



VIKA MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com
 Our Site Set on the Future.

PREPARED FOR:
STONEBRIDGE
 7373 WISCONSIN AVENUE, SUITE 700
 BETHESDA, MD, 20814
 301-913-9610
 David Cerniglia
 cerniglia@stonebridge.us.com

ARCHITECT:
SKH ARCHITECTURE
 4600 EAST-WEST HIGHWAY, SUITE 700
 BETHESDA, MD 20814
 240.479.7484
 CONTACT: CHRIS HUFFER
 e-mail: chuffer@skharch.com

ENGINEER / PLANNER /
 LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
 20251 CENTURY BOULEVARD
 SUITE 400
 GERMANTOWN, MD 20874
 PH: 301.916.4100
 CONTACT: SHANNON FLICKINGER
 e-mail: flickinger@vika.com

ATTORNEY:
**SELZER GURVITCH RABIN
 WERTHEIMER & POLOTT,
 P.C.**
 4416 EAST-WEST HIGHWAY, FOURTH
 FLOOR
 BETHESDA, MD 20814
 301.841.3826
 CONTACT: MATTHEW GORDON
 e-mail: mgordon@sgrlaw.com

**7749 OLD
 GEORGETOWN
 ROAD**
320240010
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY,
 MARYLAND
 WSSC GRID: 209NW05
 TAX MAP: HN23

SKETCH PLAN

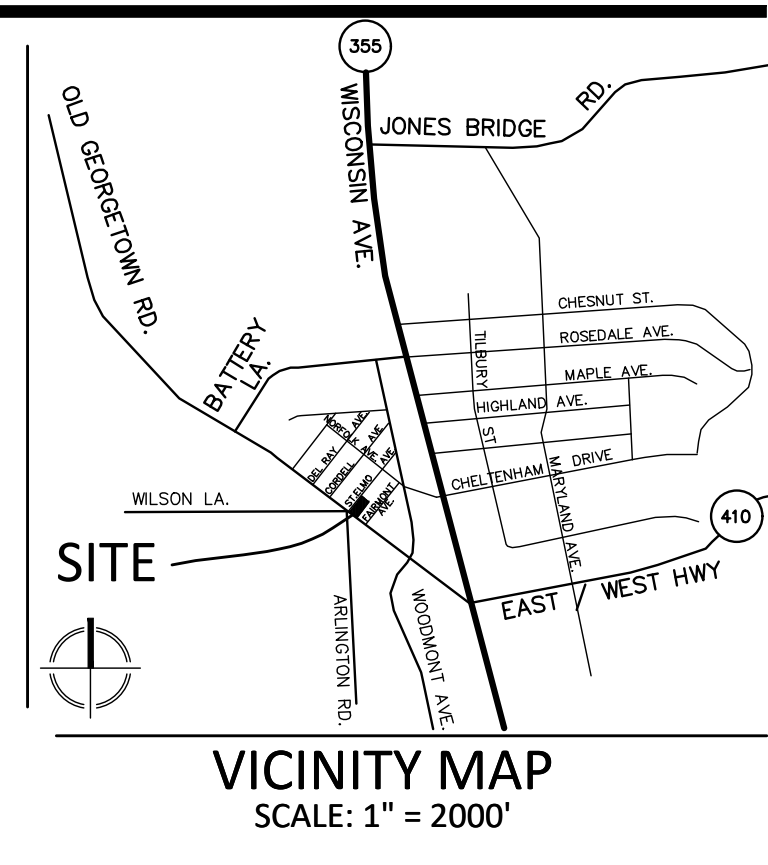
PROFESSIONAL SEAL

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE REPRODUCED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATION MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

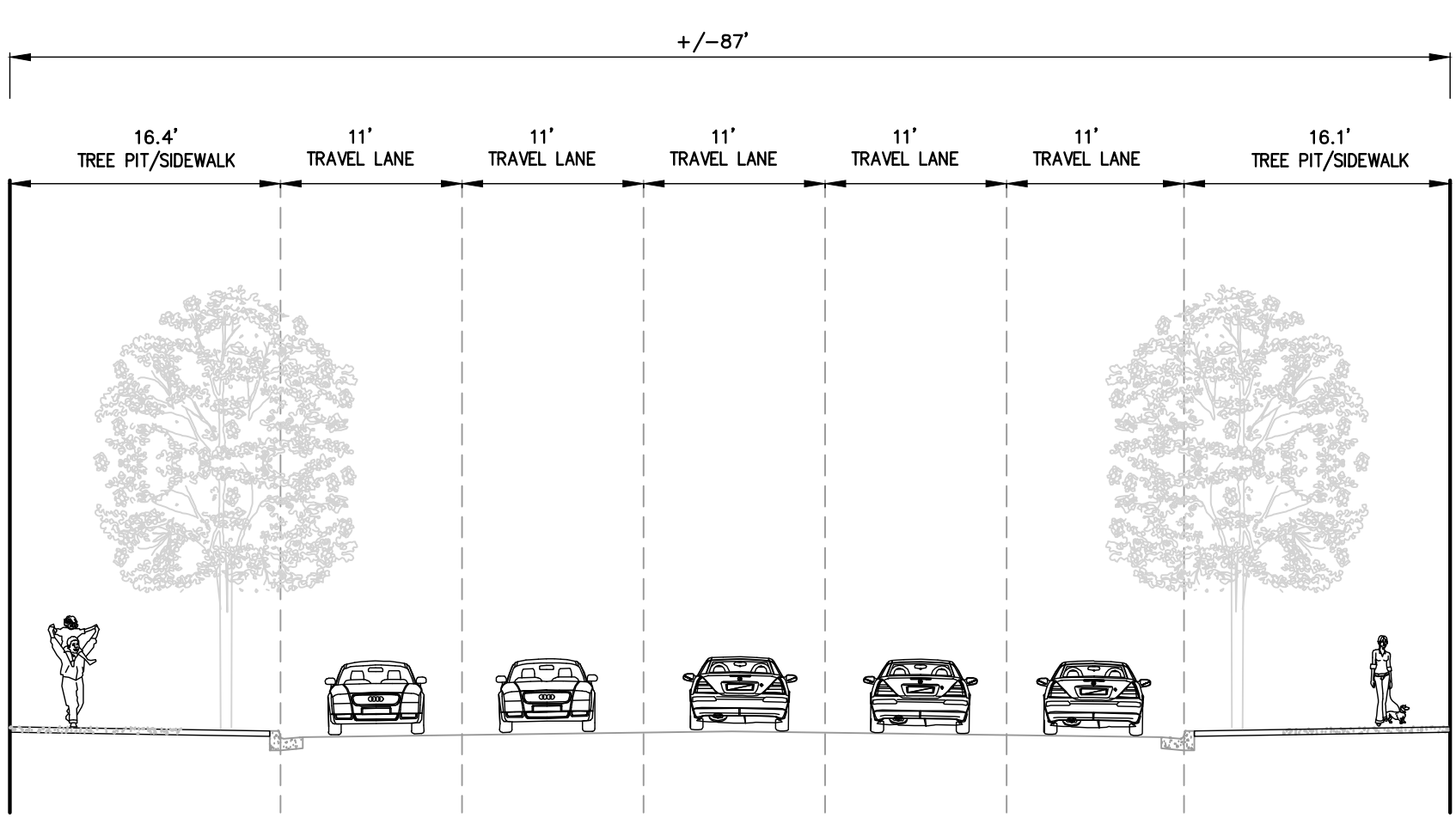
© 2023 VIKA MARYLAND, LLC
 DRAWN BY: _____
 DESIGNED BY: _____
 DATE ISSUED: _____

VIKA PROJECT
 DRAWING NO.

