

May 23, 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 April 4, 2025, and offer the following responses:

SDP

C100:

1. Prohibit retail store with gas on site.

*Applicant Response: Applicant has updated the ** footnote under the non-residential potential use table to exclude this use.*

2. Change "Phase I" to "Section 1" in the Development Summary and Parking Tabulations.

Applicant Response: These tables have been updated accordingly.

3. Please take these line items out of the table-they are incorrect, our code does not require any EV spaces or motorcycle

Applicant Response: These have been removed.

4. Include the retaining wall plans in the SDP sheet list.

Applicant Response: This sheet has been added to the sheet index.

C102:

1. PUE is variable-width so remove the 10' from the label.

Applicant Response: The PUEs and PIE's have all been relabeled and now also include the word proposed.

2. Provide separate easement exhibit.

Applicant Response: All proposed easements or elements being abandoned have been incorporated into the lotting plan C108, and added clarity should help review.

3. Where is the PUE boundary? All I see is the PIE line.



Applicant Response: This has been clarified on the lotting plan C108.

4. Still would prefer sidewalk on the building side-this may be an issue for Planning Commission or Council. Change private drive to commercial service because it does meet the minimum standards.

Applicant Response: Directing pedestrian traffic to the south side of the private drive and away from the residential garage entrance and residential loading is preferable to the Applicant. The Applicant does not agree that a sidewalk is required along the rear of the building as pedestrian will not be able to enjoy the art and greenery treatments on the parking garage. The Applicant will retain the Private Drive designation as it exceeds the commercial service driveway standards of the City's 2019 Road Code and also only requires a sidewalk along one side the street.

5. Why this location, can the crosswalk be moved slightly north to reduce the length and angle?

Applicant Response: The Applicant proposes a condition requiring final internal crosswalk locations at final site plan.

6. Is this sufficient width?

Applicant Response: Yes, the mountable curb is appropriately located to respond to truck circulation, if needed, according to the AutoTurn movements in the submission.

7. This BMP should be moved so that it is away from the truck back-up area – don't want to risk damage.

Applicant Response: The BMP is appropriately placed to avoid truck circulation according to the AutoTurn movements as part of this submission. The Applicant proposes a condition requiring the locations of all BMPs outside of the truck circulation pattern at Final Site Plan.

8. You will need to meet code requirements for canopy coverage in areas of the parking lot you are disturbing. If not addressed now, will be required at FSP.

Applicant Response: Applicant acknowledges the comment and proposes to address the canopy coverage requirements in the parking lot of 702 Russell Avenue at the time of Final Site Plan.

9. Where will ADA spaces be relocated to? FSP detail.

Applicant Response: Even with removal of these ADA spaces, 702 Russell Avenue will meet or exceed the requirement.

10. Prefer less diagonal crossing-transition sidewalk in island?

Applicant Response: The Applicant proposes a condition requiring final internal crosswalk locations at final site plan.

11. Show (in dashed lines) how this sidewalk will connect to the new sidewalk and crosswalk after the free-flow right turn lane is removed.

Applicant Response: The requested dashed lines have been added to reflect the sidewalk connection.

12. Per DPW, make the 10 ft PUE a PUE/PIE to maintain existing improvements on Russell.

Applicant Response: The Applicant has made this change.

13. Considering designating these as deliver / loading spaces.

Applicant Response: While shown on the plan at this time, the Applicant will reserve the ability to reconsider this at time of Final Site Plan.

14. Remove existing conditions layer where you are getting rid of parking spaces.

Applicant Response: The Applicant has edited the imagery to respond to this comment.



C106:

1. Will a left turn also be allowed until the Russell Avenue improvements are completed?

Applicant Response: Yes, the Applicant has added a purple existing conditions arrow to reflect this left turn but has noted that this is only in the interim condition until the City's improvements are made. Then the left turn will no longer be allowed.

2. Primary

Applicant Response: This label has been added to the retail entrance along Lakeforest Boulevard.

3. Secondary

Applicant Response: This label has been added to the retail entrance along the Commercial Service Road.

4. Is a U-turn allowed here as well?

Applicant Response: These improvements are not part of the Applicant's implementation (cadd was received by City DPW). The Applicant assumes that movements will continue to allow a U-turn in the ultimate condition.

5. Only two lanes are shown in ultimate build out – will this turn lane be eliminated and combined with the straight through lane.

Applicant Response: The imagery on these plans reflects cadd received from City DPW.

6. Consider adding a separate sheet with turning movements at ultimate build-out, with the improvements completed on Russell Avenue & Lakeforest Boulevard. This sheet would then just be the interim condition that uses existing street geometry.

