

March 7, 2025

Ms. Laura Mehfoud
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

**Re: Gateway Lakeforest SDP/Rezoning
DRT Comments: Z-9928-2024
VIKA Project # VM5050089C**

Dear Ms. Mehfoud,

Thank you for your review and comments on the Gateway Lakeforest project Concept Plan located in the City of Gaithersburg, Maryland. We have received your comments dated January 24, 2025, and offer the following responses:

SDP

C100:

1. Change to "section 1" or similar language-using the term "phase 1" will prompt questions about phase 2 and why it is not shown in the plans.

Applicant Response: Applicant has changed the heading of this column to say Section 1 as suggested.

2. This still looks wrong based on measurements on page C102

Applicant Response: The table has been verified and dimensions added to C102.

3. What is total SF of phase 1? 73.2% of what?

Applicant Response: This has been corrected/clarified.

4. Clarify which building these apply to

Applicant Response: The title of the table has been corrected to reflect the entire site.

5. Limited to specialty gourmet, craft brewery, pottery/artisanal or similar uses in the residential building. All integrated light manufacturing may be appropriate in 702 Russell.

Applicant Response: The Applicant has removed the inappropriate uses but the plan is part of a rezoning, which applies to the entire project. Specific uses will be set at Final Site Plan.

6. Excluding animal boarding, cremation, funeral homes, firearm sales, hotels, retail store with gas, wholesale. Some of these, like wholesale, may be appropriate in 702 Russell.

Applicant Response: The Applicant has removed the inappropriate uses but the plan is part of a rezoning, which applies to the entire project. Specific uses will be set at each applicable Final Site Plan (FSP).



7. Architecture set MPDU plan says 246

Applicant Response: The arch plans and the cover sheet C100 should now be in agreement.

C101:

1. OHW not shown on FCP

Applicant Response: The OHW is now showing on the FCP.

C103:

1. Based on other new apartments, need to find a design solution to discourage illegal parking here next to the entrance, particularly Amazon, UPS, FedEx, etc. (final site plan issue).

Applicant Response: Signage will be proposed with DPW to enforce (parking stopping, standing).

2. Make this a PUE and PIE to cover the public sidewalk

Applicant Response: In speaking with DPW, the sidewalk will be in PIE as is typical. The 10' PUE will be for dry utility use.

3. PIE should extend 1 ft beyond sidewalk

Applicant Response: The PIE has been adjusted to provide this.

4. Label the width of the public improvement easement (PIE)

Applicant Response: The width varies and is 1' beyond the public sidewalk (if on the Applicant property). Final easement width will be set at FSP.

5. Will sidewalk continue across garage entrance?

Applicant Response: The sidewalk material continues across and is a flush condition.

6. Why is this outside of the PUE? Provide easement exhibit

Applicant Response: These are private facilities serving this building. See the lotting plan, C108.

7. Label sidewalk width

Applicant Response: The sidewalk width has been labeled.

8. Commercial Service Road requires 6-foot sidewalk and 3-foot buffer along building side

Applicant Response: This is not a commercial service road section. It is a private drive and does not adhere to the road code section.

9. Both the east-west and north-south internal roadways need to meet the City's Commercial Service Road standards

Applicant Response: This is not a commercial service road section. It is a private drive and does not adhere to the road code section.

10. Consider adding 1 or 2 short-term loading spaces here for UPS, Amazon, FedEx, etc.

Applicant Response: The area in the loading area, outside of travel lanes is for this purpose, as previously noted. The area is now labeled.

11. Add island and curb to the end of this parking

Applicant Response: The Applicant has made this a painted island in the interim condition.

12. Either remove this stub out or move to a location that can have a crosswalk and sidewalk connection with the other building



Applicant Response: The Applicant will address this at time of Final Site Plan

13. Add crosswalk and sidewalk connection

Applicant Response: This is an electrical room on the arch plans. The doorway is now moved to the service area and no longer exists here.

14. On-street parking is not permitted along Commercial Service Roads per the City Road Code

Applicant Response: This is not a commercial service road section. It is a private drive and does not adhere to the road code section.

15. New parking ordinance has requirements for canopy coverage-portions of the parking lot that you are changing will need to come into compliance

Applicant Response: The Applicant is revising the existing condition of a portion of the remaining site (future phase) to provide the required road code section, and thus not triggering the requirement to provide tree canopy on the non-disturbed parking lot.

16. continue PUE and PIE along here

Applicant Response: There is no need to do this with the MDSHA design and the City's Russell Avenue proposed improvements. The curbs are being pushed away from the corner and therefore there is ample room for any dry utilities to go around the corner without encumbering the Applicant's property.