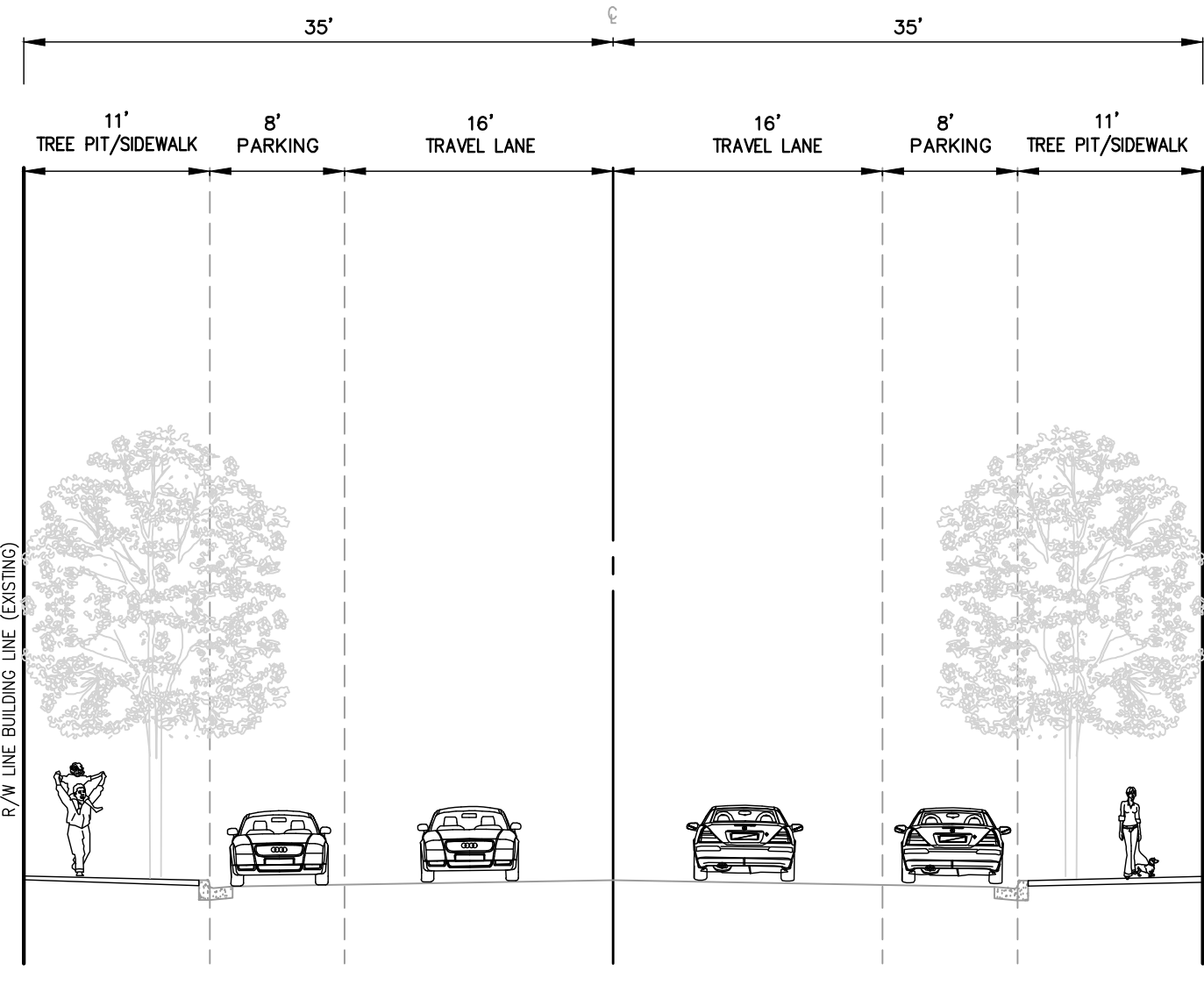
SHEET NO. SK-100



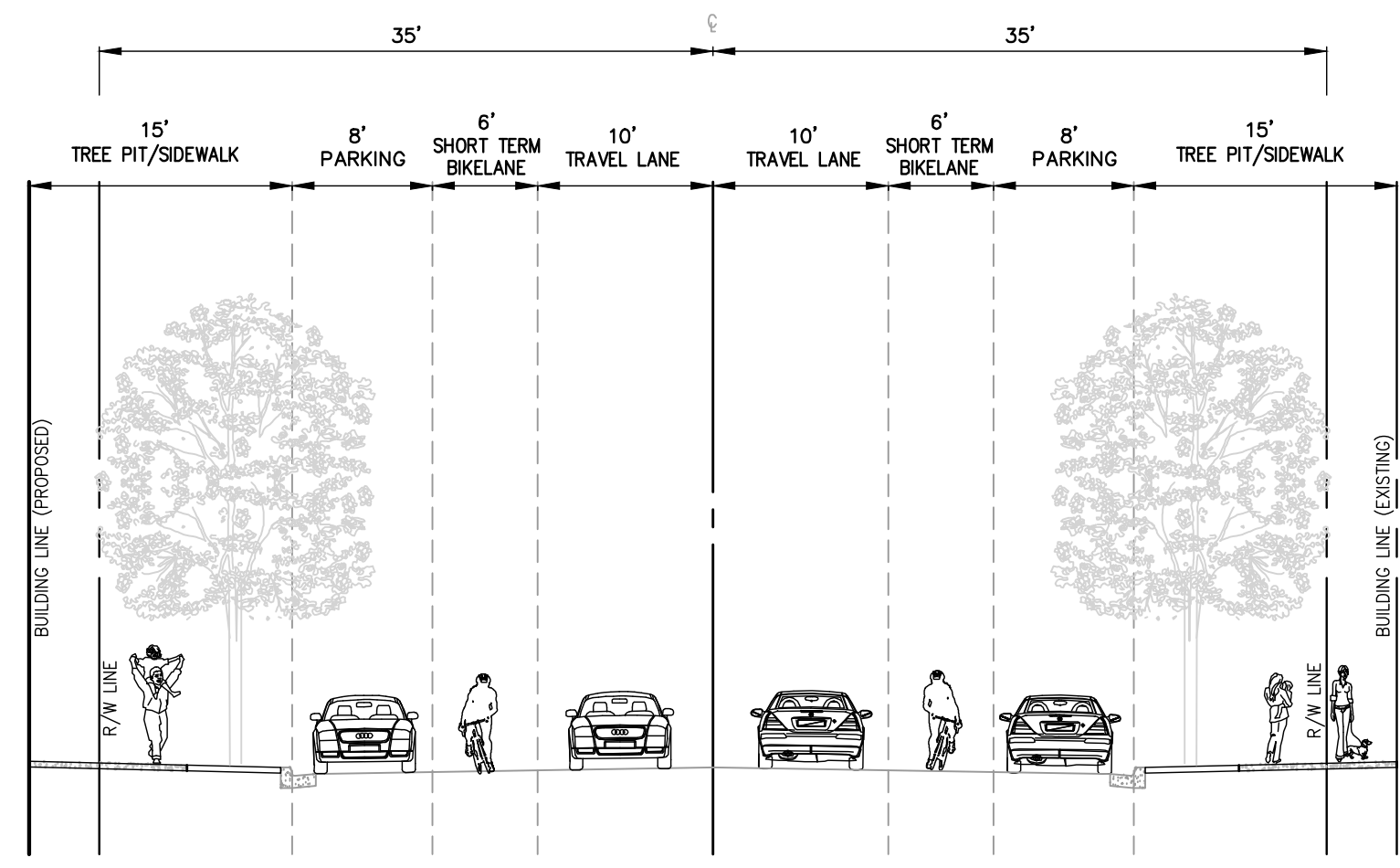
• The Sketch Plan drawings are conceptual and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, floor plans, layouts, materials, uses, phasing, density, development standards and programs shall be determined at time of site plan applications.



