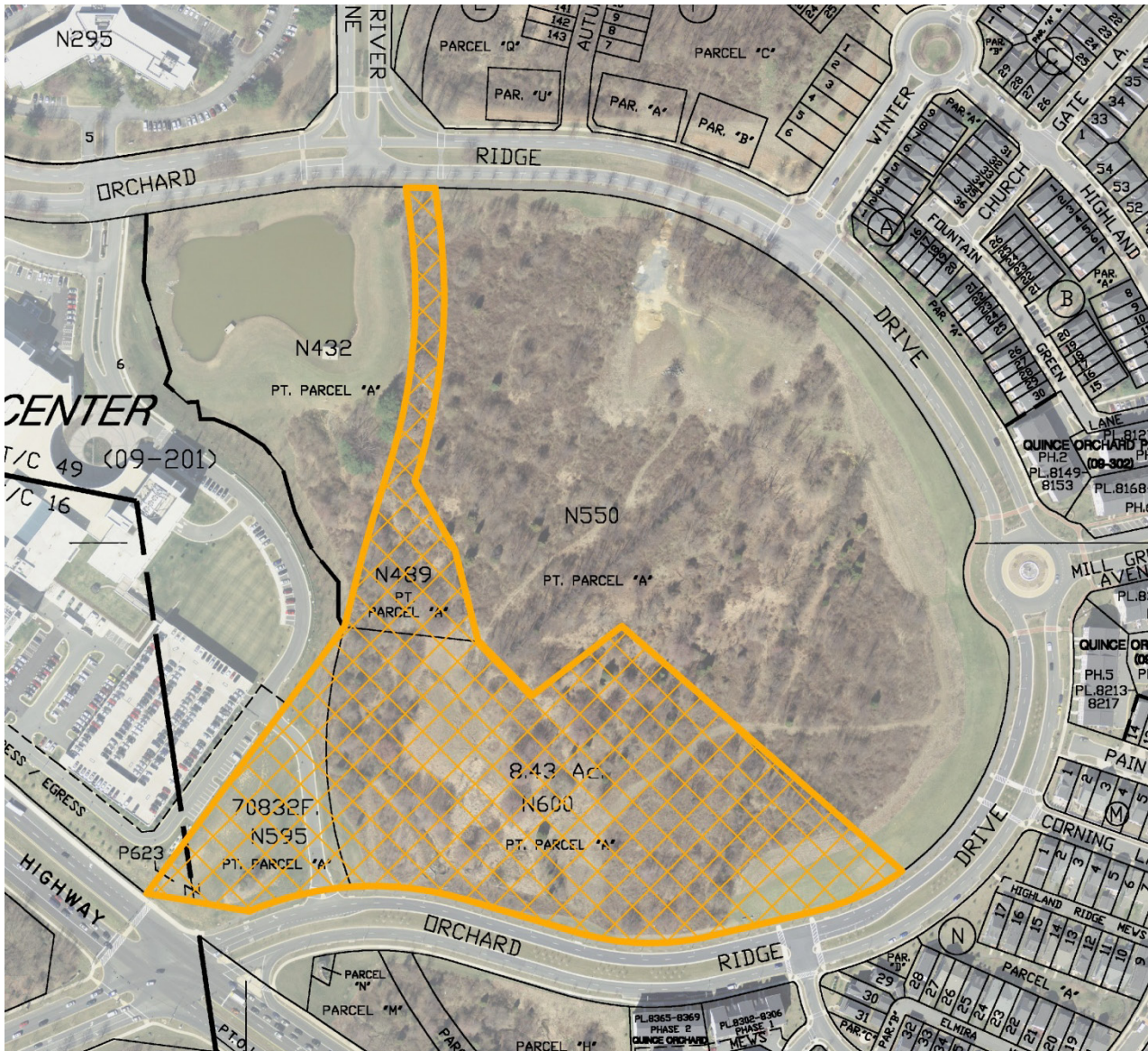


13. Quince Orchard Park – CCT Station, 4 parcels, 11.7 acres



Tax Map FS23 Parcels N489, N595, N600, and P623

These four parcels, totaling 11.7 acres, are located in the Quince Orchard Park development. These parcels are currently owned by the City and are intended to be the location of the planned Corridor Cities Transitway (CCT), including a transit station and associated parking facility.

On December 17, 2001, the Mayor and Council approved Zoning Map Amendment Z-275(C) to amend the previously approved sketch plan for Quince Orchard Park. As a result of this amendment, this 10.16-acre parcel was established to contain the CCT facilities which include right-of-way and a transit station.

The property contains stream valley buffer, floodplain and wetlands. The stream valley buffer shall be preserved.

The *Kentlands Boulevard Commercial District Special Study Area* master plan, adopted in 2008, included a recommendation to relocate the CCT station and alignment. The station and alignment would move from this map designation to the southern side of Great Seneca Highway into the commercial district. Currently the Maryland Transit Administration is studying this alternative. Should the State support and adopt the Kentlands realignment, future discussions as to the disposition of these parcels should commence. Any discussions should be held in conjunction with and include how these parcels will relate to the Meadows section of Quince Orchard Park.

Applicable Strategic Direction: Planning, Environment

Land Use and Zoning Actions:

- Retain Institutional land use designation
- Zoning remains MXD

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Account 1010122919

CERTIFICATE OF PUBLICATION

The Washington Post Company hereby certifies that it is the publisher of The Washington Post; that The Washington Post is a newspaper of general circulation, published daily in the City of Washington, District of Columbia; that The Washington Post has been so published continuously for more than one year prior to the date of first publication of the notice mentioned below; that the undersigned person is the duly authorized agent of The Washington Post Company to execute this certificate on its behalf; and that a notice of which the annexed is a true copy was printed and published in said newspaper on the following date(s) at a cost of \$585.12 and was circulated in the Washington metropolitan area.