17. Need 10 ft PIE, not just PUE

Applicant Response: In speaking with DPW, the sidewalk and curb are moving away from the property as is now shown on the plans. If a slope or temporary construction easement are needed, the Applicant may grant this but does not want to encumber with a PIE. The 10' PUE will be for dry utility use.

18. This intersection still has an awkward layout. Design as a standard T-intersection with a straight alignment along the east-west segment including the parking aisle.

Applicant Response: This is an interim condition, and the movements have been shown to work.

C105:

1. Why is this outside of PUE?

Applicant Response: Private facilities serving this building.

2. Proposed storm drain should be placed out of the Public Utility Easement (perpendicular crossing are ok)

Applicant Response: The proposed storm drain has been relocated in this resubmission.

3. continue PUE and PIE easement along here

Applicant Response: There is no need to do this with the MDSHA design and the City's Russell Avenue proposed improvements. The curbs are being pushed away from the corner and therefore there is ample room for any dry utilities to go around the corner without encumbering the Applicant's property.

4. 10 ft PIE

Applicant Response: Yes, there is a 10' proposed PUE along Russell Avenue.

C106:

1. See excerpt from updated mall redevelopment plan in TIS

Applicant Response: The Applicant is now reflecting linework obtained from the City for Russell Avenue



improvements.

2. Left/right?

Applicant Response: This has been corrected.

3. Left/thru?

Applicant Response: This has been corrected.

4. Presumably these are meant to be thru/left and thru/right

Applicant Response: These have been corrected.

5. Can you turn left out of garage?

Applicant Response: Yes, this has been corrected.

6. Still needs sidewalk along north side

Applicant Response: This is not a commercial service road section. It is a private drive and does not adhere to the road code section.

C107.1:

1. This is too close to the curb - some drivers will probably not be able to avoid driving over the curb. One option may be to make a section of mountable curb rather than vertical curb and replace landscaping with hardscaping or reinforced grass pavers

Applicant Response: This has been corrected.

C107.2:

1. Why are trucks entering off Russell instead of MD 355? Would be better to show both truck paths.

Applicant Response: The Applicant will have a loading management plan and direct deliveries to come from Russell. The large vehicles servicing the site cannot make this movement without affecting the frontage on the southern property. At the time of FSP, the uses and tenants will be known and perhaps smaller vehicles will come in from 355 or Russell.

2. Remove spaces

Applicant Response: The Applicant has removed these two spaces and will stripe them out in this interim condition.

C108:

1. Add PIE to include the sidewalk

Applicant Response: The plan has been corrected to reflect the proposed PIE for the public sidewalk (one foot beyond the sidewalk edge).

2. Make this a PUE and PIE to include the sidewalk

Applicant Response: The plan has been corrected to reflect the proposed PIE for the public sidewalk (one foot beyond the sidewalk edge).

3. Need PIE here too

Applicant Response: The plan has been corrected to reflect the proposed PIE for the public sidewalk (one foot beyond the sidewalk edge).



4. Add a note about future declarations for access, maintenance, stormwater, etc. OR show actual easement areas and labels on this plan

Applicant Response: The following note has been added: "All rights and obligations for access, maintenance, and use of stormwater management and other facilities shared between Parcel B-2 and the New Lot 1 will be granted by plat or recorded instruments prior to use and occupancy permits for the residential building."

PMS-1:

1. Include left-only arrow legends

Applicant Response: The left turn only arrow has been added to the legend.

2. These four hatched areas don't seem to be bolded on any plans. These will likely consist of white/yellow paint and a small number of delineators.

Applicant Response: Applicant acknowledges this and will finalize at time of FSP.

3. Include DO NOT ENTER signs facing driveways

Applicant Response: The plan has been revised to reflect this.

4. Stop bar is still right against sidewalk

Applicant Response: This has been corrected.

5. Label "C." (stop bar)

Applicant Response: This has been corrected.

Retaining Wall Plan

RW

1. for SDP, show beginning Sta. for approximate length

Applicant Response: Will be determined with Final Site Plan.

2. for SDP, show end Sta. for approximate length

Applicant Response: Will be determined with Final Site Plan.

3. indicate where this extent is

Applicant Response: Will be determined with Final Site Plan.

4. Per comment response, label as "tieback/geogrid"

Applicant Response: The Applicant will do this in the final version.

5. Final wall design and construction drawings must be complete before City signature approval of final site plan (as per checklist requirement).

Applicant Response: Applicant Acknowledges the comment.

