



GUARDIAN  
REALTY INVESTORS, LLC

GATEWAY  
LAKEFOREST  
&  
702 RUSSELL AVENUE



SCHEMATIC DEVELOPMENT PLAN/ZONING  
MAP AMENDMENT  
Z-9928-2024

JOINT PUBLIC HEARING APRIL 21, 2025



GUARDIAN  
REALTY INVESTORS, LLC



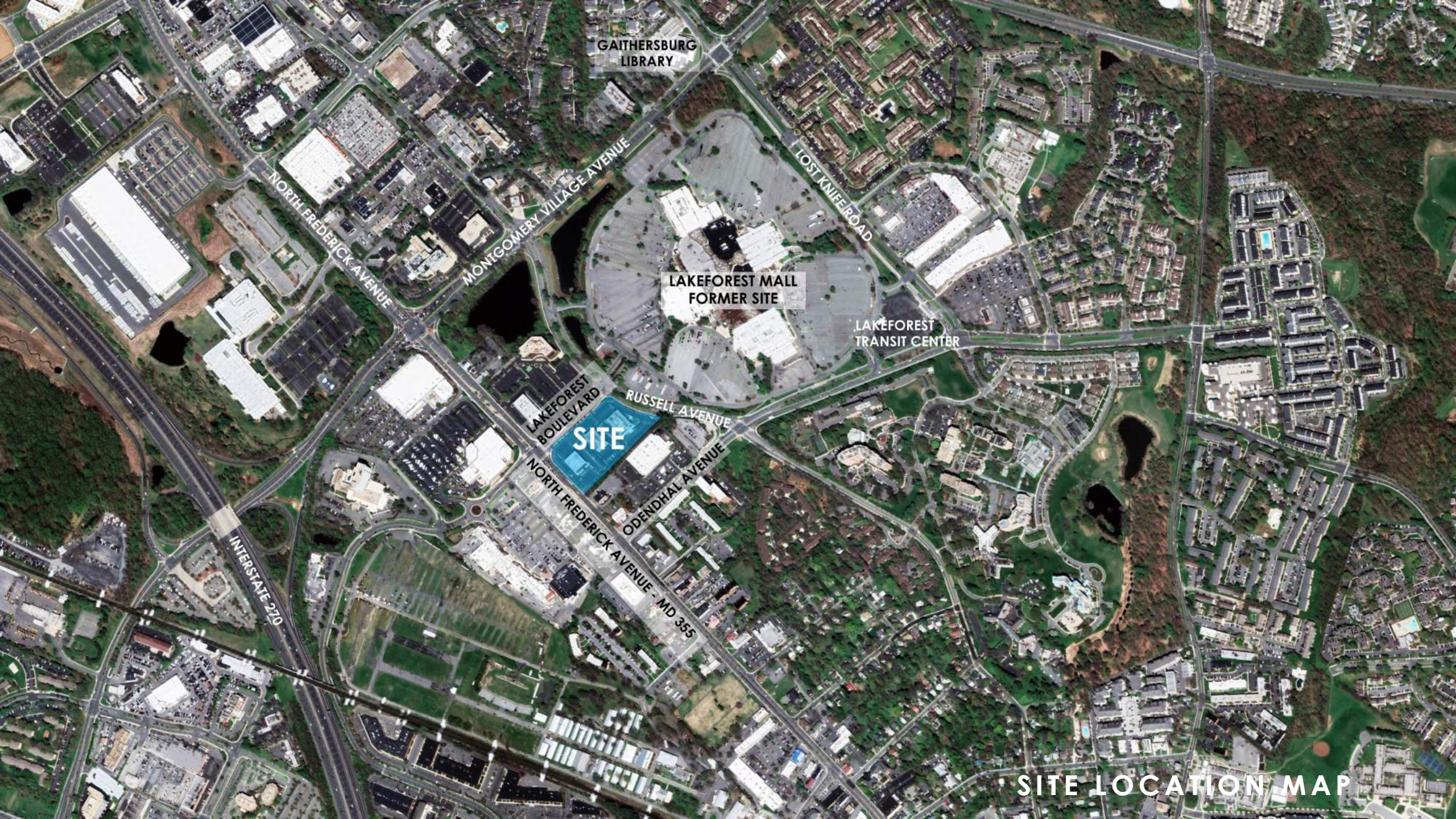
417 DEVELOPMENT LLC

 MILES &  
STOCKBRIDGE  
ATTORNEY

  
CIVIL ENGINEERING  
&  
LANDSCAPE DESIGN

  
ARCHITECTURE

 WELLS + ASSOCIATES  
TRAFFIC  
CONSULTANT



GAITHERSBURG  
LIBRARY

LAKEFOREST MALL  
FORMER SITE

LAKEFOREST  
TRANSIT CENTER

**SITE**

**SITE LOCATION MAP**



**PROPERTY ADDRESS:**

- 481 NORTH FREDERICK AVENUE (PARCEL 14)
- 101 LAKEFOREST BOULEVARD (PARCEL B-1)
- 702 RUSSELL AVENUE (PARCEL B-2)