Published 2 time(s). Date(s):26 of July 2018
02 of August 2018

Account 1010122919

THE WASHINGTON POST

By



Nicole McKinney
BILLING MANAGER

NOTICE OF JOINT PUBLIC HEARING The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan Application SDP-7974-2018 on MONDAY AUGUST 20, 2018 AT 7:30 P.M. or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland. Application SDP-7974-2018 requests approval for a Schematic Development Plan for the construction of a 14.95 acre City park. The subject property is located at 601 Orchard Ridge Drive and is zoned MXD (Mixed Use Development). Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday. . Caroline Seiden, Planner planning@gaitHERSBURGMD.GOV Planning and Code Administration #1194

RECEIVED
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FINANCE & ADMINISTRATION

Responses to Questions Raised at August 20, 2018 Joint Public Hearing for SDP-7974-2018 - Discovery Park

<u>Question</u>	<u>Answer</u>
Would like to know the quantity of park benches.	There are ten (10) park benches proposed for Discovery Park.
Is a dog walking enclosure being considered?	No; Not at this time.
Are the 37 parking spaces on Orchard Ridge Drive shared use?	The spaces along Orchard Ridge Drive are shared use with the surrounding neighborhood.
Is the flexi-pave going to be plowed in the Winter?	The City currently does not plow Park paths unless they lead to a school.
Would a second entrance sign be considered at SW entrance?	Another sign can be added in the future if necessary, but is not in the budget at this time.
Is the flexi-pave proposed for the entire walking path?	Yes, with the exception of the entrance from the traffic circle to tie in at main loop is conventional paving for the purpose of maintenance vehicle traffic. There are 4 cross-over areas through out the park for maintenance vehicle crossing as well.
What is the approximate square footage of the Great Lawn?	240'x100' with 20,000 sf area.
Would like to know the upkeep and maintenance of the flexi-pave.	There is very little maintenance to Flexi-Pave, it does not need to be cleaned like porous pavement.
What is the projected annual cost to maintain the park plantings, mulch and mowing?	The City would contract out this service, our estimate would be \$15,000 per year.
Was an off leash dog run considered for the Great Lawn?	No; Not at this time.
Have we considered adding a trail on top of the berm?	A trail was not considered along the top of the berm - there are existing trees to remain along the top and it would provide redundancy to the trail within the park and the sidewalk outside the park. It was also important to maintain ADA accessibility throughout the park.
Were the existing trees inventoried?	Yes, the existing trees were inventoried in March 2018 and the final design reflected those trees that were in the best condition and fit with the design intent of the park. Andrew Benjamin, COG Environmental Planner, reviewed the plans and approved the final plant list. A final assessment of the existing trees to remain will be made in the first phase of construction after some of the dense understory had been cleared.
Is there a possibility to add an entrance in the middle of the berm?	Would need to evaluate the location of the newly planted trees via DNR grant.
Is a third entrance to the park a feasible option?	Would need to be evaluated. If Matt is referring to the berm, would need to evaluate the newly planted trees via DNR grant.
Would MedImmune consider the use of after hours parking at childcare center for park patrons?	Staff believes there is sufficient parking for the park. Should parking become an issue in the future, the City will look at increasing on-street parking near the park.

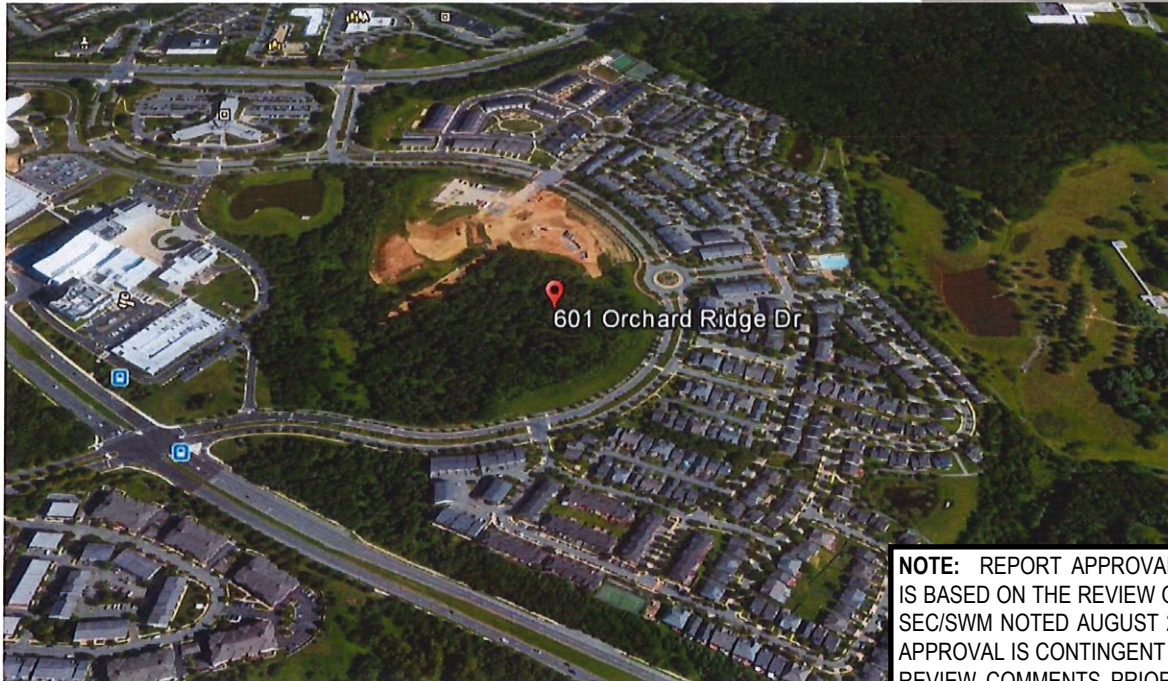
Environmental Site Design (ESD) Final SWM Design Report

March 1, 2018

Rev June 28, 2018

Project: 03-16-0540

MedImmune Community Park- City of Gaithersburg



NOTE: REPORT APPROVAL NOTED HERON IS BASED ON THE REVIEW OF IMPLEMENTED SEC/SWM NOTED AUGUST 24, 2018. THIS IS APPROVAL IS CONTINGENT ON ADDRESSING REVIEW COMMENTS PRIOR TO FINAL PLAN APPROVAL



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30 South Summit Ave
Gaithersburg, MD 20878
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CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS STORMWATER MANAGEMENT

APPLICATION NO. SWM-7912-2018
CONCEPT PLAN PRELIMINARY PLAN
APPROVAL DATE August 30, 2018
BY Meredith Strider

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS SEDIMENT EROSION CONTROL

APPLICATION NO. SEC-7911-2018
CONCEPT PLAN PRELIMINARY PLAN
APPROVAL DATE August 30, 2018
BY Meredith Strider



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RESOLUTION No. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF GAITHERSBURG GRANTING APPROVAL OF
SCHEMATIC DEVELOPMENT PLAN SDP-7974-2018,
KNOWN AS DISCOVERY PARK, FOR
APPROXIMATELY 14.95 ACRES OF PROPERTY
ZONED MIXED USE DEVELOPMENT (MXD)

SDP-7974-2018

OPINION

Schematic development plan application SDP-7974-2018, zoned Mixed Use Development (MXD), has come before the Mayor and City Council for approval. The City Council's authority in this matter is pursuant to §24-160D.9.(b)(2) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the Council and Commission to conduct public hearings on a schematic development plan application following appropriate notification procedures and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the City Planning Commission.