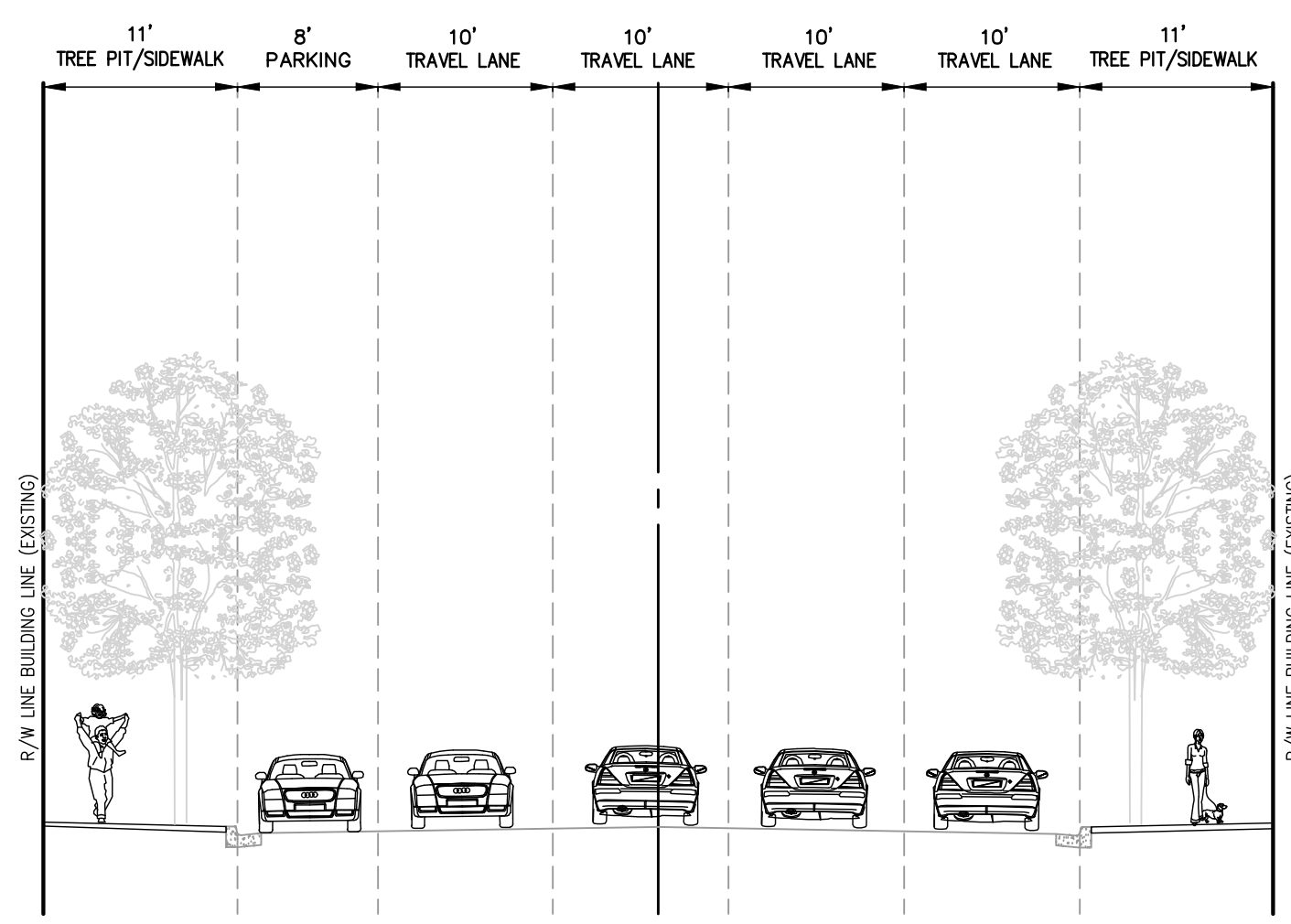
**EXISTING OLD GEORGETOWN ROAD
 (LOOKING NORTHWEST)**
 MC-2005.01 MODIFIED



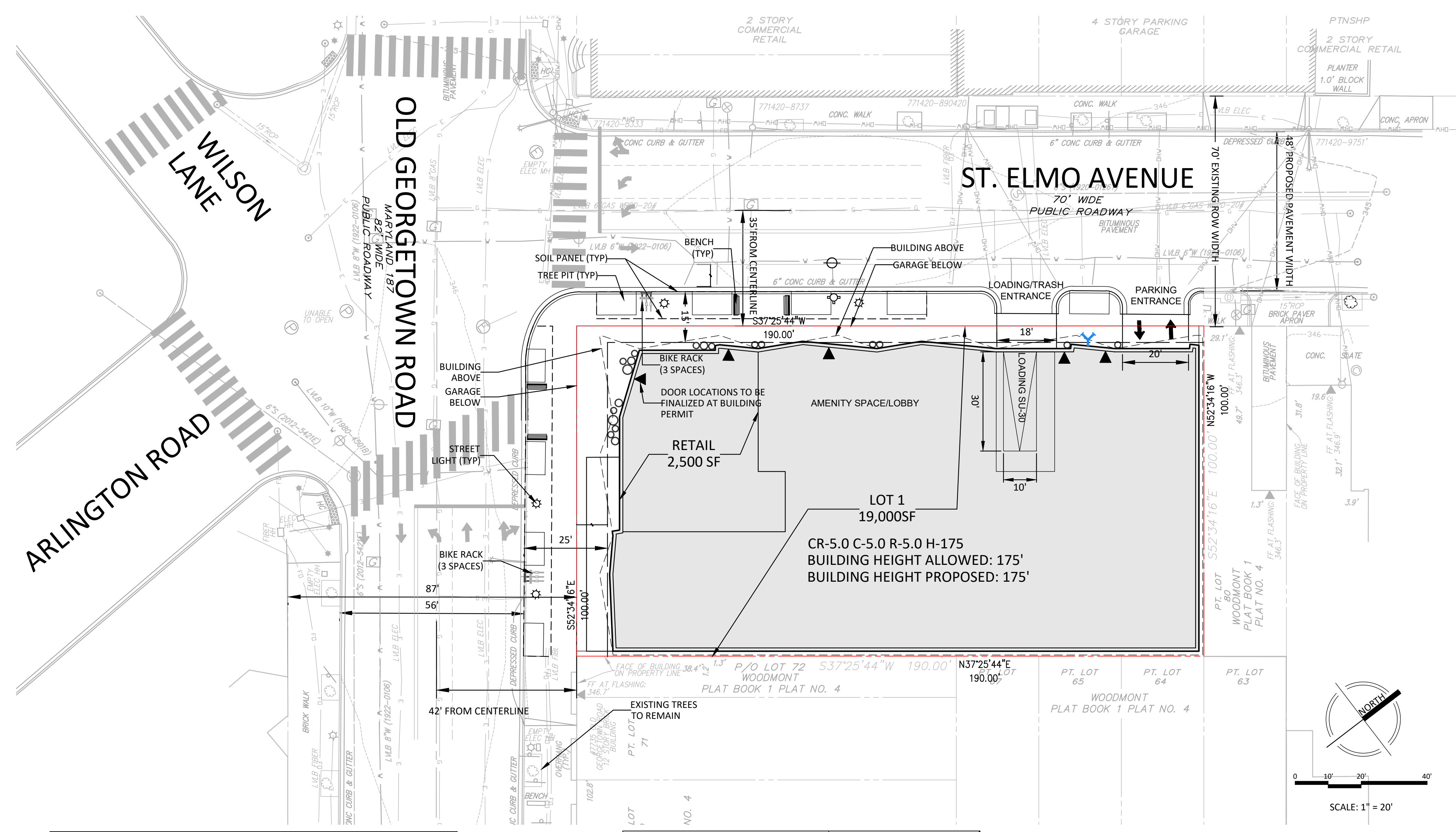
**EXISTING ST.ELMO AVENUE
 (LOOKING SOUTHWEST)**
 MC-2005.02 MODIFIED



**FUTURE ST.ELMO AVENUE
 (LOOKING SOUTHWEST)
 TO BE FINALIZED AT PRELIMINARY PLAN**
 MC-2005.02 MODIFIED



**EXISTING ST.ELMO AVENUE
 AT OLD GEORGETOWN
 ROAD INTERSECTION
 (LOOKING SOUTHWEST)**
 MC-2005.02 MODIFIED



SKETCH PLAN INDEX:

- SK100 SKETCH PLAN
- SK200 GREEN COVER PLAN
- SK300 CIRCULATION PLAN PEDESTRIAN
- SK301 CIRCULATION PLAN VEHICLAR
- SK302 CIRCULATION PLAN TRASH & LOADING
- SK400 LOCAL AREA MAP
- SK401 EXISTING CONDITIONS
- SK402 PUBLIC BENEFIT TABULATION
- SK403 DEVELOPMENT TABULATIONS
- SK404 FIRE ACCESS PLAN
- SK405 GROSS TRACT AREA PLAN
- SK406 ZONING MAP

- LA100 STREETScape PLAN
- LA101 STREETScape SECTIONS
- LA102 2ND FLOOR LANDSCAPE PLAN
- LA103 PENTHOUSE LANDSCAPE PLAN

- A01 SITE CONTEXT
- A02 SITE PLAN
- A03 SITE PHOTOS
- A04 G3 LEVEL & G2 LEVEL PLANS
- A05 G1 LEVEL & 1ST FLOOR PLANS
- A06 2ND-6TH FLOOR & 7TH-14TH FLOOR PLANS
- A07 15TH-17TH FLOOR & PENTHOUSE PLANS
- A08 BUILDING SECTIONS
- A09 MASSING STREET VIEW FROM OLD GEORGETOWN ROAD
- A10 MASSING STREET VIEW FROM WILSON LANE
- A11 MASSING AERIAL VIEW FROM WEST
- A12 MASSING AERIAL VIEW FROM SOUTH
- A13 MASSING AERIAL VIEW FROM EAST
- A14 MASSING AERIAL VIEW FROM NORTH
- A15 BUILDING PRECEDENTS - BASE
- A16 BUILDING PRECEDENTS - MIDDLE
- A17 BUILDING PRECEDENTS - TOP

Property Area Data			
Area	SF	Acres	
Tract	31,367	0.72009	
Old Georgetown Road in LJA17 F.431	4,367	0.100	
Prev. Dedication Old Georgetown Road	1,350	0.031	
Prev Dedication St. Elmo	6,650	0.153	
Future Dedications	0	0.000	
Site	19,000	0.43618	

Density Calculations (sf or FAR)			
CR-5.0 C-5.0 R-5.0 H-175			
Allowed Base	Commercial Density	Residential Density	Total Density
Gross Floor Area	156,835	156,835	156,835
FAR	5.00	5.00	5.00
Provided Density Total [1]	Commercial Density	Residential Density	Total Density
Non-Residential Floor Area	6,000	0	6,000
Residential Floor Area	0	240,000	240,000
Total Density	6,000	240,000	246,000
BOZ Density Requested [1]	89,165		
MPDU GFA	31,032		
PIP Payment Area	58,133		
Total FAR	0.19	7.65	7.84