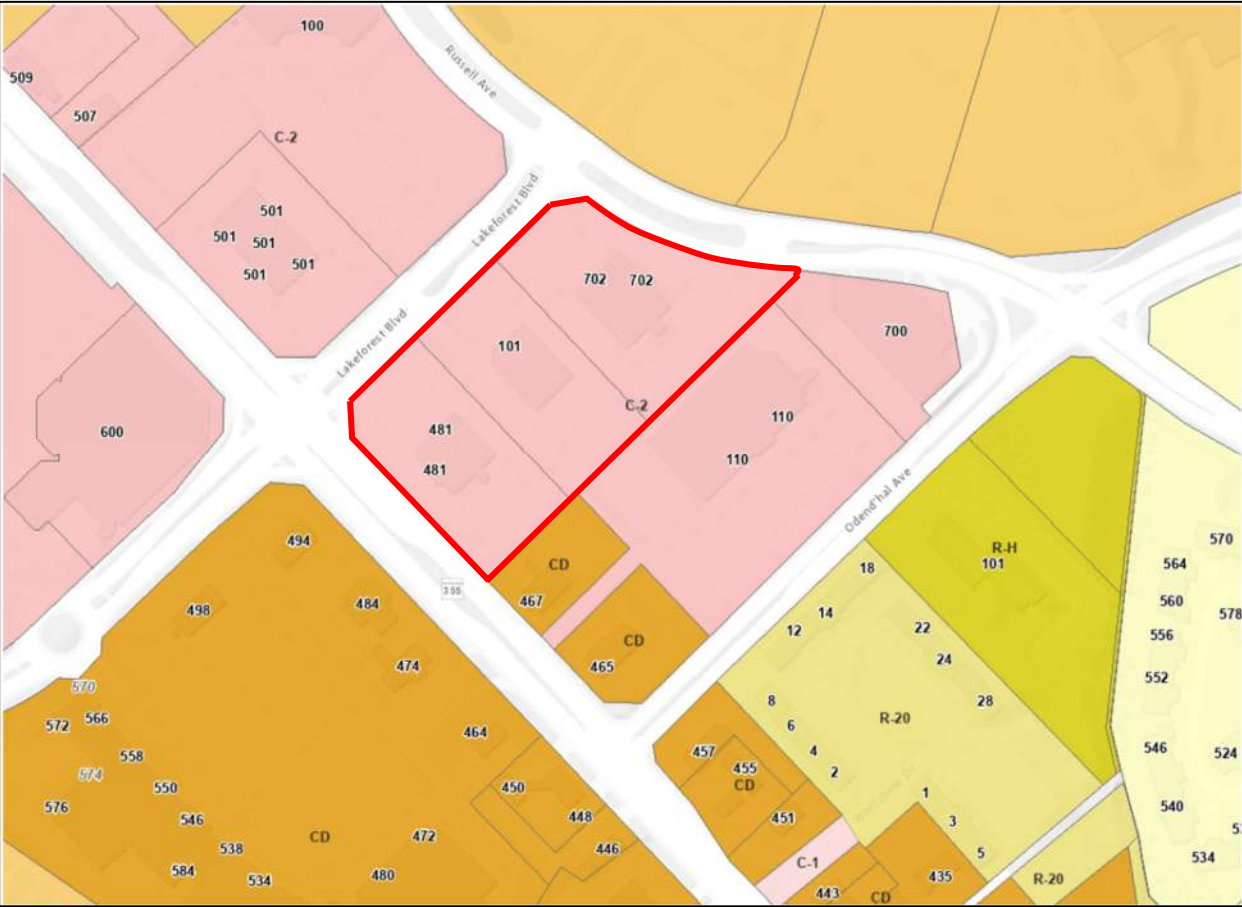
**SITE AREA:** APPROXIMATELY 6.49 ACRES  
(282,704 SQUARE FEET)

**CURRENT ZONING:** C-2 (GENERAL COMMERCIAL) ZONE

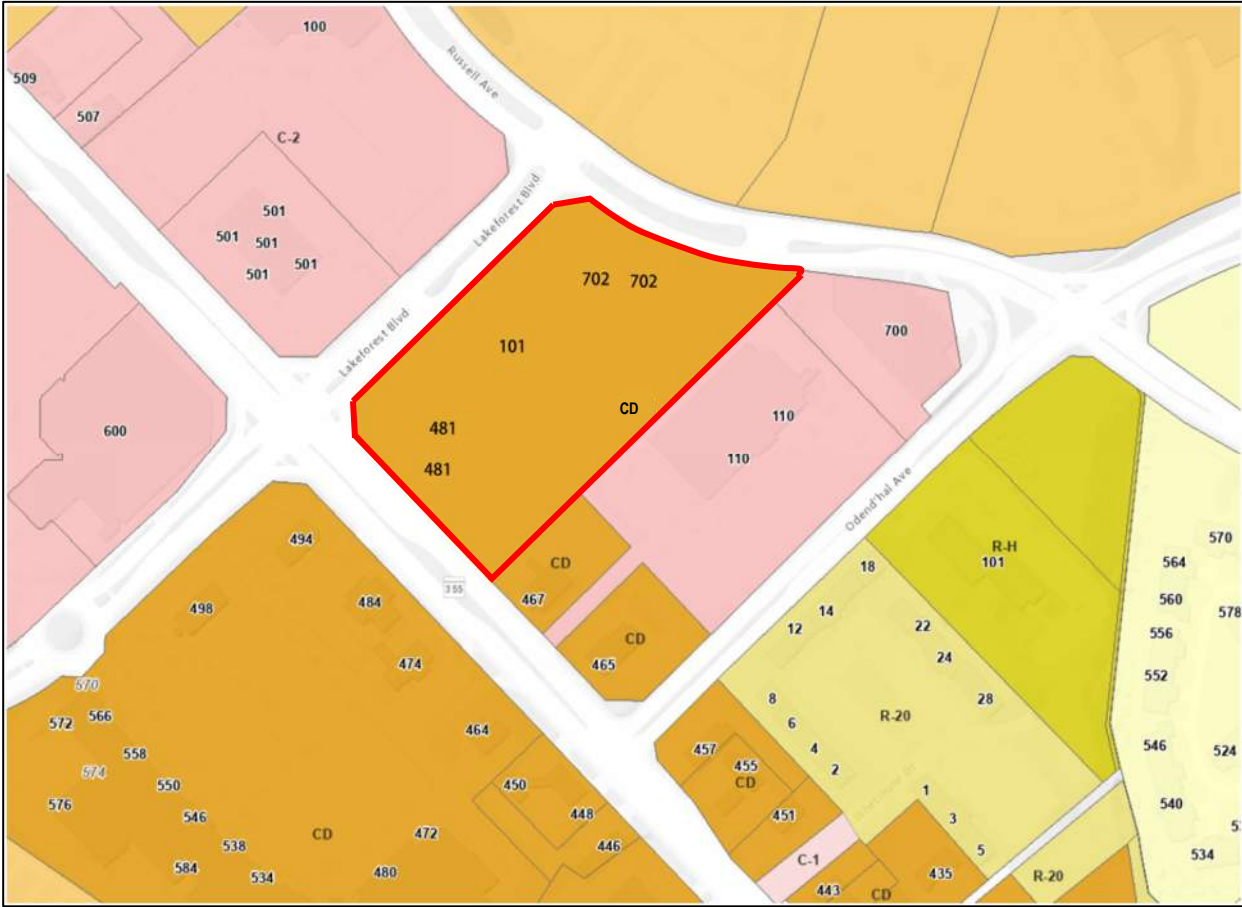
**TOTAL SF:** 154,280 SQUARE FEET (EXISTING)