6. Per comment response, label as "tieback/geogrid"

Applicant Response: The Applicant will do this in the final version.

7. Previous comment-please note this on plan:

Applicant Response: The Applicant will do this in the final version.

8. Final wall design and construction drawings must be complete before City signature approval of final



site plan (as per checklist requirement)

Applicant Response: The Applicant acknowledges the comment.

9. Previous comment not thoroughly addressed "Review minimum requirements for SDP from Checklist. Provide all that are applicable

Applicant Response: The Applicant will do this in the final version, at Final Site Plan.

10. Previous checklist submitted was not current - see current checklist found at, <https://www.gaithersburgmd.gov/home/showpublisheddocument/10064/637733499500970000> for Modular Block Walls. Please complete * and return with next submission

Applicant Response: The Applicant will use the latest version at the final version.

LA

L000

1. Add General notes that are listed in City of Gaithersburg's tree manual under the landscape section, checklist for final landscape plans.

Applicant Response: The general notes have been added to the sheet

L400

1. Remove- tree too close to intersection and in sight distance triangle (Mo. Co. Sight distance evaluation chart as reference)

Applicant Response: Tree has been removed.

2. Ulmus americana Accidentally removed from master plant list?

Applicant Response: Plant schedule has been revised to reflect the current plans.

3. 5' spacing recommended for RG

Applicant Response: Final planting design and spacing will be determined at time of Final Site Plan.

4. Verify plant labels (2HQ)

Applicant Response: Plant label has been corrected.

5. 5' spacing recommended for RG

Applicant Response: Final planting design and spacing will be determined at time of Final Site Plan.

6. Verify plant labels (SM, RG)

Applicant Response: Plant label has been corrected.

7. Need to show all utilities including overhead lines and get permissions to plant specific trees species from PEPCO, and SHA ROW.

Applicant Response: All utilities are shown on the plan. Applicant will seek permission from PEPCO and SHA to plant within the ROW at time of Final Site Plan.

8. Graphic clarity for SS/SB

Applicant Response: Symbols have been made more distinctive.



L411

1. Teddy bear magnolias have extensive roots that are likely to damage the concrete around pool.
Applicant Response: Final planting design will be determined at time of Final Site Plan

L600

1. only 8 pm trees listed
likely two extra are currently labelled as UAP?

Applicant Response: Plant schedule has been revised to reflect the current plans.

2. Native trees are always encouraged but not required. It will also be easier for forest con if you use trees that are in the City of Gaithersburg Forestry manual.

Applicant Response: Final planting design will be determined at time of Final Site Plan

3. Check counts for RB2 and SB, they are currently high.

Applicant Response: Plant schedule has been revised to reflect the current plans.

FCP

PFCP1:

1. Appears to measure 5.30 with increased LOD (see next sheet); confirm total LOD ac. Also, still not consistent w/ Worksheet or Resource Data Table.

Applicant Response: The Applicant has confirmed that the gross tract/total LOD area now measures 5.5 Acres and has applied this number consistently across all notes and data tables.

2. Comment not addressed - this is still from County worksheet. Use simplified City worksheet - Total tract area should essentially equate LOD and for net tract area, should only be deducting natural resource/priority areas such as floodplain. There is no "Addition" to the Total tract area for "off-site work, etc..." in the City's worksheet. It should all be one area.

Applicant Response: The Applicant is using the simplified worksheet from the City. The tract area has been corrected to 5.5 acres, consistent with the plan and general note one.

3. Note comment not addressed - the categories below are still taken from County/State worksheet. City only has four categories... see City Tree Manual, pg19. Will allow it since category for this project is listed here.

Applicant Response: The applicant has replaced the categories on this table with the ones in the City Tree Manual.

4. Neither of these match tract area listed in Note 1 (still).

Applicant Response: The Applicant has confirmed that the gross tract/total LOD area now measures 5.5 Acres and has applied this number consistently across all notes and data tables.

5. Comment not addressed - still doesn't match tract area listed in Note 1 (or actual measured)

Applicant Response: The Applicant has confirmed that the gross tract/total LOD area now measures 5.5 Acres and has applied this number consistently across all notes and data tables.

7. Comment not addressed; comment response letter states this was changed to C-2; the categories listed here are from the County.

Applicant Response: The Applicant is now using the categories as shown in the City manual.



8. This is tree inventory table (not just significant & specimen).

Applicant Response: The table has been renamed to "Tree Inventory Table"

PFCP2:

1. To count trees planted in State road ROW it will require a letter (or other documentation) from SHA acknowledging they're aware these trees are part of this FCP and intent is that if they are disturbed, they should be replaced at 1:1.