Residential Units			
	Required %	Units Provided	Provided %
Standard Units	85.0%	204	85.0%
MPDUs	15.0%	36	15.0%
Total Units	100%	240	100%

Height (feet)	
	Maximum
Mapped Zone	175'
Maximum Approved	175'

Building Setbacks		
	From Street Curb	From R.O.W.
Old Georgetown Road	25'	10'
St. Elmo Avenue	15'	4.5'

Open Space (sf)				
	Required SF	Required %	Proposed SF	Provided %
Site Area	0	0%	n/a	n/a
Public Open Space	0	0%	0	0
Public Streetscape	0	0%	0	0

Green Cover (%)				
	Required SF	Required %	Proposed SF	Provided %
Site Area	19,000			
Green Cover Area	6,650	35%	6,650	35%

Parking Tabulations [2] [3]						
	Units/SF	Min [3]/Max Rate	Metric	Min Req	Max Allowed	Provided Spaces
Commercial	6,000	2.8sp/Gsp		17	36	
Residential						
Efficiency Residential Unit	36	0.8sp/1sp		29	36	
1BR Residential Unit	108	0.8sp/1.25sp		87	135	
2BR Residential Unit	96	0.8sp/1.5sp		77	144	
Subtotal of all Residential Units [3]	240	n/a		193	315	
Total Spaces				210	351	143

Bicycle Spaces [4]							
	Min/Metric	Metric	Min Req	% Long-Term	Min Long-Term	Long-Term Provided	Short-Term Provided
Residential	0.50/unit	240.00	100	95%	95	95	5
Commercial	1/10,000 sf	0.60	1	0%	0	0	1
Total			101		95	95	6

- Notes**
- [1] The approved density, excluding MPDU floor area, for the project will exceed the property's mapped total residential density of 5.00 FAR (within the approved height allowances for the CR zoning of the property) through the payment of a Park Impact Payment (PIP) created by the Bethesda Overlay Zone. The PIP is established at \$12.49 per square foot for density above mapped density (and within the height limits established by the CR zoning for the property). The total PIP payment is payable at the time of issuance of building permit for the project.
 - [2] Minimum required is reduced by 20% per the BOZ. The site is within the Bethesda PLD and the minimum may be reduced by several other factors, such as unbundling.
 - [3] Final number of parking spaces and uses to be determined at building permit but the total will not exceed minimum parking required.
 - [4] Final residential bicycle parking spaces will be provided based on constructed number of units at a rate of no less than 0.5 spaces per unit.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

