

From: Laura Mehfoud
Sent: Tuesday, February 18, 2025 10:43 AM
To: David Winfield; JOHN RODDY; Spence Limbocker; Rollie Smith; Rebecca Cole; Alexander Berland
Subject: RE: Feedback for Gaithersburg, MD

Good morning,

Your comments below will be included in the record. Once a public hearing has been scheduled the project page will be updated with the date and time of the hearing, and the property will be posted with signs.

Regarding the OED memo and the Applicant's response, both memos will be included in the record for City Council and Planning Commission to consider.

Laura



Laura Mehfoud, AICP

She/Her/Hers
Planning & Code Administration
Long-Range Planner | City of Gaithersburg

o: 240.805.1153

e: Laura.Mehfoud@gaithersburgmd.gov

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From: David Winfield <davidwinfie@gmail.com>
Sent: Friday, February 14, 2025 5:57 PM
To: Laura Mehfoud <Laura.Mehfoud@gaithersburgmd.gov>; JOHN RODDY <ruadhe@gmail.com>; Spence Limbocker <limbockers@gmail.com>; Rollie Smith <rolliesmth@gmail.com>; Rebecca Cole <rebecca@gaithersburgbelovedcommunity.org>; Alexander Berland <alexanderrberland@gmail.com>
Subject: Re: Feedback for Gaithersburg, MD

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To Laura Mehfoud, AICP
Planning & Code Administration
Long-Range Planning | City of Gaithersburg

Thank you for your prompt and clarifying reply to my Comment on Exhibit 22. We at Gaithersburg Beloved Community Initiative (GBCI) at Asbury Methodist Village are encouraged to see the change in MDPU's from 37 1BDR, 15 2BDR to 36 1BDR, 16 2BDR. We strongly support Applicant's plan to use the Property for housing and especially 2BDR MDPU's. When there is a Public Hearing on the Project we hope to testify.

In Exhibit 33 Applicant responds "To say we were shocked to receive the OED Memorandum is an understatement." What happens next? It appears that OED focused on the City's 2022 Strategic Plan Strategy 3.2 to develop Gaithersburg as a rapid employment center and ignored Strategies 10 and 11 which support Applicant's development of residential uses.

GBCI supports Strategies 10 and 11. Please keep GBCI informed if there are opportunities to testify in support of Strategies 10 and 11.

David Winfield

On Fri, Feb 14, 2025 at 1:00 PM Laura Mehfoud <Laura.Mehfoud@gaitthersburgmd.gov> wrote:

Good afternoon,

Thank you for your email. The 411 on exhibit 20 is referring to the total number of units. The applicant's revised site plan (Exhibit 24a) makes it a little more clear:

Residential Units							
Unit Mix	Unit Count	Type Percentage		Market Rate Units		MPDU Units	
studio	62	15%	62	52	14.94%	10	16.13%
1BR	245	60%	245	209	60.06%	36	58.06%
2BR	103	25%	103	87	25.00%	16	25.81%
Up to	410	100%	410	348	84.88%	62	15.122%



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From: Webmaster External Mail <Webmaster@gaitthersburgmd.gov>

Sent: Friday, February 14, 2025 11:02 AM

To: Webmaster External Mail <Webmaster@gaitthersburgmd.gov>

Subject: Feedback for Gaithersburg, MD

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You have received this feedback from David Winfield <dwinfield@acm.org> for the following page:

<https://www.gaitthersburgmd.gov/government/projects-in-the-city/gateway-lakeforest>

MPDUs should be 71 not 62. Gaithersburg Ordinance 24-253 Requirements to build and lease affordable housing in rental developments states "Fifteen (15) percent of the total dwelling units shall be developed and maintained as MPDUs for the life of the property as rental housing from the date of initial occupancy ..." Exhibit 22 shows 62 affordable units and 411 market rate units, so the total units are $62 + 411 = 473$. Therefore according to the Ordinance the number of MPDUs should be $473 \times 0.15 = 70.95$ rounded to 71. However Exhibit 22 shows the number of MPDUs calculated at 15% of the market rate units, not as 15% of the total units, as specified in the Ordinance. Therefore the number of MPDUs should be 71 not 62 as shown in Exhibit 22. A precedent for this calculation is SDP-9736-2024 Lakeforest Development Exhibit 28 Affordable Housing Application MDPU Program where a total of 1,600 dwelling units $\times 0.15 = 240$ affordable units.

From: Webmaster External Mail
Sent: Monday, February 17, 2025 9:41 PM
To: Webmaster External Mail
Subject: Feedback for Gaithersburg, MD

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You have received this feedback from David Winfield <dwinfield@acm.org> for the following page:

<https://www.gaithersburgmd.gov/government/projects-in-the-city/gateway-lakeforest>

Exhibit 33 references the 2022 Strategic Plan as having Strategy 3.2, Strategies 10, 11 but these are not in the link in footnote 2. Please provide a link that shows also the Key Action Item 3.3.2 and 3.3.6