Applicant Response: The Applicant prefers to continue to distinguish between existing in purple and full building out conditions with bold black font. Perhaps this can be further discussed with staff at Final Site Plan.

C108:

1. Red Arrows on Plan

Applicant Response: The plan graphics, clarity and labels have been updated as requested.

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.

3. Lot 1 & Add area of Lot 1, in square feet and acres.

Applicant Response: The plan graphics, clarity and labels have been updated as requested.

4. Former Parcel 14

Applicant Response: The plan graphics, clarity and labels have been updated as requested.

5. Former Parcel B1

Applicant Response: The plan graphics, clarity and labels have been updated as requested.



6. Red dashed Line

Applicant Response: The plan graphics, clarity and labels have been updated as requested.

7. This should have a new property identifier, such as Lot 2, since it must be re-platted to show new PUE and PIE easements and include a note about declarations OR show new ingress-egress, retaining wall utility, etc. easements

Applicant Response: The plan graphics, clarity and labels have been updated as requested.

8. Update with new property identifier.

Applicant Response: The note has been updated to be more clear.

PMS-1 (pdf p. 16):

1. Need to add a "Right Turn Only" sign and show where those will be installed.

Applicant Response: This sign has been added to the Legend.

2. Add "Right Turn Only" sign.

Applicant Response: The plan has been updated to include this sign at Russell Avenue access point; the Commercial Service Road, Lakeforest Avenue garage exit and Frederick Avenue exit.

3. Why are there two sheets with this same name and info?

Applicant Response: The erroneous, second sheet has been eliminated.

PMS-1 (pdf p. 16):

1. Show arrow markings at beginning and at end of tangent portion. No "Only" is needed.

Applicant Response: This has been corrected.

2. Use flexible posts to delineate these new painted islands.

Applicant Response: Flexible posts have been added, as well as a detail.

3. Include lane line, show arrow markings at beginning and at end of tangent portion. No "ONLY" is needed.

Applicant Response: This has been corrected.

4. Add "Left Lane Must turn Left 150 Feet"

Applicant Response: This sign has been added to the plan.

5. Why is this not bolded?

Applicant Response: This has been corrected.

6. Typical Stop Line Cut Sheet

Applicant Response: This cut sheet has been removed.

7. Use 24"

Applicant Response: This has been corrected.

8. Don't use this on the stop-controlled approach.

Applicant Response: The sign has been removed from the stop-controlled approach.



9. Crosswalk and stop bar.

Applicant Response: This label has been added to the diagram.

Retaining Wall Plan

1. Show fence

Applicant Response: This has been added.

2. Add drainage swale

Applicant Response: This has been added.

3. Label pipe and indicate size

Applicant Response: This has been added.

4. Show area of drainage aggregate behind wall

Applicant Response: This has been added.

5. Fence required

Applicant Response: This has been added.

6. Add drainage swale

Applicant Response: This has been added.

7. Show drainage aggregate

Applicant Response: This has been added.

8. Show modular block components labeled with details of product type and dimensions

Applicant Response: This has been added.

9. Repeat comment

Applicant Response: This has been added.

10. What is the approx. extent of the tieback beyond property? Show extent of easement for tieback

Applicant Response: This has been added.

LA

L100

1. Does the sidewalk just end.

Applicant Response: The sidewalk ties into the existing Russell Avenue sidewalk and will tie into the proposed Russell Avenue improvements by the City.

L112

1. – these enlargement are not necessary, and match line types scales between pages/view ports more challenging. I would be clear to show these hatches on the planting plan.

Applicant Response: Applicant prefers to keep the enlargements. Planting plans have been updated to show the paving hatches, screened for graphic clarity.³⁴

L400



1. Planting strip too narrow for this tree. Plant a smaller species.

Applicant Response: All road cross sections in the City's 2019 Road Code reflect a 6-foot planting strip.

2. Ensure all utilities are shown fully in full plan view-looks like sewer is getting cut off here. If it's being abandoned, make it a different line type and add to legend.

Applicant Response: Sewer is being fully delineated in these locations.

3. What is being done with this space post-parking space remove-addition landscaping?

Applicant Response: Applicant proposes a condition to finalize any additional landscaping along the commercial service road at Final Site Plan.

4. This tree is too large for a 6' planting space, use one of the minor street trees listed in the city of Gaithersburg's tree manual.

Applicant Response: All road cross sections in the City's 2019 Road Code reflect a 6-foot planting strip.