November 27, 2023

Ms. Grace Bogdan, Planner III
Downcounty Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Sketch Plan No. 320240010
7749 Old Georgetown Road

Dear Ms. Bogdan:

We have completed our review of the sketch plan uploaded to eplans October 24, 2023. A previous plan was reviewed by the Development Review Committee at its meeting on October 10, 2023. The following comments are tentatively set forth for the subsequent submission of a preliminary plan:

1. All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
2. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents").
3. St. Elmo Avenue
 - a. Provide a typical section for St. Elmo Avenue. Based on the Bethesda Downtown

Office of the Director

101 Monroe Street, 10th Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax
www.montgomerycountymd.gov/mcdot

Sector Plan, St. Elmo Avenue should have a minimum right-of-way of 70-feet. The road is classified as a Business District (Downtown Mixed-Use Street).

- b. The Bicycle Master Plan recommends Conventional Bike Lanes.
 - c. A clear sidewalk minimum of 8-12 feet is required to be either in public right-of-way or a public improvement easement.
4. Old Georgetown Road
- a. Provide a typical section for Old Georgetown Road. Necessary dedication for Old Georgetown Road in accordance with the master plan. Old Georgetown Road is classified as a Major Highway (Urban Boulevard).
 - b. No bike facilities are master planned.
5. Provide 25-foot truncation at intersecting streets. Written justification at the preliminary plan stage is needed if not meeting the standard.
6. ***At the preliminary plan stage:***
- a. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
 - b. Submit storm drainage and/or flood plain studies, with computations for any portion of the subject site that drains to the Montgomery County public storm drain system. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
 - c. Show the location of proposed driveways on the preliminary plan.
 - d. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval.
 - e. Show the proposed driveways and intersections spaced opposite one another or located at least one hundred feet apart. Any deviation from this standard, the applicant will submit a Design Exception for our Review.
 - f. On the preliminary and site plans, delineate the location and dimensions of the proposed truck loading and dumpster spaces.
7. Maintain a minimum 6-foot-wide continuous open pathway (no grates) along all public streets.

8. Upgrade pedestrian facilities at intersections along the site frontage & at adjacent intersections to comply with current ADA standards.
9. Street frontage improvements along St. Elmo Street to be determined at preliminary plan stage.
10. At the preliminary plan stage, submit a truck circulation for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and a left-side backing maneuver. Passenger vehicle travelways should be separated from the expected truck circulation patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
11. At the preliminary plan stage, submit a Traffic Impact Study if required, by the Planning Department.
12. Transportation Demand Management (TDM Plan Requirements):

The project meets the location (Red Subdivision Staging Policy Area and the Bethesda Transportation Management District) and size threshold requirement (more than 40,000 gsf) for a Level 3 project Based Results Plan. A Project-based TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the District's goal as well as related commuting goals at that project. The Plan must be submitted and approved by MCDOT prior to issuance of any building permit from DPS.

Level 3 Results Plans requires the following:

- Appoint a Transportation Coordinator;
- Notify the Department of the Coordinator's contact information within 30 days of receipt of final U&O certificate;
- Provide space in the project for the promotion of TDM;
- Display TDM-related information in highly visible location(s)
- Identify specific TDM actions to be implemented in order to achieve 5% above the Bethesda TMD commuter goals
- Additional and/or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required.

Ms. Grace Bogdan
Sketch Plan No. 320240010
November 27, 2023
Page 4

- Additional Funding: Commit funding if the project does not achieve the goal within 6 years of final occupancy. Provide higher additional funding if the project has not achieved the goal within 8 years of final occupancy.
- Conduct independent monitoring to determine if the project is meeting its goals, until the project's goals are achieved.

At Preliminary Plan stage, submit a draft TDM Plan for New Development. Contact Mr. James Carlson at james.carlson@montgomerycountymd.gov or 240-777-8382 for a template for a Project-based Level 3 TDM Results Plan.

13. We recommend the applicant coordinate with Mr. Matt Johnson of our Transportation Engineering Section at matt.johnson@montgomerycountymd.gov or at (240) 777-7237 regarding the bikeway facilities along St. Elmo Avenue.
14. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to the following improvements (to be determined at preliminary plan stage):
 - A. Improvements to the public right of way will be determined at the preliminary plan stage based on a review of the additional information requested earlier in this letter.
 - B. Enclosed storm drainage and/or engineered channel in all drainage easements.
 - C. Underground utility lines.
 - D. Bethesda Streetscaping.
 - E. Street lights.
 - F. Street trees in amended soil panels.
 - G. Permanent monuments and property line markers.

Thank you for the opportunity to review this sketch plan. If you have any questions or comments regarding this letter, please contact me at (240) 777-2118 or at Rebecca.torma@montgomerycountymd.gov.

Sincerely,

Rebecca Torma

Rebecca Torma, Manager
Development Review Team

Ms. Grace Bogdan
Sketch Plan No. 320240010
November 27, 2023
Page 5

Sharepoint/DOT/director's office/development review/Rebecca/developments/bethesda/320240010 7749 old Georgetown road.docx

cc-e: James Carlson; MCDOT OTP

November 15, 2023

Grace Bogdan
Planner III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902

Dear Ms. Bogdan:

Thank you for the opportunity to review the Sketch Plan Application (**No. 320240010**) for the **7749 Old Georgetown Road development**. The State Highway Administration (SHA) has reviewed the plans and we are pleased to respond.

Based on preliminary review, SHA recommends approval of the above referenced Application and reserves the right to review and provide additional comments as more detailed plans and supporting documents are submitted. SHA will determine whether an Access or District Office (DO) Permit will be required for any proposed work taking place within the State's right of way.

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov.

Sincerely,



for Derek Gunn, P.E.
District Engineer, District 3, MDOT SHA

DG/kw

cc: Katherine Mencarini, Montgomery County Planning Department

Bethesda Downtown Design Advisory Panel

Meeting Minutes

PROJECT: 7749 Old Georgetown Road

DATE: June 28, 2023

The 7749 Old Georgetown Road project was reviewed by the Bethesda Downtown Design Advisory Panel on June 28, 2023. The following meeting notes summarize the Panel's discussion, recommendations regarding design excellence, and the exceptional design public benefits points. The project is in the Site Plan stage and the Design Advisory Panel will determine if comments from Sketch Plan have been incorporated and take the final vote for design excellence public benefit points if it is determined the Project is suitable. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.

Attendance:

Panel

Jonathan Fitch

Yulia Beltikova

Rod Henderer

Paul Mortensen, ex officio member, Senior Urban Designer in the Director's Office

Staff

Robert Kronenberg, Deputy Planning Director

Elza Hisel-McCoy, Chief, DownCounty Planning

Stephanie Dickel, Regulatory Supervisor DownCounty Planning

Grace Bogdan, Planner III

Henry Coppola, Parks Planner

Cristina Sasaki, Parks Planner

Applicant Team

Matt Gordon – Attorney

Bob Dalrymple - Attorney

Doug Firstenberg – Stonebridge

David Cerniglia – Stonebridge

Sami Kirkdil – Architect, SK&I

Chris Huffer – Architect, SK&I

Michael Goodman – Engineer, Vika

Discussion Points:



Staff: This is the first sketch plan presentation to the DAP. The review will focus on general mass and bulk and conformance with the Design Guidelines.