The subject case involves approximately 14.95 acres of land and concerns the development of the subject properties ("Properties") known as Parcels N600 and N532. The combined Properties are located at 601 Orchard Ridge Drive and adjoin the Medimmune campus and the Discovery Childcare Center (also part of the Medimmune campus). A portion of a Category 1 Forest Conservation Easement is within the Discovery Park parcels. The schematic development plan application was submitted to the City Planning and Code Administration on July 3, 2018. This application was designated as SDP-7974-2018.

OPERATIVE FACTS

A. Background

Medimmune, beginning in 2002, began purchasing the privately owned parcels comprising the Quince Orchard Corporate Park. With all the privately-owned parcels under ownership, (62.6 acres) Medimmune explored options with the City to further expand through an additional Amendment to Annexation Agreement X-129 in order to create a corporate campus. The 6th Amendment to the Annexation Agreement was approved on March 8, 2013. This amendment revised the density of development allowed on the Medimmune properties, dedicated new City parkland, and included transportation and community improvements among other details. With the dedication of new City parkland adjacent to an 8.43 acre parcel already under City ownership (originally for a Corridor Cities Transitway station), plans for a new City park were developed.

B. Current Application:

On July 3, 2018, Ms. Melanie Brown, Project Manager for City of Gaithersburg, submitted an application for schematic development plan, SDP-7974-2018. This application includes the development of a 14.95 acre City park to serve the surrounding communities and to further the objective of ensuring resident proximity to parks. The overall project goal is to develop a small, natural-focused, walk-to park to be used for playing, picnicking, and strolling. The plan proposes a park with walking trails, playground equipment, picnic areas and gardens.

The Mayor & City Council and Planning Commission conducted a joint public hearing for SDP-7974-2018 on August 20, 2018. During the course of the hearing the following aspects of the proposed plan were discussed:

- Adequacy of parking
- Potential for additional trails and park entrances
- Maintenance costs for park plantings and paving
- Consideration of dog run/park
- Challenges posed by existing berm

The Mayor and City Council and Planning Commission received oral testimony from one resident, who expressed overall support for the park but had concerns regarding the parking availability. No additional testimony from the public was received while the record remained open.

The Planning Commission record on SDP-7974-2018 closed as of five (5) PM, August 31, 2018. The Planning Commission reviewed the SDP-7974-2018 application at its regular meeting on September 5, 2018. Based upon their review of the evidence, the Planning Commission found the SDP-7974-2018 application to be in conformance with the MXD Zone standards, noting that any possible issues regarding parking and accessibility could be revisited in the future if concerns arise. The Planning Commission recommended approval of the SDP-7974-2018 application to the City Council with the following conditions required of the applicant:

1. The Applicant is to prepare and record a new plat combining Parcels N550 and N600.

C. Evaluation and Findings

The City Council, upon careful review of the evidence of record, agrees with the findings, conclusions and the recommendation of approval for schematic development plan SDP-7974-2018 by the City Planning Commission and City staff. The City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action. The City Council further agrees with the Planning Commission in that the procedures governing the application for the MXD Zone and approvals necessary to seek site development permits are subject to a multi-step process and that this is only one of

several steps of the process, that subsequently includes Final Site Plan reviews and approvals.

In reviewing the subject application for the approval of schematic development plan SDP-7974-2018, the City Council finds the application and development proposal meets or accomplishes the purposes, objectives, and minimum standards and requirements of the MXD Zone that are set forth in Chapter 24 (Zoning) Article III, Division 19 of the City Code.

The City Council finds that the application meets the submission requirements and the standards and requirements for approval of the subject schematic development plan, as set forth in §24-160D.9(b) in that:

- 1) The applicant filed an application for approval of a schematic development plan which is consistent with the approved sketch plan (X-129 6th Amendment) in terms of nature, density, location of use, access, circulation, and preservation features;
- 2) The schematic development plan is in substantial compliance with the approved Sixth Amendment to the X-129 Annexation Agreement;
- 3) Staff determined that the schematic development plan application SDP-7974-2018 was complete and contains all the information and components required under §24-169(b) of the City Code;
- 4) The 2009 Land Use Element identified the Meadows Property (including Parcel N550) as Map Designation 12 and Parcel N600 as part of Map Designation 13. The future uses and proposals are controlled by Medimmune and the City of Gaithersburg as parties to the 6th amendment to the X-129 Annexation Agreement to which SDP-7974-2018 complies;
- 5) The schematic development plan is part of the greater Quince Orchard Park development containing a minimum of two hundred (200) dwelling units and one hundred thousand (100,000) square feet of proposed retail/office development, or a comparable equivalent mix;
- 6) The City Council and City Planning Commission have conducted a joint public hearing on the application subject to the notification procedures in section 24-196 of this Code.
- 7) The Planning Commission delivered its recommendation to the City Council on September 5, 2018, within thirty (30) days of the close of the Commission's hearing record of August 31, 2018.
- 8) The Council is taking action on the application within ninety (90) days after the close of the Council's hearing record of September 24, 2018;
- 9) The approval of this schematic development plan with its degree of detail shall substitute for preliminary site plan approval; and

- 10) The proposed development will be constructed in one stage and be served by all public facilities.