**EXISTING FAR:** 0.55

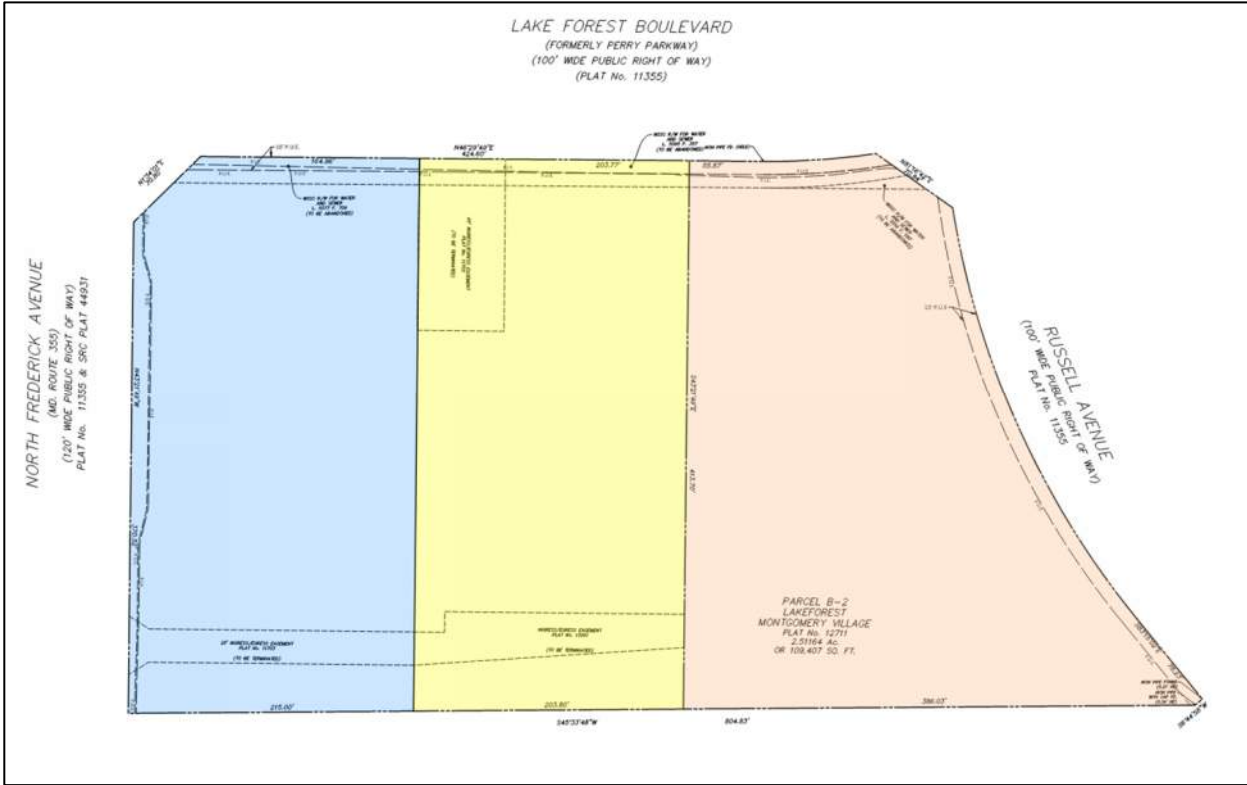
**EXISTING SITE AND CONTEXT**



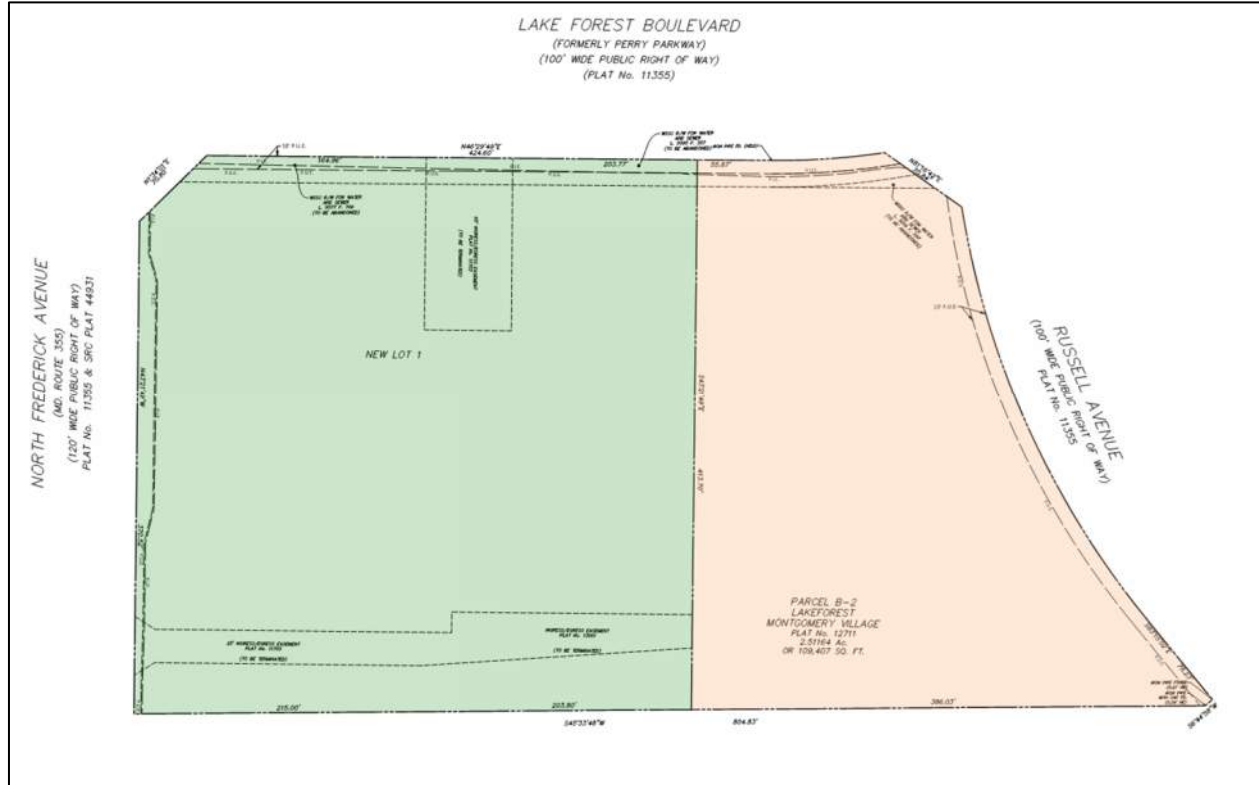
**EXISTING ZONING**



**PROPOSED ZONING**



**EXISTING LOTTING**



**PROPOSED LOTTING**



LAKEFOREST BOULEVARD

NORTH FREDERICK AVENUE (MD 355)