Panel:

General Comments

- This is not the place for a background building, this is active yet not silly. I can't wait to see the materiality if it as active as the form this is the place to do it.

Stepbacks and Cantilevers

- Is there any way that the angularity can meet the ground? The first-floor geometry is entirely streetscape and the articulation does not hit the ground.
 - *Applicant Response: It is hard with this basic massing to show that, this plane does reach the ground and the same with this plane*
 - And that works great on St Elmo, but the scale of those can be shown. How do you do it on Old Georgetown? If the angularity could be emphasized more on Old Georgetown Road, the view from the NW. if it were emphasized, I would be interested to see how that happens.
 - I disagree with my counterpart, the angularity it doesn't seem to respond to the context and is not an urban design solution and results to less eyes on the street.
- Old Georgetown Road, it seems very plain in comparison to the St Elmo side and I do hope the materials you speak of will be amazing. But it seems like some of the St Elmo geometry could be carried over to help make it more cohesive. It does not need to be as strong as the St Elmo side but enough to tie the two together.
 - *Applicant Response: That may be where materiality comes into play. We've got a lot of angularity coming down St Elmo, if we did it here as well it may not be as special. We will take a look at it.*
- Cantilevers over the sidewalks have been a longstanding issue with the Planning Board and we do have it here. I think its clever how the mid-section marries together, but it does show the cantilever. We've spoken out against it before and I think we need to talk about it here.
 - *Applicant Response: We are showing cantilevers on St Elmo of about three feet at the peaks.*
 - It seems to work on St Elmo as it gives the impression of bay windows and I think it's important in an urban environment, but I agree on Old Georgetown Road it is a problem, if it can be broken up or if something can be grounded on the façade it would be very helpful.
- The view looking down Wilson, the end of the building needs more resolution, The aspect ratio doesn't seem quite right to me, the widths to the height of the building seems unfinished.
- I appreciate the sculptural façade. I would be interested to see mathematically if you were to adhere to the recommended setbacks if it would achieve the same amount with the angles.

- I am concerned about the setbacks next to the adjacent property, it is only 22.5 feet, my concern there is with light and air given that it is a multifamily property, usually it is a 30 foot setback. I understand it is a very skinny and long façade.
 - *Applicant Response: That will actually be a green roof in that corner. This is a Design Guidelines recommendation for 22.5 feet and anything smaller only dictates the amount of glass you can build.*
 - We've seen projects that do not even provide the recommended tower setback of 22.5 feet and so we are seeing that here which is nice.
- While this is only Sketch Plan, it would help for staff and the Planning Board to show more detail than typically required for sketch plan. Seeing the materiality planned for the Old Georgetown façade could potentially address the concerns.

Panel Recommendations:

The Panel requested the Applicant to return with further refinement of the Old Georgetown façade.



Bethesda Downtown Design Advisory Panel

Meeting Minutes

PROJECT: 7749 Old Georgetown Road

DATE: July 26, 2023

The 7749 Old Georgetown Road project was reviewed by the Bethesda Downtown Design Advisory Panel on July 26, 2023. The following meeting notes summarize the Panel's discussion, recommendations regarding design excellence, and the exceptional design public benefits points. The project is in the Site Plan stage and the Design Advisory Panel will determine if comments from Sketch Plan have been incorporated and take the final vote for design excellence public benefit points if it is determined the Project is suitable. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.

Attendance:

Panel

Jonathan Fitch

Yulia Beltikova

Rod Henderer

Damon Orobona

Paul Mortensen, ex officio member, Senior Urban Designer in the Director's Office

Staff

Robert Kronenberg, Deputy Planning Director

Elza Hisel-McCoy, Chief, DownCounty Planning

Stephanie Dickel, Regulatory Supervisor DownCounty Planning

Grace Bogdan, Planner III

Hyojung Garland, Parks Planner

Cristina Sasaki, Parks Planner

Rachel Newhouse, Parks Planner

Applicant Team

Matt Gordon – Attorney

Jack Alexander -

Doug Firstenberg – Stonebridge

Chris Huffer – Architect, SK&I

Marius Radulescu – Architect, SK&I

Discussion Points:

Staff: This is the second sketch plan presentation to the DAP following up on the June 2023 meeting. The review will focus on how the Applicant has addressed previous comments, general mass and bulk of the proposal and conformance with the Design Guidelines.

Panel:

General Comments

- Thank you for addressing the comments on how the building grounds. I look forward to seeing how those elements evolve in the next iteration as it looks rather 2d and the materials will hopefully bring dimensionality. The middle of the massing is more expressed where the corner turns to Old Georgetown Road.
- I appreciate how you've wrapped the building around.
- The most prominent element of the tower is the corner, yet the base is recessed without anything holding the large mass up, so it looks like its floating. It seems contrary to how we perceive gravity. Is there some other element that can help support the building corner at the ground so it doesn't seem like its floating?
 - *Applicant Response: What would you suggest? Once we add the glazing it will help balance the notion of solid versus open. One thing we were considering is that the retail corner will read differently at the base and it may interrupt that feeling of the tower coming to the ground. We are going to be articulating this in a way that is the singular element coming down and holding the corner.*
 - *(staff) The Guidelines are clear that we want four story bases and we want punctuation, you could bring elements down, or an opportunity to make the slim canopy more robust and perhaps it turns down at some point so it emphasizes a corner portal which it seems that's what you are attempting. Even aligning the angulation of the storefront with the building above could help. These are all small details but some suggestions to consider. There is just so much emphasis on this very strong vertical corner mass that it seems like it should come to the ground in one way or another. Currently, it is floating a floor up from the ground and it just seems very uncomfortable.*
- I disagree, I'm very enthusiastic about the corner and I am looking forward to the next iteration. I do not think it is a huge cantilever.

- *Applicant Response: It is about 5-6 feet.*
- There's a really nice refinement since we last saw it. A lot is going to depend on materiality and perhaps the corner becomes predominantly glass.
- There's a shadow line on the ground and the floor above along the podium at the Old Georgetown elevation, is that intentional? Is that a change in plane? Or could you bring it to the street level?
 - *Applicant Response: Yes, the shadow currently represents a slight change in plane. The goal is to have this material come down as much as possible, but we need to go a little further into detail to determine if that is feasible. There are two ways to ground, and we can look at both.*
- I suggest you come back with a couple options at the next level of review focusing on the ground plane.
 - *Applicant Response: Yes, we have to give you the details and then we can see if the floating design is still a concern, we can even come with more ideas for this corner. A lot of people spend time at this corner and we want to get it right.*
 - *(staff) The street geometry is a precious relic of an older time, so it is a beautiful opportunity to make a tower with views that pivot around.*

Panel Recommendations:

The Panel voted unanimously that the project is on track to receive a minimum of 10 design excellence points. At the time of Site Plan the Applicant should return with options for the corner design based on the comments above.