Furthermore, the City Council finds from the evidence of record that the application for schematic development plan approval, SDP-7974-2018, fulfills the findings required under §24-160D.10:

(1) The plan is substantially in accord with the approved sketch plan:

The project is substantially in accord with the approved sketch plan as contained in the Sixth Amendment to Annexation Agreement X-129 dated March 8, 2013. Section 9 of the 6th Amendment concerns the property that is the subject of SDP-7974-2018 application and states that *“At a mutually agreeable time in 2013, Medimmune will dedicate and Plat a portion of the Meadows Property (Parcel N532), approximately 6.5 acres in size, to the City for open space/parkland, in the approximate location as shown on Attachment B. Medimmune may count the density available from that property towards future development on any or all of the other Medimmune Properties. Medimmune and the City may discuss any additional conditions in connection with the dedication such as naming rights for any recreational facilities. On or before dedication, Medimmune will pay \$200,000.00 to the City for use in preparing the dedicated land for use as open space/parkland.”*

(2) The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone:

- a) Application SDP-7974-2018 provides a superior natural environment by preserving natural topographic and geologic features, wetlands and open spaces, removing invasive plant species and restoring native species.
- b) Application SDP-7974-2018 contributes to and supports a mix of land uses including recreational and open space that work to complement one another within a neighborhood framework, in this case Quince Orchard Park.
- c) Application SDP-7974-2018, as submitted, encourages the efficient use of land by: utilizing the natural topography in the siting of the park; providing recreational opportunities within walking distance of a major employer and large residential communities of Quince Orchard Park, the Vistas, Kentlands and Lakelands.

(3) The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration:

The 2009 Land Use Element of the City’s Master Plan identified Parcel N550 as part of Map Designation 12 and Parcel N600 as part of Map Designation 13. SDP-7974-2018 is consistent with the recommendations in the City Master Plan in that:

- The stream valley buffer is preserved;
- The proposed use retains the Institutional land use designation; and
- The zoning of the subject site remains MXD.

(4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas:

The approved mix of land uses for Quince Orchard Park; both single -family residential and commercial, are compatible with the proposed use. The Applicant's proposal provides open space and recreational opportunities for the workers and residents within walking distance of the Park. The Park preserves the natural features of the site and protects sensitive environments from development.

(5) The existing or planned public facilities are adequate to service the proposed development contained in the plan;

As stated in the Preliminary Staff Report, this application complies with the City's adequate public facilities requirements.

Water and Sewer Services

The subject properties are currently serviced by water and sewer categories of W-1 and S-1 and are adequate to serve the proposed park.

Fire and Emergency Services

The following three fire stations provide ten minute response times to the subject property:

- Station 8 - Gaithersburg-Montgomery Village
- Station 31 - Rockville-Quince Orchard
- Station 32 - Travilah

Therefore, the site complies with the requirements for the Adequate Public Facilities requirements for Emergency Services.

Schools

The proposed park use will not generate any students. Therefore, there will be no impact to schools and the schools test for adequate public facilities is not required.

Transportation

Sections 10 and 11 of the 6th Amendment address transportation impacts. Section 10 defines that Medimmune is responsible for any immediate transportation improvements necessary to facilitate a development project; however, Medimmune is allowed to develop up to 138,518 SF of new building area without any further dedications or payments related to transportation network improvements. The proposed park use does not provide any additional square footage and, therefore, no additional traffic improvements are required in accordance with the annexation agreement.

(6) That the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development:

Application SDP-7974-2018 will be constructed in one phase following any applicable final site approvals and the applicant has demonstrated that the project can be completed without disruption to existing traffic patterns.

(7) That the plan, if approved, would be in the public interest:

Application SDP-7974-2018 serves a much needed demand for open space and recreation in the Quince Orchard Park community. Access to public parks further enhances the desirability of the City's neighborhoods and helps to maintain home values and drive economic development in the adjacent communities.

In summary, the City Council finds SDP-7974-2018 being one facet contributing to the greater vision of the Quince Orchard Park development to be in accordance with §§ 24-160D.9.(b) and 160D.10.(b) and, as hereafter conditioned, is in the public interest and should be approved due to the presence of substantial evidence in the record to indicate that the subject Schematic Development Plan has accomplished the purposes of the MXD Zone, as well as generally accepted City planning and land use policies, subject to the applicant complying with the conditions stated in this Resolution.

SCHEMATIC DEVELOPMENT PLAN SDP-7974-2018

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the City Council of Gaithersburg, that SDP-7974-2018, being an application filed by the City of Gaithersburg, requesting approval of Schematic Development Plan is hereby approved subject to the following conditions required of the applicant:

1. The Applicant is to prepare and record a new plat combining Parcels 550 and N600.

ADOPTED by the City Council this 1st day of October, 2018.

JUD ASHMAN, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
in a public meeting assembled on the 1st day
of October, 2018.

Tony Tomasello, City Manager

MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Caroline Seiden, Planner

DATE: August 31, 2018

SUBJECT: Supplemental Staff Analysis:
Application SDP-7974-2018
Discovery Park, 601 Orchard Ridge Drive

APPLICANT/OWNER

City of Gaithersburg
31 S. Summit Avenue
Gaithersburg MD, 20878

ENGINEER

Billie Swailes
Triad Engineering
1075-D Sherman Avenue
Hagerstown, MD 21740

LANDSCAPE ARCHITECT

Lydia Kimball, Emily Lewis and Joe Ignatius
Floura Teeter Landscape Architects
800 Charles Street, Suite 300
Baltimore, MD 21201

TAX MAP REFERENCE:

Tax Map: FS23

TAX ACCOUNT NUMBER:

Parcel N600
Parcel N532

REQUEST

The City of Gaithersburg has submitted Schematic Development Plan (SDP) application SDP-7974-2018. This application proposes the development of a 14.95 acre City park to further the objective of ensuring resident proximity to parks. The residential communities of Quince Orchard Park, Vistas, and Kentlands all are within .25 miles of the proposed park. The overall project goal is to develop a small, natural-focused, walk-to park to be used for playing, picnicking, and strolling. The plan proposes a park with walking trails, playground equipment, picnic areas and gardens. The proposed park straddles two parcels (N600 and N532) and the properties, both of which are zoned Mixed Use Development (MXD), are located at 601 Orchard Ridge Drive. On July 16, 2018 the Mayor and City Council approved the name "Discovery Park" for the subject properties.



