborhoods, Rio Lakefront, the NIST campus, the AstraZeneca campus, and the Great Seneca Science Corridor are all convenient to the Property. Muddy Branch Road is linked via Diamondback Drive to Sam Eig Highway, which connects to Interstate 370, Maryland Route 355, Interstate 270, the Shady Grove Metrorail station, and Maryland Route 200 (Inter-County Connector). Muddy Branch Road also offers access to Maryland Route 28 (connecting Darnestown and downtown Rockville) and Olde Town Gaithersburg (via Chestnut Street).

With respect to public transit, RideOn service is available along Muddy Branch Road (Route 54), as well as at the intersection of Muddy Branch Road and Diamondback Drive (Routes 54, 67, and 76). The Gaithersburg MARC Rail station, which provides heavy rail service on the Brunswick Line between Martinsburg, WV/Frederick, MD and the District of Columbia, is located about two and a half miles from the Property. The Shady Grove Metrorail station, which also offers connections to Metrobus, RideOn, and MTA Maryland service, is located approximately four to five miles from the Property.

### Public Facilities

The Project is sited near numerous public amenities. According to City records, Crown Woods Park, Green Park, Malcolm King Park, Washingtonian Woods Park, and Muddy Branch Park are all located within ½ mile of the Property. The Property is served by Fields Road Elementary School, Ridgeview Middle School, and Quince Orchard High School. The Property is also located within the 10 minute full response area of the NIST Fire Department (Station 53), Fire Station 32 (Travilah), and Fire Station 31 (Rockville Volunteer Fire Department). Applicant has also conducted a preliminary traffic impact analysis, which shows that although a traffic signal at the Muddy Branch Road and School Drive intersection is not warranted under existing conditions, one would be warranted with the addition of the Project's proposed 380 multi-family dwelling units. Additionally, the Property is served by public water and sewer service.

### **Project Background**

The Project proposes to redevelop the Property with residential uses, open spaces, and attractive amenities in a manner that is harmonious with surrounding neighborhoods. Specifically, the Project comprises a multi-family community with up to 380 dwelling multi-family dwelling units contained in multiple residential buildings. In accordance with Zoning Ordinance requirements, 15% of the units will be offered as Moderately Priced Dwelling Units ("MPDUs"). The residential uses will be located within multiple structures up to five stories in height. In order to promote a compatible relationship with nearby development, these residential structures are to be located in the interior of the Property (and removed from boundary lines and existing residential uses), with one residential structure anticipated to be located along the Property's Muddy Branch Road frontage.

Vehicular and pedestrian circulation to and from the Project will be accommodated by the existing access point off of Muddy Branch Road (currently signed as School Drive). Applicant's preliminary traffic impact analysis referenced above shows signaling the Muddy Branch Road/School Drive intersection is

warranted with the addition of the Project's proposed 380 multi-family units. As Muddy Branch Road is under the jurisdiction of Montgomery County (and would be the permitting authority for any new traffic signal), Applicant shared this analysis with the County's Department of Transportation ("MCDOT") to facilitate appropriate coordination. MCDOT has stated in writing it concurs with Applicant's traffic signal warrant analysis.

The Project expects to improve the Property's existing drive aisles into a street continuing south from the existing entrance, and intersecting with a street heading west into the Property's interior. These streets will provide access to the residential structures and their associated surface parking facilities. Applicant expects to provide private streets built to the Neighborhood Residential standard from the City's Road Code and incorporate travel lanes with on-street parallel parking, sidewalks, and a landscape panel with street trees and lighting.<sup>1</sup> Based on community feedback, the Project will include a new pedestrian connection to the Muddy Branch Square shopping center, as well as to the south side of School Drive opposite Timberbrook Lane, but will not incorporate any pedestrian connections to the Lakelands Ridge community.