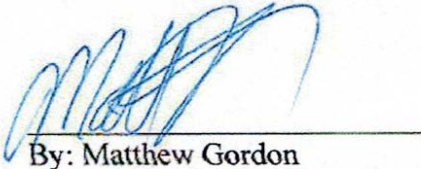
MONTGOMERY COUNTY PLANNING BOARD

AFFIDAVIT OF PRE-SUBMISSION PUBLIC MEETING

7749 Old Georgetown Road

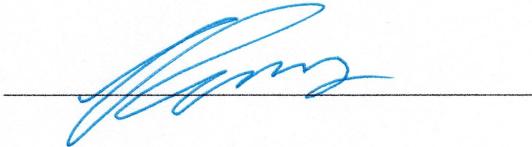
Sketch Plan Application

I HEREBY CERTIFY that on June 26, 2023 at 7:00 pm, representatives of Stonebridge, its consultants, and Matthew Gordon of Selzer Gurvitch, held a Pre-Submission Public Meeting in order to discuss the sketch plan application for 7749 Old Georgetown Road. The purpose of this meeting was to comply with Section 59.7.5.1 of the Zoning Ordinance and the Administrative Procedures for Development Review, which require a Pre-Submittal Public Meeting to be held no more than 90 days prior to initial application submittal. The meeting was held at Bethesda-Chevy Chase Regional Services Center, Wisconsin MP Conference Room, 4805 Edgemoor Ln, Bethesda, MD 20814, and the meeting invitation was mailed to all of the individuals included in the attached notice list.

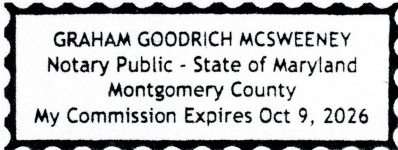


By: Matthew Gordon
Selzer Gurvitch Rabin Wertheimer & Polott, P.C., Attorney
for the Applicant, Stonebridge

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this 12th day of July, 2023.



My Commission Expires:
10/9/26
[SEAL]





June 9, 2023

Matthew M. Gordon, Esquire
mgordon@sgrwlaw.com
Direct Dial: 301-634-3150

FIRST CLASS MAIL
NOTICE OF PRE-SUBMISSION PUBLIC MEETING

Name of Plan: 7749 Old Georgetown Road

Applicant: Stonebridge

Current Zoning: Commercial-Residential (CR-5.0 C-5.0 R-5.0 H-175) and Bethesda Overlay Zone (BOZ)

Number of Proposed Lots/ Area Included: 1 lot totaling approximately 0.43 acres in tract area

Geographical Location: 7749 through 7755 Old Georgetown Road and several abutting parcels located in the northeast corner of the intersection of Old Georgetown Road and St. Elmo Avenue, in the Woodmont Triangle District of Downtown Bethesda (the "Property")

Proposed Application: Sketch Plan application for redevelopment of the 0.43 acres property with approximately 240,000 sf of residential density (including a minimum of 15% Moderately Priced Dwelling Units, or "MPDUs") and 6,000 sf of commercial density (the "Project").

An informational meeting regarding the above-referenced Project has been scheduled for **Monday, June 26, 2023 at 7 PM at the Bethesda-Chevy Chase Regional Services Center, Wisconsin MP Conference Room, located at 4805 Edgemoor Ln, Bethesda, MD 20814**. A copy of the presentation will be posted by Friday, June 23, 2023 at the following website <https://bit.ly/3qxLjKF>.

The Property that is the subject of the Sketch Plan consists of approximately 0.43 acres of tract area and is comprised of several assembled parcels that are located in the northeast corner of the Old Georgetown Road and St. Elmo Avenue intersection, in the Woodmont Triangle District of Downtown Bethesda. The Sketch Plan application proposes to redevelop the Property with approximately 240,000 sf of residential density (including a minimum of 15% MPDUs) and 6,000 sf of commercial uses. The purpose of this meeting is to review the proposed Sketch Plan application, obtain feedback from the community, and answer any questions regarding the proposed Project.

If you are interested in receiving more information about the proposed Project, you may contact either Matthew Gordon (301-634-3150; mgordon@sgrwlaw.com), or Graham McSweeney (301-634-3177; gmsweeney@sgrwlaw.com) of Selzer Gurvitch Rabin Wertheimer & Polott, P.C.. You may also contact the Maryland-National Capital Park and Planning Commission ("M-NCPPC") if you have general questions about M-NCPPC's process. The Information Counter may be reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Thank you in advance for your interest and attention.

Very truly yours,
Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

Matthew M. Gordon

Matthew M. Gordon

{00543186;1 }

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

4416 East West Highway • Fourth Floor • Bethesda, MD 20814-4568 Phone:
(301) 986-9600 • Fax: (301) 986-1301 • Toll Free: (888) 986-9600