PROJECT BACKGROUND

Medimmune, beginning in 2002, began purchasing the privately owned parcels comprising the Quince Orchard Corporate Park. With all the privately-owned parcels under ownership, (62.6 acres) Medimmune explored options with the City to further expand through an additional Amendment to Annexation Agreement X-129 in order to create a corporate campus. The 6th Amendment to the Annexation Agreement was approved on March 8, 2013. This amendment revised the density of development allowed on the Medimmune properties, dedicated new City parkland, and included transportation and community improvements among other details (Exhibit #16). With the dedication of new City parkland adjacent to an 8.43 acre parcel already under City ownership (originally for a Corridor Cities Transitway station), plans for a new City park were developed.

JOINT PUBLIC HEARING

A joint public hearing before the Mayor and City Council and the Planning Commission was held on August 20, 2018. The Planning Commission held its record open until 5:00 PM on August 31, 2018 and the Mayor and City Council will hold its record open until 5:00 PM on September 24, 2018. During the course of the hearing the following aspects of the proposed plan were discussed:

- Adequacy of parking
- Potential for additional trails and park entrances
- Maintenance costs for park plantings and paving
- Consideration of dog run/park
- Challenges posed by existing berm

The Mayor and City Council and Planning Commission received oral testimony from one resident, who expressed overall support for the park but had concerns regarding the parking availability. At the time of the Planning Commission's record closing, no further comments from the public have been received into the record.

Responses to questions posed by the Mayor and City Council and Planning Commission during the course of the public hearing have been compiled in Exhibit #26. The applicant and design team propose no changes to the park design.

SCHEMATIC DEVELOPMENT PLAN PROPOSAL:

LOCATION:

The Property is located at 601 Orchard Ridge Drive near the intersection of Orchard Ridge Drive and Great Seneca Highway. Adjoining and confronting properties surrounding the Property are zoned MXD and are improved with a mix of use types. Portions of the Medimmune campus are located in close proximity to the north and west. To the south and east, across Orchard Ridge Drive, are residences in the Quince Orchard Park community.

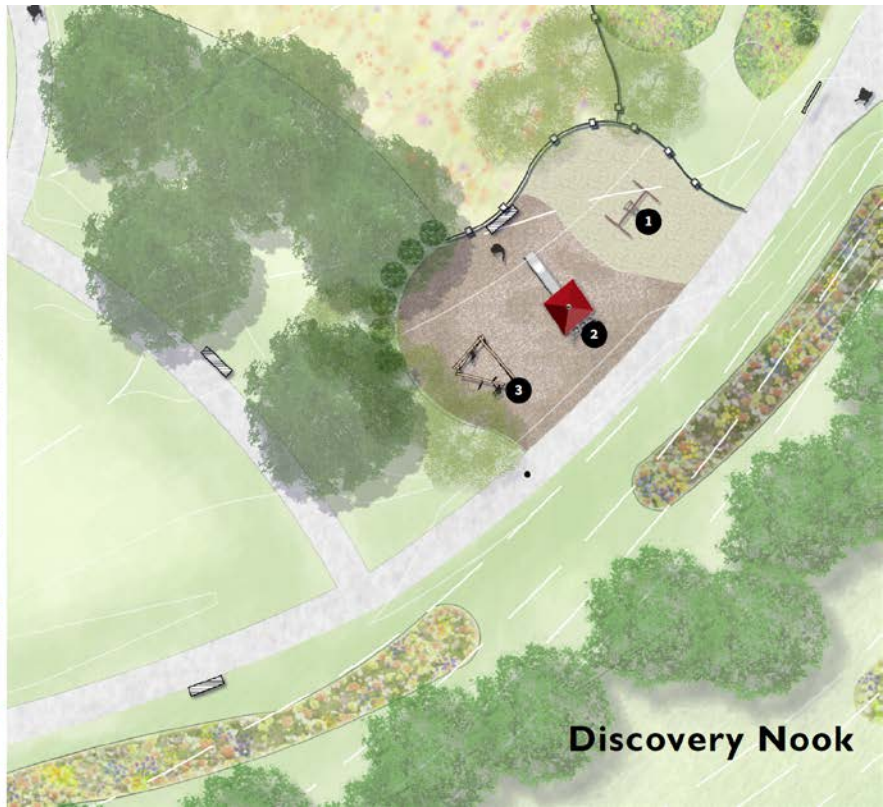
PLANS:

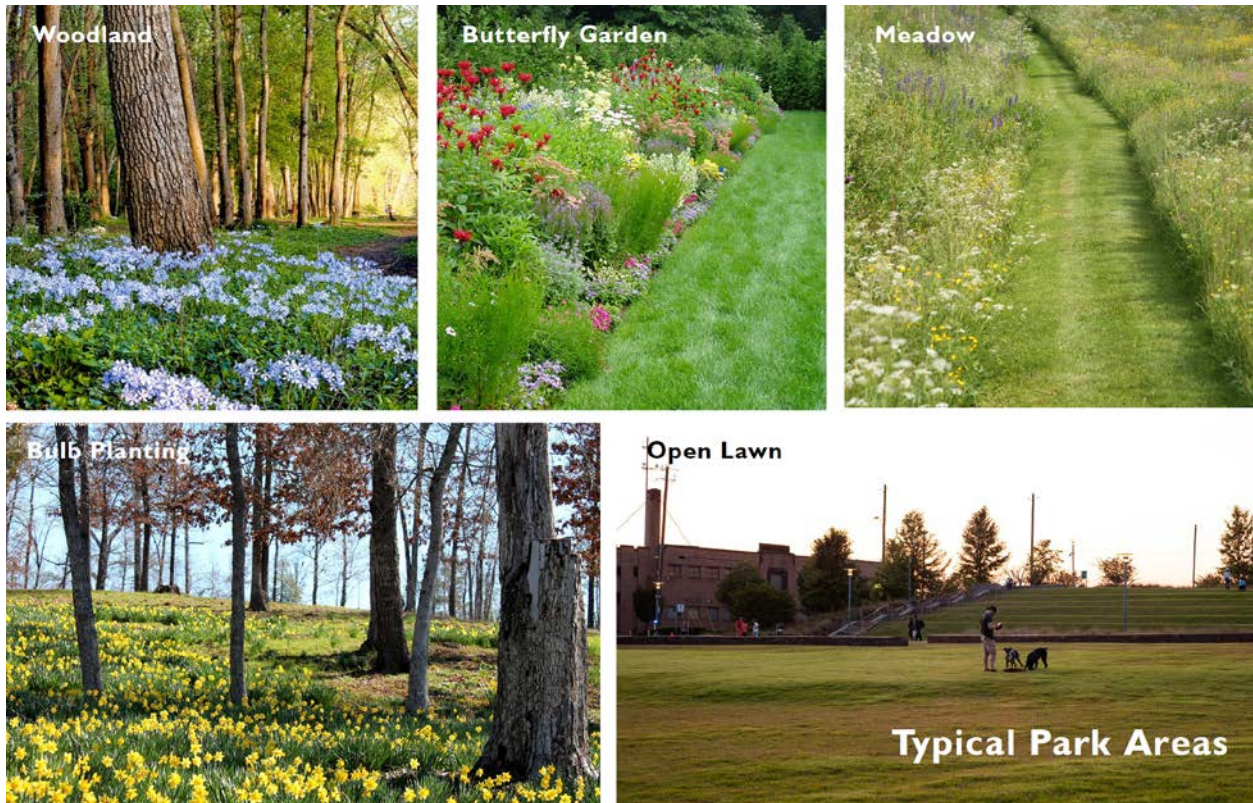
The application, SDP-7974-2018, specifically defines the City park, including a design narrative (Exhibit #2) and site plan (Exhibit #3 - #13). The total subject site is 14.95± acres. The site will be served by existing sidewalks along Orchard Ridge Drive.