RUSSELL AVENUE

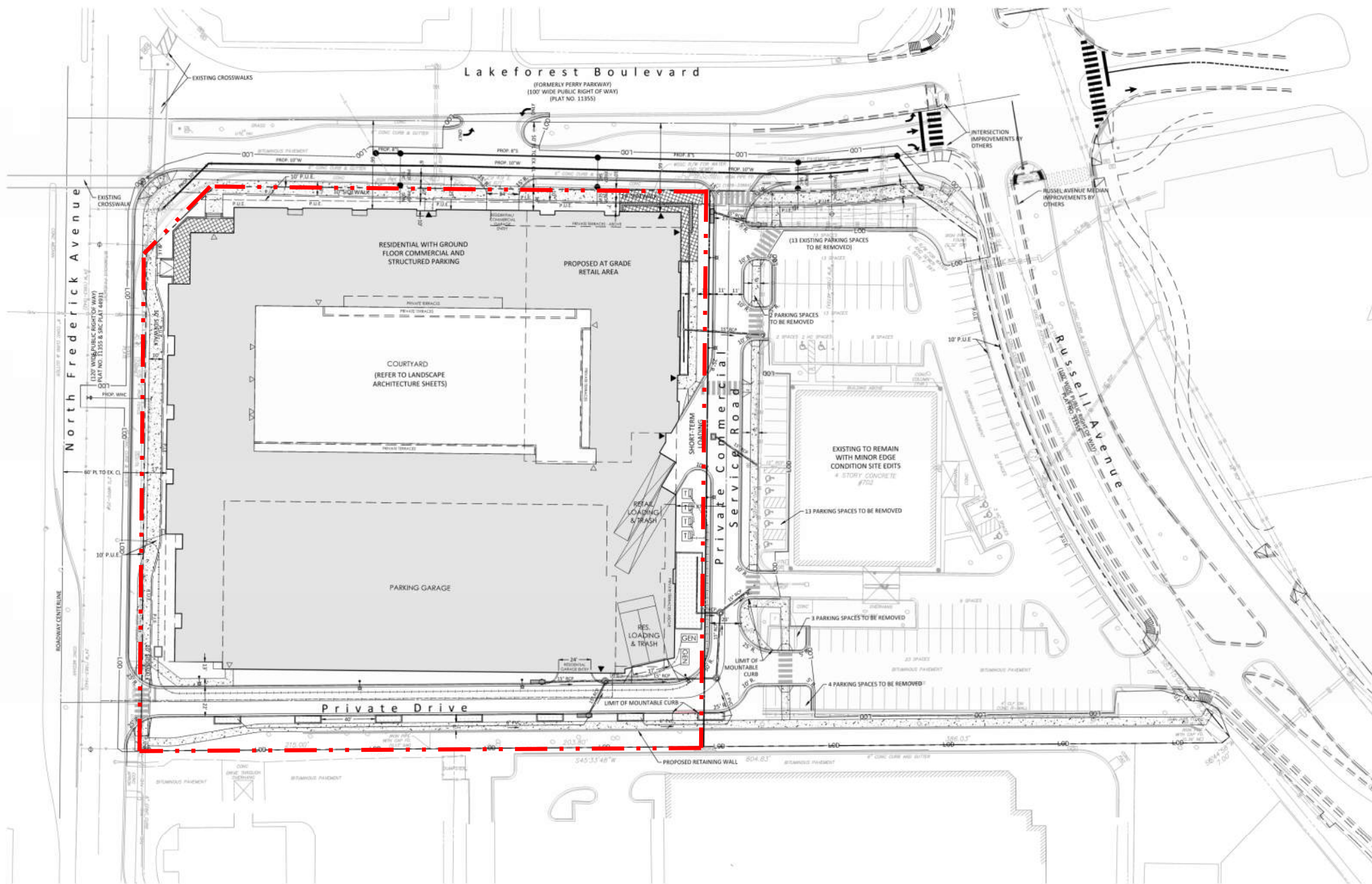
EXISTING  
TO BE  
DEMOLISHED

EXISTING  
TO BE  
DEMOLISHED

EXISTING  
TO REMAIN  
WITH MINOR  
EDGE  
CONDITION  
SITE EDITS

EXISTING SITE





**PROPOSED DEVELOPMENT PLAN**



# PROJECT SUMMARY

## ZONING

- CURRENT ZONING: GENERAL COMMERCIAL ZONE (C-2)
- PROPOSED ZONING: CORRIDOR DEVELOPMENT ZONE (CD)
- CORRIDOR ZONE DISTRICT: FAIRGROUNDS COMMERCIAL DISTRICT
- TOTAL SITE AREA: 6.49 ACRES
- NUMBER OF DWELLING UNITS PROPOSED: UP TO 410 UNITS
- NUMBER OF DWELLING UNITS/ACRE: UP TO 64

## FLOOR AREA RATIO

- ALLOWABLE FAR: 3.00 FAR (848,442 SF)
- SECTION 1 (RESIDENTIAL/RETAIL/PARKING): 1.59 FAR (450,000 SF)
- 702 RUSSELL AVENUE (EXISTING OFFICE): 0.19 FAR (54,180 SF)