5. note for final you will need to show 30% shade cover of any disturbed area of parking lot. Show area of parking lot, and canopy coverage listed in city of Gaithersburg tree manual.

Applicant Response: Applicant proposes a condition to make compliance with the parking lot canopy coverage requirement for the 702 Russell Avenue parking at Final Site Plan for Section 2.

6. Label retaining wall

Applicant Response: The label has been added.

7. note all trees identified on FCP for preservation.

Applicant Response: Plan has been updated to only show the existing trees that will remain, and the legend symbology has been revised to cross-reference to the FCP.

L600

1. in final planting plan list the canopy size for all trees as listed in the City of Gaithersburg's tree manual on page 38 and 39.

Applicant Response: Applicant proposes to make this a condition at Final Site Plan.

FCP

PFCP1:

1. This is still wrong – you've increased LOD since last submittal...this requires you to remeasure. It appears to now measure 5.45 ac (see next sheet). ALSO, this is still not consistent with what's listed in the worksheet or table on this sheet – this has been wrong with every submittal. Comment response says it is addressed, but it is not.

Applicant Response: The Applicant has confirmed the total tract area to be 5.46 Acres and has corrected across all sheets.

2. Note that it's being rezoned as MXD (as stated in worksheet).

Applicant Response: The Applicant has updated this is the proposed CD zone (not MXD).

3. Please provide response letter and search USFWS IPaC database listings as well.

Applicant Response: The Applicant reached out to MD DNR in 2022 as part of the NRI/FSD which was approved and received nothing in return. The Applicant has reached out again, May 2025 and will provide when it is received. Applicant searched the USFWS IPaC database which confirms that there are no critical habitats at this location.



4. See comment on next sheet (tree #123 on the tree inventory table).

Applicant Response: Noted. The adjustment was made to match the percentage of impact.

PFCP2:

1. Medium size trees require at least 7' planting width

Applicant Response: All road cross sections in the City's 2019 Road Code reflect a 6-foot planting strip.

2. Add crosshatching to legend

Applicant Response: Paving hatches have been added to the legend.

3. Medium size trees require at least 7' planting width

Applicant Response: All road cross sections in the City's 2019 Road Code reflect a 6-foot planting strip.

4. Acreage measurement doesn't match tract area listed on Sheet PFCP-1

Applicant Response: This has been reconciled.

5. What are these lines?

Applicant Response: The lines are parking striping from the existing conditions plan.

6. This % impact wasn't updated with increase in last submittal LOD here

Applicant Response: The has been corrected.

7. What do added boxes indicate? There aren't going in planters, correct? They will not count toward forest con if so.

Applicant Response: The diamonds indicate trees for which credit is sought under forest conservation law. This symbology has been added to the legend.

PFCP-3

1. Add maintenance agreement (see City Tree Manual example)

Applicant Response: Applicant will add maintenance agreement at time of Final Forest Conservation.

2. Add the following notes to this sheet:

Applicant Response: The notes have been added - thank you for providing.

Architectural Set comments:

Tabs sheet

1. Doesn't match cover sheet

Applicant Response: The cover sheet has been updated for clarification that this is the provided residential parking in the garage.

A-1.0 sheet

1. Retail visitor parking entrance

Applicant Response: This label has been added.

2. The City does not allow compact space – change these to 2 regular spaces.

Applicant Response: These spaces have been changed to regular spaces.



3. For FSP, Retail parking will need to meet standard stall-9' wide by 17' feet long; residential parking can be low-turnover-8.5' wide; otherwise will require parking waiver.

Applicant Response: These changes have been made across the plans and the parking tabulations updated accordingly.

4. These don't meet parallel spot standards per Code.

Applicant Response: The size of the parallel spots have been corrected and the parking tabulations updated accordingly.

5. Residential Parking

Applicant Response: This label has been added.

6. Is this a wall separating the resident parking entrance from retail & visitor parking?

Applicant Response: No and the line has been removed.

7. Residential parking entrance

Applicant Response: This label has been added.

A-5.0

1. Add label for swimming pool

Applicant Response: This label has been added.

2. Retail building floor is 3 feet lower than the parking garage – this drawing show be revised

Applicant Response: The drawing has been revised.

A-9.0

1. Final site plan: consider artwork, wall plants, patterned brick, or different color brick, or different color brick in each panel to add visual interest

Applicant Response: The Applicant will consider these suggestions at final site plan.

A-12.0

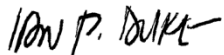
1. This still does not match cover sheet

Applicant Response: This table has been updated to match cover sheet.

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

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