Applicant Response: The Applicant discussed the trees along 355 in the SHA R/W with MDSHA staff and they could not commit to replacing them 1:1 due to manpower, tracking and budget. Therefore the trees have been removed from the design and the FCP as well as the plant schedule and the Applicant will cover the balance of the requirement with fee in lieu.

2. Existing overhead electric and cables not shown. Can only plant small trees under overhead lines (currently showing medium). Show all utilities on plan.

Applicant Response: The existing OHW is now reflected on the plan.

3. Getting 5.3 ac LOD measurement - confirm measurement stated in notes

Applicant Response: The Applicant is using the simplified worksheet from the City. The tract area has been corrected to 5.5 acres, consistent with the plan and general note one.

4. In locations with >8' planting width (and no OHW), suggest using large canopy trees to increase tree cover credit and reduce amount required for fee in lieu. This is preferred over fee in lieu.

Applicant Response: Large canopy trees are proposed where the planting width will remain at >8' with the final build out.

5. Suggest utilizing wide space here to plant a large canopy tree

Applicant Response: This space will not remain in the final buildout, no planting is proposed.

6. If median/turf is to remain, suggest utilizing space for a large canopy tree.

Applicant Response: This space will not remain in the final buildout, no planting is proposed.

7. PVC line goes straight through tree. Move tree into the median bump out here with more space. Enough space to use large canopy tree there.

Applicant Response: The ornamental tree has shifted to hold 7' off from the PVC line. Median bump out will be removed in the final buildout.

8. In locations with >8' planting width, suggest using large canopy trees so that you can get more tree cover credit and reduce amount required for fee in lieu.

Applicant Response: Large canopy trees are proposed where the planting width will remain at >8' with the final build out.

8. Include Details/Notes sheet.

Applicant Response: The sheet with these elements has been added to the set.

Architectural Set comments:

Tabs sheet

Required or provided? Doesn't match parking numbers on cover page

Applicant Response: This has been corrected.

Why don't these match?



Applicant Response: This has been corrected.

A-1.0 sheet

Will the garage also have regular 110V outlets for L1 EV & PHEV charging?

Applicant Response: The Applicant will also have these outlets, yes.

Will this room have outlets for charging E-bikes?

Applicant Response: The Applicant will also have this, yes.

Are all parking spaces available for both retail customers and residents? Or is there a separation or gate?

Applicant Response: There will be dedicated parking for retail that will be identified with signage.

Show door or use better graphics to indicate where there is no wall and where walls do exist

Applicant Response: The Applicant has corrected this.

Are all EV spaces open to the general public or reserved for use only by residents?

Applicant Response: The location of the EV spaces will dictate availability but will be distributed in both areas. Final locations to be reflected at FSP.

General comment: Label "up" or "down"

Applicant Response: This has been corrected.

Response letter said the full 20,100 would remain as retail-why is this still a range 7,000-20,100?

Applicant Response: The Applicant is seeking flexibility.

A-2.0 sheet

Access for ambulances will be difficult due to the ambulance remaining in the street which is very busy. Recommend that the elevator in the parking garage and that the ambulance cot can be laid flat and have direct access to the private drive. Also, elevators in this area to be large enough for an ambulance cot to be laid flat.

Applicant Response: The Applicant notes that the elevators are sized to accommodate these uses.

Final site plan issue: need to ensure this elevator is large enough with big enough door opening for bicycles (esp. e-bikes) and furniture

Applicant Response: The Applicant acknowledges the comment.

Final site plan issue: need to ensure this elevator is large enough with big enough door opening for furniture

Applicant Response: The Applicant acknowledges the comment and will ensure the elevators are sized accordingly.

Large enough for an ambulance cot to be loaded in the flat position.

Applicant Response: The Applicant notes that the elevators are sized to accommodate these uses.

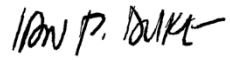
Door and pathway to access the parking garage directly for fast evacuation of ambulance crew and cot to ambulance located in private drive

Applicant Response: The Applicant notes that the elevators are sized to accommodate these uses.



Thank you for your comments and suggestions. We believe the above responses adequately address your comments. If you need any additional information, please contact our office.

Sincerely,
VIKA Maryland, LLC



Ian P. Duke
Senior Associate

Enclosures

https://us-partner-integrations.egnyte.com/msoffice/wopi/files/771fe62d-888d-4583-8135-69cfed2a9379/WOPIServicId_TP_EGNYTE_PLUS/WOPIUserId_35.vikamd.egnyte.com/Lakeforest SDP Comment Response Letter_1-24-25.docx