## DEVELOPMENT SUMMARY – SECTION 1 (702 Russell will remain)






### UNITS/GFA

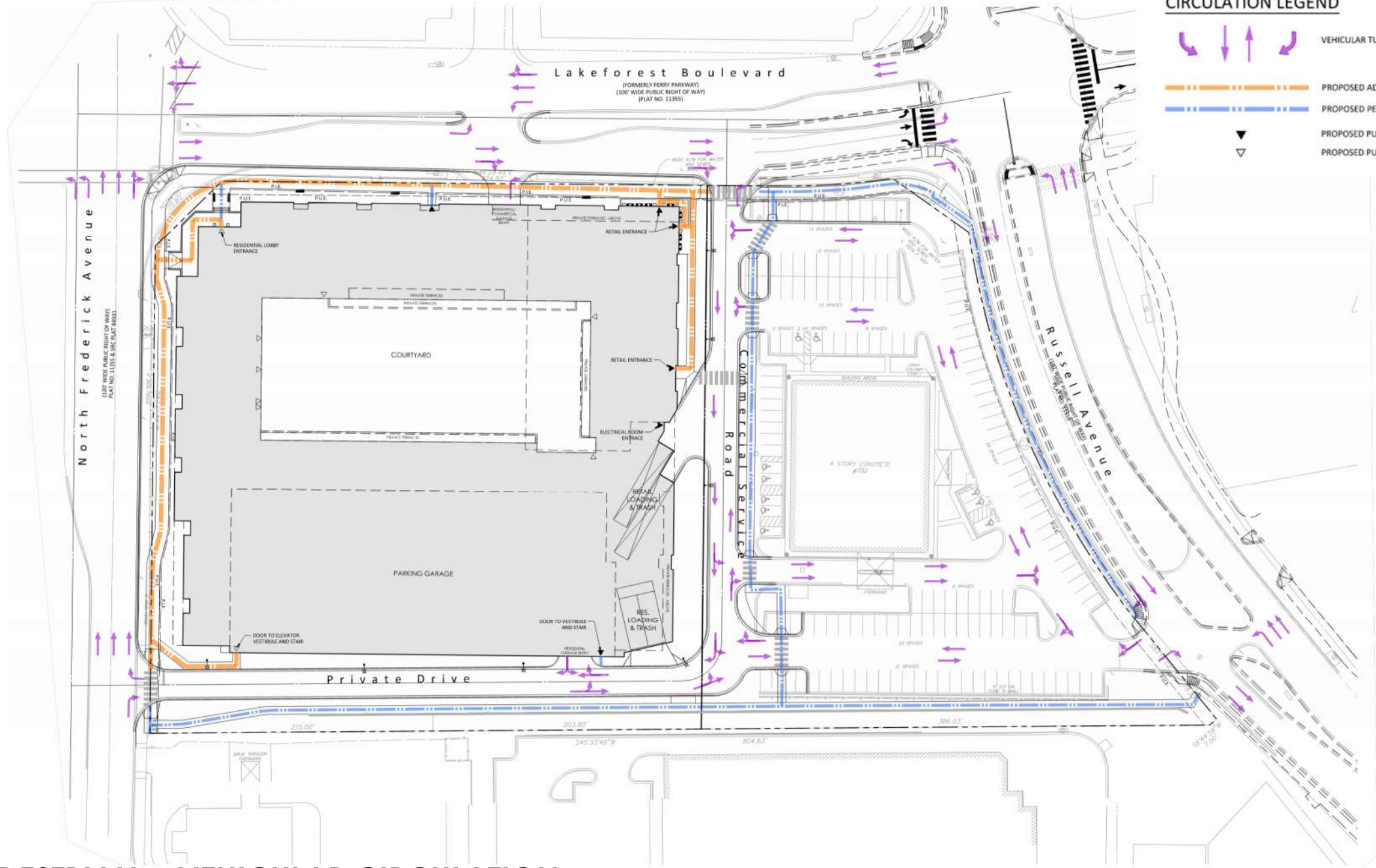
- UP TO 410 UNITS WITH 15% MPDUs
- UP TO 20,100 SF OF COMMERCIAL USES

### PARKING

- UP TO 636 PARKING SPACES INCLUDING ADA, AND ELECTRIC VEHICLE
  - 556 RESIDENTIAL PARKING SPACES WITH RATIO OF 1.35 SPACES PER UNIT
  - 80 COMMERCIAL PARKING SPACES
- UP TO 10 MOTORCYCLE PARKING SPACES
- UP TO 53 BICYCLE PARKING SPACES (SHORT AND LONG-TERM)

**CIRCULATION LEGEND**

-  VEHICULAR TURNING MOVEMENTS
-  PROPOSED ADA ROUTE
-  PROPOSED PEDESTRIAN PATHS
-  PROPOSED PUBLIC ENTRY AT GROUND LEVEL
-  PROPOSED PUBLIC ENTRY AT FLOOR 1



**PEDESTRIAN & VEHICULAR CIRCULATION**



LAKEFOREST BOULEVARD

NORTH FREDERICK AVENUE (MD 355)