The Project will also include a range of green areas to accommodate both active and passive recreation. This includes a centralized area around the residential structures with open lawn areas and landscaping. The Project will also incorporate additional green areas and landscape buffers to offer attractive and effective screening from abutting residential uses on the Property's southern and western boundaries abutting the Lakelands Ridge community. Additional green area is anticipated to be provided near the Property's access point, which offers opportunities to commemorate the Property's past use as a Nike Missile launch site.

The Sketch Plan sets the framework from which the schematic development plan and final site plan will comply. As a sketch plan, the symbols and elements depicted on the Sketch Plan drawing are illustrative only. Additional Project details, such as final unit count and mix, the location and size of green areas, landscaping and lighting details, road cross sections, the number of parking spaces, architectural design, final stormwater management and forest conservation plans will be reviewed as part of a schematic development plan and/or final site plan, as applicable.

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<sup>1</sup> Per the City's Road Code, "Neighborhood Residential Streets have low traffic volumes and provide direct access to single family and multi-family housing." City of Gaithersburg Street Design Standards and Traffic Calming Best Practices, pg. 16.

## Community Outreach

Applicant held several meetings with residents of surrounding neighborhoods prior to filing the Sketch Plan Application. The dates, names of communities, discussed topics, and points of contact from these meetings are attached hereto as Exhibit "A". As discussed above and mentioned below, Applicant's proposed Sketch Plan reflects feedback received in these meetings.

## Compliance with the Zoning Ordinance's Required Findings for Sketch Plan Approval

Section 24-160D.10(a) of the Zoning Ordinance provides the findings the City Council is required to make when approving a sketch plan. The following discussion demonstrates how the Sketch Plan Application and Project satisfies these findings:

- (1) The application meets or accomplishes the purposes, objectives, and minimum standards and requirements of the zone;*

### Purposes and Objectives of MXD Zone

The Project advances several of the purposes and objectives of the MXD zone codified at Section 24-160D.1 of the Zoning Ordinance. Specifically, the Project uses a more flexible approach to comprehensive design and development than the procedures and regulations applicable under the various conventional zoning categories by providing an appropriate amount of residential uses near a wide variety of existing public services and amenities, commercial businesses, and employment opportunities to achieve a horizontal mix of uses, while ensuring a compatible relationship with existing abutting development. As discussed in greater detail below, the Project will also implement many City planning recommendations and objectives in compliance with Section 24-160D.1(a) of the Zoning Ordinance. Through the Project's intended multi-family building type, structure height, siting of open spaces, arrangement of circulation patterns, and incorporation of landscaped buffers, Applicant intends to use design flexibility to coordinate architectural styles of buildings and signage in compliance with § 24-160D.1(c) of the Zoning Ordinance. Additional details regarding design and architecture will be reviewed at the schematic development plan and final site plan stages.

Additionally, the Project will be appropriately integrated and compatible with surrounding uses through appropriate use of pedestrian connections with abutting commercial development, combined with the incorporation of attractive landscaped buffers adjacent to abutting residential uses in compliance with Section 24-160D.1(d) of the Zoning Ordinance. Applicant's Project provides a suitable residential

environment that is enhanced and complemented by a diverse range of existing commercial, recreational, open space, employment, and institutional uses and amenities to bolster a horizontal mix of uses. This includes, among other things, the Muddy Branch Square shopping center, Downtown Crown and the associated Crown Farm neighborhoods, NIST, AstraZeneca, and a number of public parks. Similarly, the Project will encourage the efficient use of land by transforming the Property with new residential development (including MPDUs) near employment and retail uses, encouraging pedestrian circulation through anticipated linkages to the Property and the abutting Muddy Branch Square shopping center and the south side of School Drive opposite Timberbrook Lane, offering a street system designed to the City's recently updated Road Code and street design standards, and including multiple green areas for active and passive recreation. § 24-160D.1(f) of the Zoning Ordinance.