Exhibit #14

The proposed park design provides several small picnic areas, pathways, a small nature play area and discovery nook that will include elements comprised of rope and climbing structures, an “Expression Swing,” a “Birds Nest” swing, a wooden “tree-like” house with a slide, a butterfly haven, a Living Willow Simple Dome, and a “GaGa Ball” Pit/Octagon. Additional site furnishings will include picnic tables, individual picnic shelters (a single picnic table with a roof structure), bike rack, trash and recycling receptacles, dog waste station, fencing, signage and benches along the pathways. The pathways will be marked with mile markers. The playground protective surfacing will include Engineered Wood Fiber Mulch, Poured-in-Place Play Surface, and Flexible Pavement. A 20,000 square foot Great Lawn is centrally located between the various playgrounds and walking paths.





Park Access:

As discussed at the joint public hearing, an existing berm along Orchard Ridge Drive poses both challenges and opportunities for the park design. The berm provides separation between the roadway and the park, providing a more secluded setting for the park. However, it also presents access and visibility challenges. Entrances to the park are located on the east and west ends of the park, with no central entrance due to the location of the berm. Staff and the design team are in agreement that preservation of the existing berm and the newly planted trees along the berm is preferred over cutting into the berm for another park entrance or trail.

No new parking is proposed for Discovery Park, although there are 36 on-street parking spaces available along portions of the east side of Orchard Ridge Drive in the vicinity of the park. Staff believes that there is sufficient parking for the park. A significant number of park users are anticipated to walk to the park from surrounding communities. Pedestrian access to the park is via connections to the existing sidewalk along two locations on the west side of Orchard Ridge Drive, one roughly parallel with the traffic circle north of the park and one on the southern edge of the park close to the intersection with Elmira Lane. Staff also has advised against seeking a parking agreement with Medimmune to utilize parking in its Discovery Meadows childcare center as Medimmune already has plans to share this parking lot with its proposed sports facility and surplus parking is not anticipated.

Stormwater Management & Sediment & Erosion Control:

The applicant has submitted concept/preliminary stormwater management and sediment and erosion control applications. The plans (SWM-7912-2018 and SEC-7911-2018) have been reviewed and approved by the Department of Public Works (Exhibit #26).

ENVIRONMENTAL SETTING:

A Natural Resource Inventory (NRI) noted that the vegetation existing on site is predominantly non-native invasive and native pioneer species (fast growing, short-lived species that are typically the first to grow at an abandoned or disturbed site-typically lower value trees) (ENV-7811-2018 - Exhibit #15). Staff performed a field visit while verifying the NRI and found the main species were autumn olive (*Elaeagnus umbellata*) and ornamental pear (*Pyrus* spp.). Both species are non-native and highly invasive. The removal of these species to make space for the proposed planting will be a great benefit to the urban forest of Gaithersburg generally and to the adjacent forest conservation easement specifically.

The proposed plantings are almost all native species of trees, shrubs and herbaceous plants. The planting plan utilizes a wide variety of species to achieve a remarkable species diversity. Species diversity increases the overall health and value of a forest and is the best hedge the City has against current or future invasive pests that may be introduced. This planting also fills spaces in every ecological level: upper canopy, lower canopy and forest floor. This diversity of ecological levels is often overlooked, but is also very valuable to the ecological health and function of a forest. These diversities will yield a landscape that will be attractive to wildlife and park-goer alike.

STAFF ANALYSIS AND RECOMMENDATION

FINDINGS:

Approval of SDP-7974-2018, by the City Council is dependent upon the findings required under Section 24-160D.10 of the City Code. The following outlines the required findings and justifications for a City Council approval of application SDP-7974-2018:

- (1) The plan is substantially in accord with the approved sketch plan:

The project is substantially in accord with the approved sketch plan as contained in the Sixth Amendment to Annexation Agreement X-129 dated March 8, 2013. Section 9 of the 6th Amendment concerns the property that is the subject of SDP-7974-2018 application and states that *“At a mutually agreeable time in 2013, Medimmune will dedicate and Plat a portion of the Meadows Property (Parcel N532), approximately 6.5 acres in size, to the City for open space/parkland, in the approximate location as shown on Attachment B. Medimmune may count the density available from that property towards future development on any or all of the other Medimmune Properties. Medimmune and the City*

may discuss any additional conditions in connection with the dedication such as naming rights for any recreational facilities. On or before dedication, Medimmune will pay \$200,000.00 to the City for use in preparing the dedicated land for use as open space/parkland.”

(2) The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone:

- a) Application SDP-7974-2018 provides a superior natural environment by preserving natural topographic and geologic features, wetlands and open spaces, removing invasive plant species and restoring native species.
- b) Application SDP-7974-2018 contributes to and supports a mix of land uses including recreational and open space that work to complement one another within a neighborhood framework, in this case Quince Orchard Park.
- c) Application SDP-7974-2018, as submitted, encourages the efficient use of land by: utilizing the natural topography in the siting of the park; providing recreational opportunities within walking distance of a major employer and large residential communities of Quince Orchard Park, the Vistas, Kentlands and Lakelands.