RUSSELL AVENUE

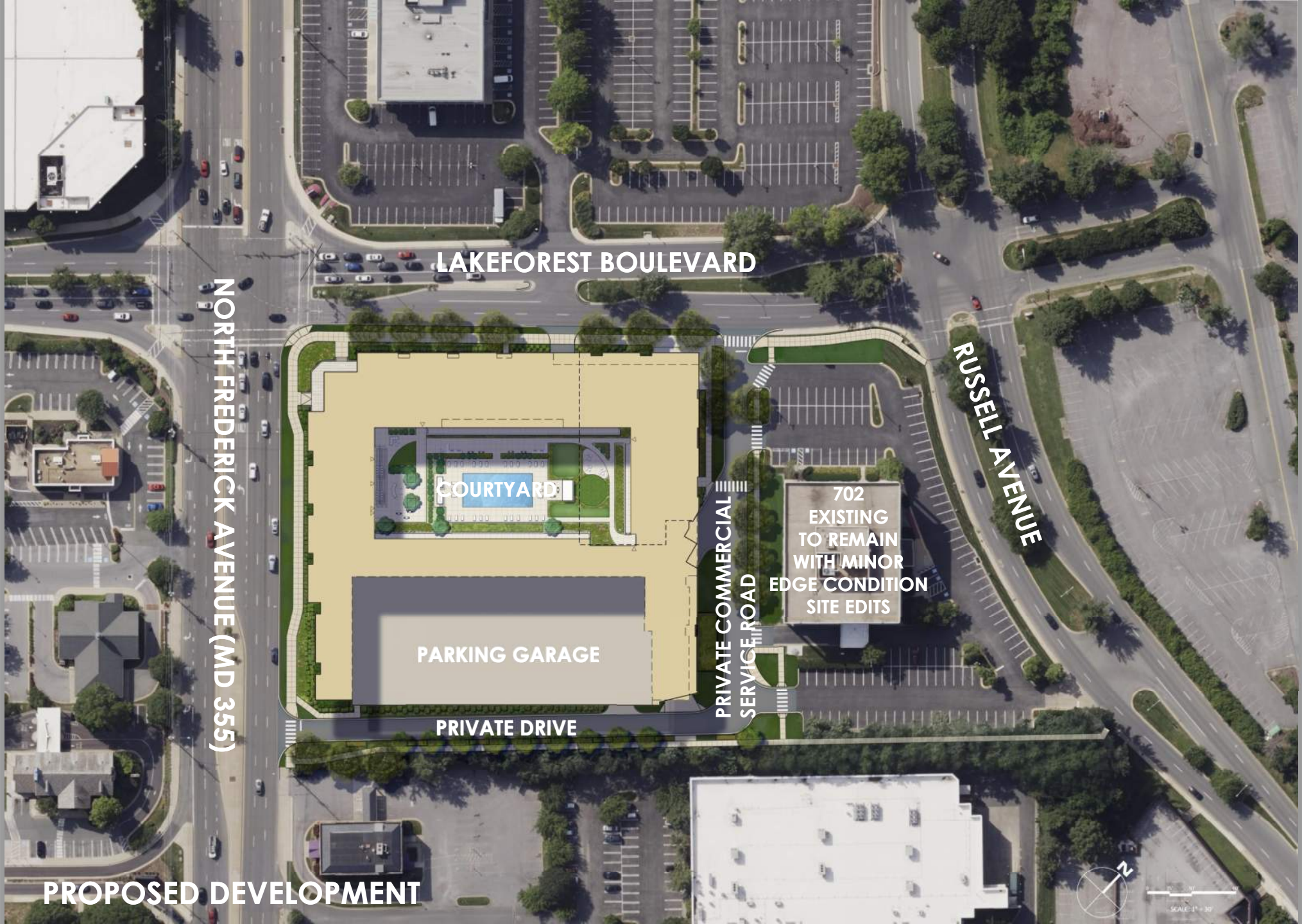
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TO BE  
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EXISTING  
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EXISTING  
TO REMAIN  
WITH MINOR  
EDGE  
CONDITION  
SITE EDITS

EXISTING SITE





LAKEFOREST BOULEVARD

NORTH FREDERICK AVENUE (MD 355)