The Project's residential uses will achieve compatibility with surrounding uses through the incorporation of higher standards of land planning and provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures in compliance with Section 24-160D.1(e) of the Zoning Ordinance. This is reflected in, among other things, the Project's proposed multi-family uses with anticipated density, building locations, street design, pedestrian connections, and buffering from adjacent residential neighborhoods as illustrated on the Sketch Plan. Applicant's Project offers a superior natural environment by replacing a dilapidated U.S. federal government property with new green areas, landscaping, and modern stormwater management practices where none currently exist today in satisfaction of Section 24-160D.1(g) of the Zoning Ordinance. Applicant expects to construct the Project in one phase in response to the provision codified at Section 24-160D.1(h) of the Zoning Ordinance.

### Minimum Standards and Requirements of Code

#### Minimum Location and Development Requirements

As noted above, the Property is currently classified in the MXD zone. As such, the Property satisfies the MXD zone's minimum location and development requirements. See § 24.160D.2 of the Zoning Ordinance.

#### Uses Permitted

The Project proposes multiple-family dwellings. All types of residential uses allowed by right in the Zoning Ordinance are permitted by right in the MXD zone. § 24-160D.3(a) of the Zoning Ordinance.

### Density and Intensity of Development

The Project proposes an entirely residential development with up to 380 multi-family units. There is no recommended residential density for the Property stated in the City's master plan. As such, the total number of dwelling units and the corresponding overall density, as well as the approximately location of such units, will be established at the time of sketch plan approval in accordance with Section 24-160D.4(a) of the Zoning Ordinance.

### Compatibility Standards

The City's master plan does not contain any recommended right-of-way requirements, setbacks, height limits, or buffer area recommendations for the redevelopment of the Property. Similarly, the City's master plan does not have any special conditions or requirements stated therein. Section 24-160D.5(a)(2) of the Zoning Ordinance contains additional compatibility standards when no such specific recommendations, conditions, and/or requirements exist. These additional standards, however, only apply when the subject property abuts land not zoned MXD, and all land abutting the Property is zoned MXD. Therefore, the additional compatibility standards are not germane to the Project.

Furthermore, the Project does not propose any telecommunications facilities that must meet the standards of Section 24-160D.5(b) of the Zoning Ordinance.

### Minimum Green Area, Landscaping, and Amenity Requirements

In accordance with MXD zone development standards, the Project meets and/or exceeds the 40% green area requirement of the total area shown for residential use as required by Section 24-160D.6(a) of the Zoning Ordinance. As illustrated on the Sketch Plan, these green areas include private open spaces, active and passive recreational areas, and landscaped buffers. All recreation areas, facilities, amenities, landscaped areas, and/or open space will be reflected on the final site plan approved by the City Planning Commission in one anticipated development phase per Section 24-160D.6(b) of the Zoning Ordinance. The final amount of green area will be approved as part of the schematic development plan and final site plan review processes.

### Public Facilities and Utilities

All new utility lines for the Project will be placed underground in satisfaction of Section 24-160D.7(b) of the Zoning Ordinance. As noted above, Applicant expects to incorporate private streets built to Road Code standards. These street(s) will be

shown on the schematic development plan and the final site plan in accordance with Section 24-160D.7(c) of the Zoning Ordinance.

Based on feedback received from community members and City staff prior to the submission of the Sketch Plan Application, Applicant began examining whether the provision of a new traffic signal at the intersection of Muddy Branch Road and School Drive would be justified by preparing a traffic signal warrant analysis. This review showed that although a traffic signal is not warranted under existing traffic conditions, one would be warranted when the Project's proposed 380 multi-family dwelling units are included. As discussed above, Muddy Branch Road is under Montgomery County jurisdiction and Applicant has started to coordinate with MCDOT, as well as with City staff, to share the results of Applicant's traffic signal warrant study. MCDOT has expressed its agreement with Applicant's warrant analysis.