(3) The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration:

The 2009 Land Use Element of the City's Master Plan identified Parcel N550 as part of Map Designation 12 and Parcel N600 as part of Map Designation 13. SDP-7974-2018 is consistent with the recommendations in the City Master Plan in that:

- The stream valley buffer is preserved;
- The proposed use retains the Institutional land use designation; and
- The zoning of the subject site remains MXD.

(4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas:

The approved mix of land uses for Quince Orchard Park; both single-family residential and commercial, are compatible with the proposed use. The Applicant's proposal provides open space and recreational opportunities for the workers and residents within walking distance of the Park. The Park preserves the natural features of the site and protects sensitive environments from development.

(5) The existing or planned public facilities are adequate to service the proposed development contained in the plan:

As stated in the Preliminary Staff Report, this application complies with the City's adequate public facilities requirements.

Water and Sewer Services

The subject properties are currently serviced by water and sewer categories of W-1 and S-1 and are adequate to serve the proposed park.

Fire and Emergency Services

The following three fire stations provide ten minute response times to the subject property:

Station 8 - Gaithersburg-Montgomery Village

Station 31 - Rockville-Quince Orchard

Station 32 - Travilah

Therefore, the site complies with the requirements for the Adequate Public Facilities requirements for Emergency Services.

Schools

The proposed park use will not generate any students. Therefore, there will be no impact to schools and the schools test for adequate public facilities is not required.

Transportation

Sections 10 and 11 of the 6th Amendment address transportation impacts. Section 10 defines that Medimmune is responsible for any immediate transportation improvements necessary to facilitate a development project; however, Medimmune is allowed to develop up to 138,518 SF of new building area without any further dedications or payments related to transportation network improvements. The proposed park use does not provide any additional square footage and, therefore, no additional traffic improvements are required in accordance with the annexation agreement.

(6) That the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development:

Application SDP-7974-2018 will be constructed in one phase following any applicable final site approvals and the applicant has demonstrated that the project can be completed without disruption to existing traffic patterns.

(7) That the plan, if approved, would be in the public interest:

Application SDP-7974-2018 serves a much needed demand for open space and recreation in the Quince Orchard Park community. Access to public parks further enhances the desirability of the City's neighborhoods and helps to maintain home values and drive economic development in the adjacent communities.

STAFF RECOMMENDATION

Staff is supportive of the subject SDP-7974-2018 application with one condition. The Schematic Development Plan application SDP-7974-2018 will help the City of Gaithersburg achieve its goal of providing parks within .25 miles of residential communities. The proposed park provides a variety of recreational activities for the neighboring communities of Quince Orchard Park, Vistas, Kentlands and Lakelands. The development of the park will also help eliminate invasive species and reestablish an appropriate environmental setting.

The schematic development plan is substantially in accord with the Sketch Plan approved as part of the Annexation Agreement. The plan meets and accomplishes the purposes, objectives and minimum standards and requirements of the MXD Zone, as shown by the exhibits submitted into the record. The plan is in accord with the applicable master plan recommendations of the 2009 Master Plan. The plan is internally and externally compatible with existing and planned land uses in the MXD-zoned area and adjacent areas. Because the plan is all parkland it provides the facilities to support future development not currently part of this application. Finally, the schematic development plan is in the public interest as it will provide necessary recreational opportunities for adjacent residential communities, thus increasing the economic value of the property and reducing parking constraints arising from future development in advance of that development.

Staff recommends that the Planning Commission, based upon the evidence and testimony submitted into the record and the findings presented herein, recommend approval of Schematic Development Plan SDP-7974-2018 to the Mayor and City Council with the following conditions:

1. The Applicant to prepare and record a new plat combining Parcels N550 and N600.

From: Morrison, Erik [mailto:erik.morrison@astrazeneca.com]
Sent: Monday, September 10, 2018 9:18 AM
To: Michele Potter
Cc: Einhorn, Rebecca Dreilinger (MedImmune)
Subject: Re: Discovery Park Joint Public Hearing

Hello Michelle:

Over the past two weeks I've been working with the Site Operations team in Gaithersburg to discuss the option of opening parking at our childcare center for public use. As you know, MedImmune is open to working with the City to aid the community. In 2013, MedImmune provided funds to the city to construct additional parallel parking spaces opposite the future Discovery Park site. When the City built these spaces it was our hope that our contribution would help alleviate some of the parking capacity concerns that the neighbors had.

While we would like to further assist our neighbors with their parking concerns, at this time MedImmune is not able to share our parking lot for several logistical and legal reasons.

First, the childcare center employees arrive early and leave late and require that parking be available when they arrive and all day. The childcare center parking lot must be cleared by 6am every day and

remain open until 7pm so the two shifts of staff can park and get the center ready. Second, during snow storms our grounds crew works during the night to clear parking lots on our campus so we can remain open the following day. Third, after the center closes and on weekends we anticipate that employees will occupy the parking lot after hours until sunset when they use the new sports fields on the Meadows parcel. And fourth, there are liability issues with making the parking lot available to others beyond MedImmune staff and visitors.

Please do not hesitate to contact me to discuss this topic or any others in greater detail.

Regards,

Erik

From: Michele Potter <Michele.Potter@gaithersburgmd.gov>

Date: Tuesday, August 21, 2018 at 2:45 PM

To: "Morrison, Erik" <erik.morrison@astrazeneca.com>

Subject: Discovery Park Joint Public Hearing

CAUTION: This email originated outside AstraZeneca & Medimmune. Do not open the attachment(s) unless you recognize the sender and know the content is safe.

Erik,

Last night we held the Joint Public Meeting with the Mayor and City Council and the Planning Commission on the design elements for Discovery Park. They asked many questions and really like the overall design of the Park. A reoccurring theme was the concern of only 37 on street parking spaces. A member of the community testified during the Public Comment section that she is concerned about the parking and that it is used by the existing residents. She said that she rarely invites people to her house based on the limited parking. Mayor Jud Ashman asked if there is a possibility of utilizing the Discovery Meadows parking lot when the child care center is closed – after hours, weekends, holidays, etc. If this is possible, we could draft an MOU for such purpose.

I've attached the coversheet for last night's Meeting. I tried to send the Power Point Presentation but it bounced back. I will try in a separate email.