PARKING GARAGE

PRIVATE DRIVE

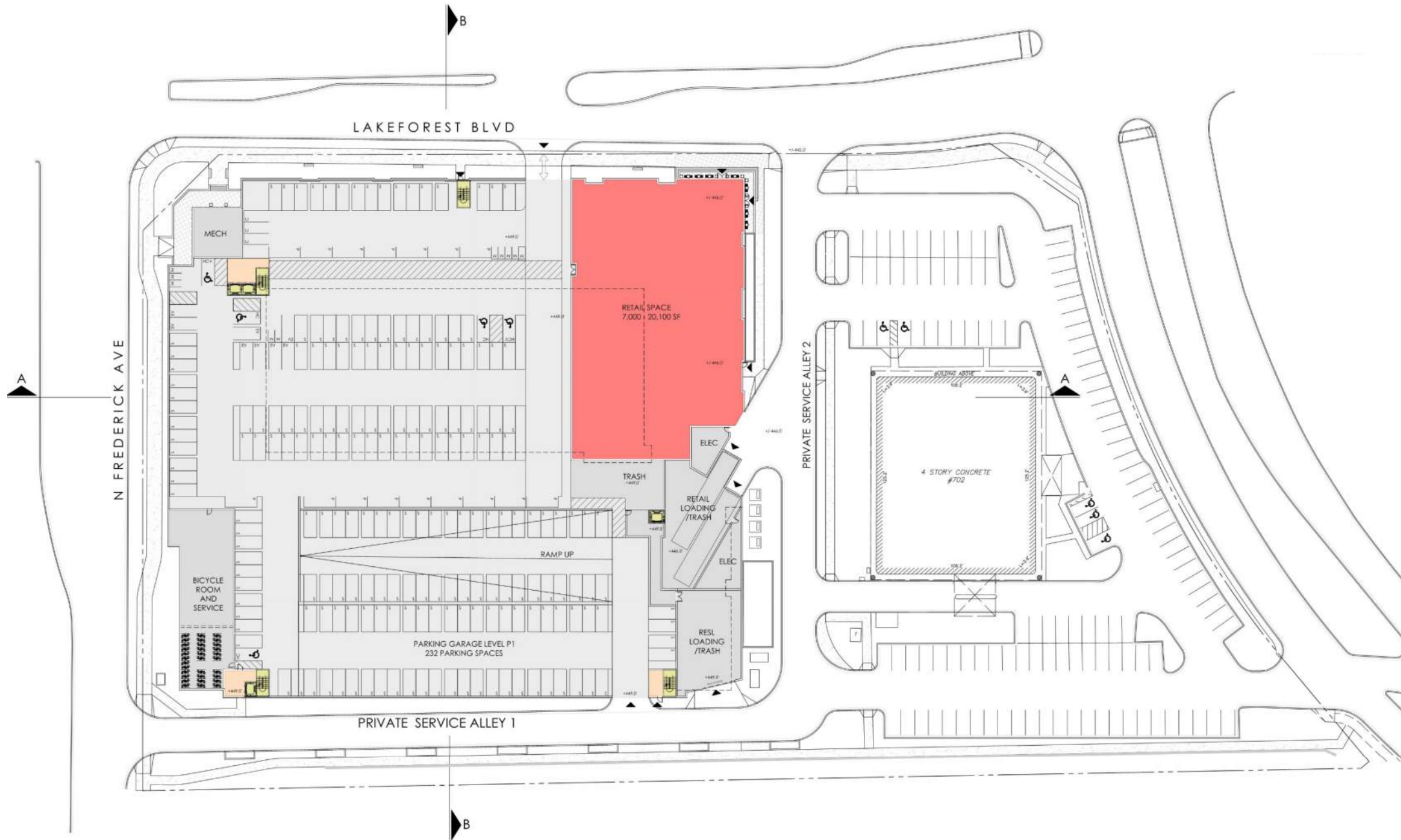
PRIVATE COMMERCIAL SERVICE ROAD

702  
EXISTING  
TO REMAIN  
WITH MINOR  
EDGE CONDITION  
SITE EDITS

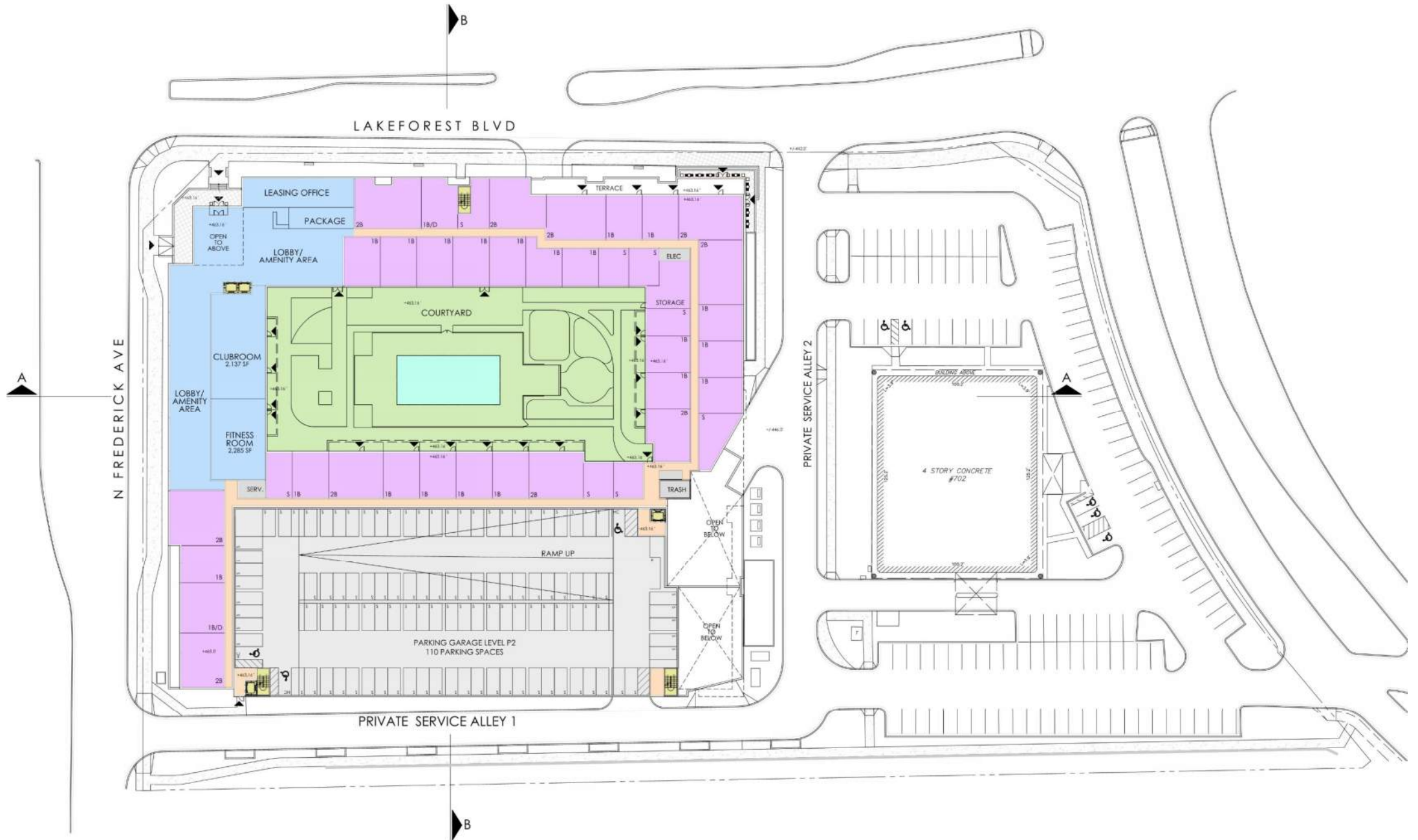
RUSSELL AVENUE

PROPOSED DEVELOPMENT

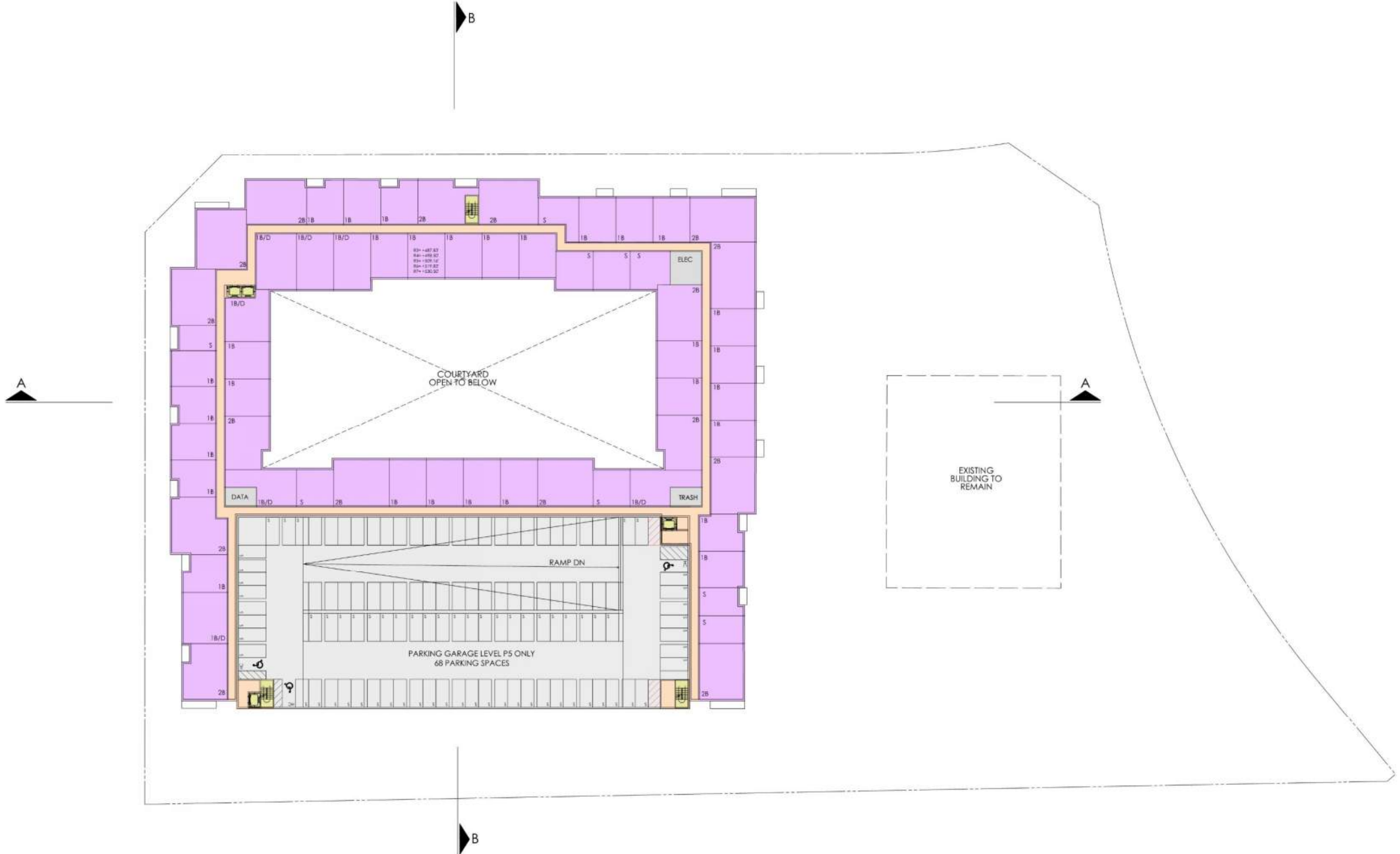




**G-1 LEVEL FLOOR PLAN (GARAGE AND RETAIL)**



**R1 LEVEL FLOOR PLAN (RESIDENTIAL AND GARAGE)**



**TYPICAL FLOOR PLAN (RESIDENTIAL AND GARAGE)**



**VIEW FROM INTERSECTION OF NORTH FREDERICK AVENUE (MD-355) AND LAKEFOREST BOULEVARD**



**VIEW FROM INTERSECTION OF LAKEFOREST BOULEVARD AND SERVICE ROAD**



**VIEW FROM LAKEFOREST BOULEVARD**



**VIEW FROM SOUTH OF MD-355**



**VIEW FROM SOUTH OF SERVICE ROAD**

**PARKING  
GARAGE  
PRECEDENTS  
(ILLUSTRATIVES)**



GREEN WALL



MURAL WALL



INTERLOCKING BLOCK RETAINING WALL EXAMPLE

## RETAINING WALL PRECEDENTS (ILLUSTRATIVES)



**VIEW OF RETAIL AT LAKEFOREST BOULEVARD**

## ZMA & SDP DECISION FINDING

Application Satisfies Criteria for Establishment of CD Zone (Floating Zone) and Schematic Development Plan Approval

- CD Zone Purposes, Objectives and Minimum Standards
- Master Plan Consistency
- Compatibility and Harmony with Existing and Proposed Land Uses
- City's Strategic Plan
- Adequate Public Facilities

## SUMMARY STATEMENT

The Applications redevelop a portion of an underutilized 6.49-acre site by replacing two (2) “aged” and “outdated” office buildings and large impervious surface parking lots with mixed use residential/commercial building that will contribute to the City's available housing stock and enhance the City's sense of place through design, placement and an activated streetscape that will attract residents to the City. The Applications will reposition 702 Russell for its future redevelopment while maintaining its existing office uses (currently leased long term leases)

## **MASTER PLAN CONSISTENCY/ACCORD**

### **2009 MASTER PLAN LAND USE ELEMENT**

- Frederick Avenue Corridor of the City of Gaithersburg (Sub planning Area)
- Guardian Realty / Lakeforest Office Parks (Site Specific Map Designation)

#### **RECOMMENDATIONS:**

- CD Zone (Floating Zone)