The adequacy of public facilities to serve the Project, including transportation, schools, water and sewer, and fire and emergency service, will be determined at the time of schematic development plan review in accordance with Section 24-160D.7(d) & Article XV (Adequate Public Facilities) of the Zoning Ordinance.

#### Parking Requirements

The Zoning Ordinance's parking requirement schedule for multi-family apartments are based on the specific unit mix involved. § 24-219(b) of the Zoning Ordinance. Under MXD zone procedures, the City Council will determine the appropriate approximate number of parking spaces at the time of schematic development plan review. § 24-160D.8(a) of the Zoning Ordinance. The final number of parking spaces will be determined by the Planning Commission at the time of final site plan approval. *Id.*

*(2) The application is in accord with recommendations in the applicable master plan for the area and is consistent with any special conditions or requirements contained in said master plan;*

Applicant's Sketch Plan Application conforms to recommendations contained in several elements of the City's current master plan. Preliminarily, events have occurred that render the open space land use designation for the Property in past Land Use Elements of the City's Master Plan no longer relevant. *See, e.g.,* Land Use

Element of 2009 Master Plan, pg. 10.<sup>2</sup> The Land Use Element of the City's 2003 Master Plan identified the Property as the former "NIKE missile site," and stated an expectation that the U.S. federal government (which owned the Property at the time) would convey it to the City without cost for park use and that the City would use it for recreational purposes. See Land Use Element of 2003 Master Plan, pg. 49. The Land Use Element, in turn, recommended an open space land use designation (which is also reflected in the next Land Use Element from the City's 2009 Master Plan) and a zoning change from MXD to R-A that was never implemented. *Id.* at pg. 49.

Thus, it appears that the open space land use designation shown in past Land Use Elements, as well as the discussion of the Property in the 2003 Master Plan's Land Use Element, were based on a belief the U.S. federal government would donate the Property to the City at no cost for perpetual public park and recreation use, as it had in 2014 with the associated NIKE missile control site at 10901 Darnestown Road (now a City public park known as Pleasant View Park). The U.S. federal government, however, decided to advertise the Property as a "prime development site" and "excellent opportunity for homebuilders and developers," which would be sold to the highest bidder via auction in 2021.<sup>3</sup>

Planning staff informed Applicant that once the U.S. federal government announced its intention to sell the Property via auction to a private entity, the City no longer anticipated the site would be used as a public park. Indeed, Planning staff participated in the U.S. General Services Administration's "Industry Day" presentation on July 15, 2021, where they shared information about the Property's MXD zoning, as well as the entitlement and demolition processes.<sup>4</sup> Applicant was the auction's high bidder and the U.S. federal government conveyed the Property via quitclaim deed dated January 13, 2022.

Section 20-18 of the City's Subdivision Regulations provide a final plat of subdivision shall conform to the comprehensive master plan unless the Planning Commission finds that events have occurred to render the master plan recommendation no longer relevant. This section also requires a final plat of subdivision to conform to the approved site development plan (here, a final site plan).

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<sup>2</sup> The Land Use Element erroneously identifies the Property's zoning as R-A (Low Density Residential). Land Use Element of 2009 Master Plan, pg. 16. The Property was zoned MXD at the time the Land Use Element of the 2009 Master Plan was adopted.

<sup>3</sup> <https://www.gsa.gov/real-estate/real-estate-services/real-property-utilization-disposal/property-sales/770-muddy-branch-road>

<sup>4</sup> See <https://realestatesales.gov/ATTACHMENT/REGND/DCNCR021001001/TourInfoIndustryDaySlidesQA.pdf>.