Please let me know your thoughts. Again, all were pleased with the design, just a concern over parking.

Best Regards,

Michele R. Potter, MPA, CPRP

Director of Parks, Recreation & Culture
506 S. Frederick Avenue, Gaithersburg, MD 20877

Phone: 301.258.6350

Fax: 301.948.8364

michele.potter@gaitthersburgmd.gov

www.gaitthersburgmd.gov

move, play, grow



COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

FROM: Planning Commission

DATE: September 6, 2018

SUBJECT: SDP-7974-2018 – Discovery Park,
601 Orchard Ridge Drive, MXD Zone,
14.95 Acre City Park

At its regular meeting on September 5, 2018, the Planning Commission discussed several aspects of the SDP-7974-2018 application and voiced their support for the proposed park, noting however, concerns regarding parking availability and the visibility issues posed by an existing berm. Specifically, the Planning Commission discussed concerns regarding the isolation of the Great Lawn. Commissioners also stated that parking concerns stem from a question as to whether the park is meant to serve the adjacent community or the City in general. The Commission determined that the parking and access issues could be revisited in the future if concerns arise. At the conclusion of its review during the September 5, 2018 meeting, the Planning Commission made the following motion:

Phil Wessel moved, seconded by Lloyd Kaufman, to recommend to the Mayor and City Council APPROVAL of SDP-7974-2018, based on the evidence and testimony submitted into the record and the findings in the staff analysis. The Commission further recommended the following condition:

1. The applicant to prepare and record a new plat combining Parcels N550 and N600.

Vote: 4-0



Mayor and City Council

City Hall - Council Chambers
31 South Summit Avenue
Gaithersburg, MD 20877

MINUTES Regular Session Monday, August 20, 2018, 7:30 PM

1. CALL TO ORDER

The Regular Session of the Mayor and City Council was called to order at 7:30 PM with Mayor Jud Ashman presiding.

Attendee Name	Title	Status	Arrived
Jud Ashman	Mayor	Present	
Ryan Spiegel	Council Vice President	Present	
Neil Harris	Council Member	Absent	
Laurie-Anne Sayles	Council Member	Absent	
Michael Sesma	Council Member	Present	
Robert Wu	Council Member	Present	

Planning Commission present for the joint public hearing: Hopkins, Kaufman, Weich, Wessell and Winborne (Acting Chair).

Staff present: Deputy City Manager Enslinger, City Attorney Board, Assistant City Attorney Johnson, Public Works Director Johnson, Economic Development Director Lonergan, Business Services Coordinator Disque, Parks, Recreation and Culture Director Potter, Community Planning Manager Schwarz, Planner III Mann, Capital Projects Program Manager Prithviraj, Elections Clerk Klingler, Stormwater Program Manager Strider, Police Officer I Diggons, and Municipal Clerk Stokes.

2. PLEDGE OF ALLEGIANCE

The pledge was led by Economic Development Director Thomas Lonergan.

3. REFLECTION

Mayor Ashman called for a moment of silence.

4. PUBLIC COMMENTS

There were no speakers from the public.

5. JOINT PUBLIC HEARING

A. SDP-7974-2018: Application Requesting Schematic Development Plan Approval for a 14.95 Acre City Park (Discovery Park) at 601 Orchard Ridge Drive in the Mixed Use Development (MXD) Zone

Planner III Mann introduced the above for joint public hearing. The hearing was advertised in *The Washington Post* on July 26 and August 2, 2018 and posted on the City's website. Currently there are 21 exhibits in the record file. The application request Schematic Development Plan approval for the proposed development of a 14.95 acre park with pathways, picnic areas, play structures and gardens. Over the past year, staff has been working on developing design and construction plans for the parkland located at 601 Orchard Ridge Drive. MedImmune, LLC, as part of the Sixth Amendment to the Annexation Agreement (X-129 - March 8, 2013), dedicated the parkland and provided \$200,000 to assist with its development.

Parks, Recreation and Culture Director Potter stated that a key strategy of the City's Strategic Plan is to ensure that all communities have accessible, safe, functional and engaging recreational facilities and amenities. Staff noted that this property will be considered a City park, not a specific or designate neighborhood park. Staff and the architectural team, worked on a preliminary concept plan that was presented at a community park informational meeting held at the Quince Orchard Park Clubhouse on March 7, 2018. During said meeting, input from the public on the proposed park design was received. Based on the feedback, the conceptual plan was modified. In addition, based on previous guidance from the Mayor and City Council, other elements had been incorporated. An application for Schematic Development Plan SDP-7974-2018 was submitted on July 3, 2018 and the park name, Discovery Park, was approved by the Mayor and City Council during their July 16, 2018 regular session.

Representatives from Triad Engineering Project (Billie Swales), and Floura Teeter Landscape Architects (Lydia Kimball, and Emily Lewis), presented the proposed project and provided background information and details about the site. An aerial of the 14.95 acres showed the developed park area of about 5 acres and the remainder of the property which is mostly wooded. The team presented the challenges on the site which included an almost 3 acre forest conservation easement, steep slopes associated with the flood zone, and a stream valley along the west side which cannot be developed. The berm was mentioned that does create a natural separation from the street edge, but also limits access and entry points. The Team noted both vehicular and pedestrian traffic in and around the park. While there is no formal parking plan for the site, street parking does allow space for 37 cars, accessible to the park. Design plan materials have be identified for the site based on the developable area and forest conservation. A Natural Resource Inventory showed that the existing vegetation on the site is predominately non-native invasive and native pioneer species. Several mature trees on the property have been identified to save. Natural assets on the property, existing woodland and the stream will still be available for viewing. The proposed plantings are almost all native species of trees, shrubs and herbaceous plants. The planting plan utilizes a wide variety of species to achieve diversity. It was stated that selective clearing of invasive species will be necessary to allow for park use.

The team worked with City staff to select sheltered picnic areas, playground features and equipment. Stated it was important to develop a balance of both active and passive uses and design a park to accommodate multiple age groups. The playground includes natural elements, a small nature play area and discovery nook comprised of a rope and climbing structures, an "Expression Swing," a Birds Nest" swing, a wooden "tree-like" house with a slide, a butterfly haven, a Living Willow Simple Dome, and a GaGa Ball" Pit/Octagon. Other amenities and furnishings include five different picnic structures throughout the park, trials