- Commercial-Office-Residential Land Use
- Prime Candidate for Future Redevelopment
- Mixed-Use Project with Balanced Mix of Uses
- Consolidation of Smaller Lots

### **2001 SPECIAL STUDY AREA FREDERICK AVENUE CORRIDOR LAND USE PLAN**

- Fairgrounds Commercial District (Sub planning Area)

#### **RECOMMENDATIONS:**

- Cohesive Development Pattern
- Site Design Characteristics – Building Placement at Street Edge
- Aesthetic Quality Improvements

# COMMUNITY BENEFIT SUMMARY

## AFFORDABLE HOUSING

- Provides 15% Moderately Priced Dwelling Units (MPDUs).
- Expands access to high-quality, transit-oriented housing across a range of income levels.

## ECONOMIC DEVELOPMENT

- Creates both construction-phase and permanent employment opportunities.
- Supports the local economy through ground-floor retail and an increase in area residents.

## TAX BASE ENHANCEMENT

- Repositions underutilized office assets into a dynamic, high-value mixed-use community.
- Substantially increases the City's long-term residential and commercial property tax revenue.

## INFRASTRUCTURE UPGRADES

- Modernizes internal private roads to improve traffic flow and delivery access.
- Enhances pedestrian safety at key intersections on N. Frederick Avenue, Lakeforest Boulevard, and Russell Avenue.
- Implements upgraded stormwater management systems, including underground facilities and green infrastructure, to reduce runoff and align with current environmental standards.

## COMMUNITY BENEFIT SUMMARY (Continued)

### PUBLIC REALM & PLACEMAKING

- Adds wide, landscaped shared-use paths and sidewalks with integrated seating, lighting, and wayfinding.
- Activates the street frontage with retail, pocket plazas, and outdoor gathering areas.
- Enhances visual identity through public art and a green wall treatment along the parking structure

### TRANSIT-ORIENTED DEVELOPMENT

- Located within walking distance of the Lakeforest Transit Center and future BRT stop.
- Offers close proximity to MARC stations and the Shady Grove Metro, encouraging sustainable, car-optional living.

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THANK YOU