*Id.* As MXD zone procedures require a final site plan to be in accord with an approved schematic development plan, and a schematic development plan to be substantially in accord with an approved sketch plan, it is appropriate for the City Council at the time of sketch plan review to find events have occurred to render a master plan recommendation no longer relevant. See §§ 24-160D.9(c) & 24-160D.10(b)(1) of the Zoning Ordinance. This is because, among other reasons, master plan accordance is first considered at sketch plan in the multi-step MXD entitlement process, and an approved sketch plan serves as the initial development approval from which a subsequent schematic development plan, final site plan, and final plat of subdivision must comply. In accordance with Section 20-18 of the City's Subdivision Regulations, and pursuant to the iterative MXD zone procedures, the Mayor and City Council should find as part of its review of the Sketch Plan Application that circumstances have materially changed since the City's adoption of the Land Use Elements of the prior 2003 and 2009 Master Plan that render the open space land use designation and discussion of the City's expectation of using the Property as a recreational park no longer relevant.

With this background in mind, the Project is also in accord with the other elements of the City's Master Plan. Specifically, the Project advances the recommendations of the Transportation Element of the City's 2009 Master Plan. By directly linking the Property with the adjacent Muddy Branch Square shopping center and the south side of School Drive across from Timberbrook Lane (but maintaining appropriate separation from abutting Lakelands Ridge), the Project is consistent with the policies of "[e]ncourag[ing] development of connective pedestrian and bicycle systems in all projects. This should emphasize links among schools, parks, shopping centers, and the pathway systems in the surrounding region[,] as well as "[e]ncourag[ing] and promot[ing] the sharing of access points between adjacent properties." Transportation Element of 2009 Master Plan, pgs. 29, 33. Similarly, the Project will advance the goals of the Parks, Recreation and Culture Element of the City's 2018 Master Plan by "[d]evelop[ing] connectivity between communities through the development of trail systems" and helping "[c]ontinue the development of an interconnected trail system that links homes, schools, parks, and commercial areas." Parks, Recreation and Culture Element of 2018 Master Plan, pgs. 20, 26. Opportunities to commemorate the Property's past use as a NIKE missile launch site will further establish an "identity and sense of place" within the City and help "encourage inclusion of public art in public and private development." *Id.* at pgs. 101, 110.

As recognized by the Water Resources Element of the City's 2009 Master Plan, "much of Gaithersburg was developed prior to the adoption of stormwater management requirements" and "there are many older developed areas that either lack treatment or have outdated structures . . . that provide limited water quality

benefits.” Water Resources Element of 2009 Master Plan, pg. 40. This is true for the Property, which does not contain any stormwater management facilities. The Project’s introduction of modern stormwater management strategies as part of its redevelopment, including potential environmental site design, “will greatly improve community livability, property value, and neighborhood cohesion,” and improve water quality. *Id.* at pgs. 39, 54.

Thus, and notwithstanding the discussion of the Property in previous land use elements that were rendered irrelevant when the U.S. federal government advertised for redevelopment and auctioned the site to purchase by private entities, the Project is in accord with several elements of the City’s master plan.

*(3) The application and sketch plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas.*

The Project will be internally compatible and harmonious with existing and planned land uses in adjacent areas. The Project responds to the irregular shape of the Property and achieves compatibility by placing the proposed residential structures within the interior of the site’s western half, with one residential structure proposed along Muddy Branch Road on the site’s eastern half. This arrangement allows for a greater setback between the Project’s proposed residential structures and the abutting residential structures to the south and west. The Project also accommodates efficient circulation patterns that uses an existing access point to incorporate a new private street with sidewalks and landscaped buffers to link vehicles and pedestrians from Muddy Branch Road to the new residential structures and the Project’s proposed open spaces and amenities.

Additionally, Applicant’s proposed Project achieves external compatibility with existing land uses in adjacent areas, all of which are zoned MXD. The Project proposes multi-family residential uses only, which is consistent with the existing residential uses in the abutting Lakelands Ridge and Timberbrook communities. As illustrated on the Sketch Plan, the Project also includes landscaped buffers along the shared boundaries with the adjacent Lakelands Ridge and Timberbrook neighborhoods. This feature, combined with the proposed locations of the Project’s residential structures and the new proposed private streets, allows for a significant setback between the Project’s proposed buildings and the existing residential structures. The Project also incorporates a connection between the Property and the adjacent Muddy Branch Square shopping center to the south, as well as to the south side of School Drive opposite Timberbrook Lane. This will allow Project residents to access a wide array of commercial, retail, and personal services conveniently on foot via a network of buffered sidewalks and pathways. Consistent with feedback

provided by residents of the community, the Project does not include any connections between the Property and Lakelands Ridge. The Project's anticipated amenities, including a clubhouse, pool, and sports court(s), are also proposed to be located in the interior of the site closest to existing forested areas along the Property's northern boundary and away from abutting residential structures to the south and west. Furthermore, the redevelopment of the Property with residential uses only will strengthen the horizontal mix of uses in the surrounding area, including employment uses at NIST, AstraZeneca, and the Great Seneca Science Corridor, retail uses at Muddy Branch Square shopping center, the Festival at Muddy Branch, Kentlands Square, Downtown Crown, and RIO Lakefront, and residential uses at Amberfield, Timberbrook, Shady Grove Village, Lakelands Ridge, Washingtonian Woods, Warther Villages of Gaithersburg, Crown Pointe, and Washingtonian Village.

### Conclusion

Based on information contained herein, as well as additional material that will be submitted in the administrative record as part of development review, the Sketch Plan Application meets or accomplishes the purposes, objectives, and minimum standards and requirements of the zone. Additionally, the Sketch Plan Application is in accord with recommendations in the City's Master Plan and will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas. As such, the City Council should approve Applicant's Sketch Plan Application. We look forward to working with you and City staff during development review.

Very truly yours,

MILES & STOCKBRIDGE P.C.



Phillip A. Hummel

cc: Clark Wagner  
Ross Ostrander

**Exhibit "A"**  
**Summary of Community Outreach Prior to Sketch Plan Application Filing**

<b><u>770 Muddy Branch Rd. - Community Meeting Summary</u></b>			
<b>Date</b>	<b>Community</b>	<b>Topics Discussed</b>	<b>Point of Contact</b>
<b>Round one meetings</b>			
9/12/2022	Timberbrook	Pedestrian connections, speed of traffic on Muddy Branch Rd., potential for crosswalks across Muddy Branch Rd. at School Dr., anticipated density, vehicular trips, project architecture.	Michael Dennis
9/13/2022	Shady Grove Village II	Traffic related to Fields Road ES, potential for crosswalks across Muddy Branch Rd. at School Dr., expected impact on school capacity, inclusion of MPDUs, predicted traffic on Muddy Branch Rd., anticipated construction activity.	Sallye Mahan-Cox
9/22/2022	Lakelands Ridge	Potential setbacks between existing and new development, condition of the existing landscape easement, integration of landscape buffers, possible levels of light illumination, strong preference for excluding pedestrian connections between properties, maintenance of privacy, protection of existing retaining wall at Lakelands Ridge, strategies for stormwater management.	David Batlan
<b>Round two meetings - Concept plan presented</b>			
10/20/2022	Timberbrook	Possible impact on access to School Dr. and Muddy Branch Rd., location of proposed buildings, anticipated number of units and vehicular trips, support for new signal at Muddy Branch Rd. & School Dr.	Michael Dennis
10/25/2022	Shady Grove Village II	Support for new signal at Muddy Branch Rd. & School Dr., potential rents, support for the concept plan, anticipated student generation, support for a connection from subject site to shopping center, preference to use native plants, speed of traffic on Muddy Branch Rd., desire for good lines of communication with developer.	Sallye Mahan-Cox
10/27/2022	Lakelands Ridge	Support for the concept plan, proposed use and density, potential landscape buffers and fencing, reemphasized opposition to any type of pedestrian access into their community, discussion of City approval process, timing of demolition, communication of project progress.	David Batlan