www.selzergurvitch.com

ATTACHMENT D

Tax Account No.	Name	Name2	Address	City	State	PostalCode
Subject Property						
07-00550776	SA 7749 OGR INVESTORS LLC	C/O STONEBRIDGE	7373 WISCONSIN AVE STE 700	Bethesda	MD	20814
07-00551086	ARCTURUS L L C	C/O DONOHOE R/E SERVICES	7101 WISCONSIN AVE	Bethesda	MD	20814
07-00552582	STE3 LLC		5101 WISCONSIN AVE NW 5TH FL	Washington	DC	20016
07-00552593	STE3 LLC		5101 WISCONSIN AVE NW 5TH FL	Washington	DC	20016
07-00550696	STE3 LLC		5101 WISCONSIN AVE NW 5TH FL	Washington	DC	20016
Adjoining and Confronting Property Owners						
07-00551975	AMBELLOS LLC		11805 ROSALINDA DR	Potomac	MD	20854
07-00551441	NEC FAIRMONT LLC	C/O WASHINGTON CAPITAL MGMT	260 FRANKLIN ST STE 1900	Boston	MA	02110
07-02543828	B F SAUL REAL ESTATE INVESTMT TR	C/O GARDEN PLAZA LLC	7501 WISCONSIN AVE # 1500E	Bethesda	MD	20814
07-03235455	BOARD OF EDUCATION		850 HUNGERFORD DR	Rockville	MD	20850
07-00441433	SLEEPING GYPSY LLC		5001 WILSON LN	Bethesda	MD	20814
07-00551680	CLIFFORD C HAMILTON LIMITED LIABILITY COMPANY		PO BOX 423	Barnesville	MD	20838
07-00552376	MONTGOMERY COUNTY		EOB 101 MONROE ST	Rockville	MD	20850
07-00553462	4923 ST ELMO PTNSHP	C/O SCHOLZ ASSOCIATES	201 S NARCISSUS AVE #906	West Palm Beach	FL	33401
Homeowner's and Civic Associations						
	47th and Elm: A Condominium	Jim Koss, Mgmt Agent, Oakbrook Mgmt	10400 Connecticut Ave	Kensington	MD	20895
	47th and Elm: A Condominium	Liz Tyree, Admin Agent, Oakbrook Mgmt	10400 Connecticut Ave	Kensington	MD	20895
	Camelot Mews HOA	A Yang, President	8408 North Brook Lane	Bethesda	MD	20814
	Camelot Mews HOA	George Nevshesky, Primary Contact - Owner	8326 North Brook Lane	Bethesda	MD	20814
	Camelot Mews HOA	Michelle Cornwell, Admin Agent, BMC Property	6701 Democracy Boulevard, Suite 303	Bethesda	MD	20817
	Chase At Bethesda	Matias Smulevich, President	7500 Woodmont Avenue	Bethesda	MD	20814
	Cheval Condominium	Amy Kaplow, Mgmt Contact, FSR Residential	4960 Fairmont Avenue	Bethesda	MD	20814
	Cheval Condominium	Milton Schwartz, President	4960 Fairmont Avenue	Bethesda	MD	20814
	Christopher Condominium	Jane Silbert, Admin Agent, ALA Inc	107 West Jefferson Street	Rockville	MD	20850
	Christopher Condominium	Scott Groh, President	4808 Moorland Lane #607	Bethesda	MD	20814
	City Commons at Bethesda Condominium	Brad Marshall, President	8915 Battery Place	Bethesda	MD	20815
	City Homes of Edgemoor HOA	Richard Lawch, Primary Contact - Owner	4810 Montgomery Lane	Bethesda	MD	20814
	City Homes of Edgemoor HOA	Scott Sheridan, Admin Agent, Allied Realty	7605 Arlington Road Suite 100	Bethesda	MD	20814
	Concerned Families of City Homes	Brent Polkes	4808 Montgomery Lane	Bethesda	MD	20814
	Council of Unit Owners Hampden Row Condo	Jennifer Kielczewski, Primary Contact - Owner	4915 Hampden Lane Unit G4	Bethesda	MD	20814
	Council of Unit Owners Hampden Row Condo	Sean Farrell, Admin Agent	3414 Morningwood Drive	Olney	MD	20832
	East Bethesda Citizens Association	Andy O'Hare, President	8002 Kentbury Drive	Bethesda	MD	20814
	East Bethesda Citizens Association	Jack Hayes, Treasurer	8305 Kentucky Avenue	Bethesda	MD	20814
	East Bethesda Citizens Association	Katya Marin, Vice President	4404 Fairfield Drive	Bethesda	MD	20814
	East Bethesda Citizens Association	Melissa Groman, Recording Secretary	4403 Chestnut Street	Bethesda	MD	20814
	East County Citizens Advisory Board	Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904
	Edgemoor at Arlington, a Condominium	William Zellmer, Primary Contact - Owner	7405 Arlington Road	Bethesda	MD	20814
	Edgemoor at Arlington: a Condominium	Matthew Hunter, Admin Agent	1428 U St NW	Washington	DC	20009
	Edgemoor Citizens Association	Edgemoor Citizens Assn President	PO Box 30459	Bethesda	MD	20824
	Edgemoor Condominium	Ronald Grudziecki, Vice President	4821 Montgomery Lane Apt #502	Bethesda	MD	20814
	Elm Street-Oakridge-Lynn Civic Assn	Bren Lizzio, Secretary	4218 Oakridge Lane	Chevy Chase	MD	20815
	Elm Street-Oakridge-Lynn Civic Assn	Dedun Ingram, Vice Chair	4312 Willow Lane	Chevy Chase	MD	20815
	Fairmont Plaza, A Residential Condo	Abinoe Management, Mgmt Contact	4801 Fairmont Avenue	Bethesda	MD	20814
	Fairmont Plaza, A Residential Condo	Cindy Hoes, Admin Agent	4801 Fairmont Avenue	Bethesda	MD	20814
	Fairmont Plaza, A Residential Condo	Daniel Alpert, Primary Contact - Owner	4801 Fairmont Avenue Apt #909	Bethesda	MD	20814
	Glenbrook Village Homeowners Association	Cindy Hoes, Alvin Aubinoe Inc Property Mgmt	107 West Jefferson Street	Bethesda	MD	20850
	Hampden Square Condominium Assn	David Metzger, President	4801 Hampden Lane #704	Bethesda	MD	20814
	Leisure World - Mutual # 20B - Greens II	Phillips Mark, Primary Contact - Owner	15100 Interlachen Drive #104	Silver Spring	MD	20906
	Leisure World - Mutual # 20B -Greens II	Robert Brunelle, Admin Agent - President	15100 Interlachen Drive #116	Silver Spring	MD	20906
	Lionsgate at Woodmont Corner	Joyce Nwabudike, Admin Agent, First Services Resd	8701 Georgia Avenue	Silver Spring	MD	20910
	Lionsgate at Woodmont Corner	Larry Hefter, Board Member	7710 Woodmont Avenue, #803	Bethesda	MD	20814
	Madison Park Condominium	Kwame Yiadom, Admin Agent, Abaris Realty	7811 Montrose Road	Potomac	MD	20854
	Madison Park Condominium	Robin Levis, Primary Contact - Owner	5000 Battery Lane #1004	Bethesda	MD	20814
	Montgomery County Civic Federation	Alan Bowser, Co-President				
	Montgomery County Env Impact Civic Feder	Chair	4825 Cordell Avenue, Suite 204	Bethesda	MD	20814
	Montgomery County Renters Alliance Inc.	Matt Losak, Executive Director				

ATTACHMENT D

Tax Account No.	Name	Name2	Address	City	State	PostalCode
	Montgomery County Taxpayers League	Edward Amatetti, President				
	Northern Montgomery County Alliance	Julius Cinque, Chair	22300 Slidell Road	Boysds	MD	20841
	Sierra Club - Montgomery County Group	Al Carr, ExCom Member				
	Sierra Club - Montgomery County Group	Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849
	Stonehall Condominium	Joyce Nwabudike, Admin Agent	P.O. Box 5326	Laurel	MD	20726
	Stonehall Condominium	Nicholas Mazzeo, Primary Contact - Owner	8302 Woodmont Avenue Apt #302	Bethesda	MD	20814
	Sussex House Condominium	Scott Bruton, Treasurer	4970 Battery Lane, #401	Bethesda	MD	20814
	Sussex House Condominium Association	Robert Fogel, Mgmt Contact	7811 Montrose Road	Potomac	MD	20854
	Town of Chevy Chase	Barney Rush, Mayor	4301 Willow Lane	Chevy Chase	MD	20815
	Town of Chevy Chase	Ronald Bolt, Attorney - Bolt Legal LLC	10410 Kensington Parkway, Suite 222	Kensington	MD	20895
	Town of Chevy Chase	Todd Hoffman, Town Manager	4301 Willow Lane	Chevy Chase	MD	20815
	Town of Chevy Chase	Town Office, Mgmt Assistant	4301 Willow Lane	Chevy Chase	MD	20815
	Whitehall Condominium Association	Julia Kauffunger, Treasurer	4977 Battery Lane	Bethesda	MD	20814
	Whitehall Condominium Association	Julia Kauffunger, President	4977 Battery Lane	Bethesda		20814
	Whitehall Condominium Association	Michael Fetchko, President	4977 Battery Lane	Bethesda	MD	20814
	Whitehall Condominium Association	Scott Sherida, Primary Contact - GM	4977 Battery Lane	Bethesda	MD	20814
Schools and Libraries						
	Bethesda Elementary School		7600 Arlington Rd.	Bethesda	MD	20814
	Westland Middle School		5511 Massachusetts Ave.	Bethesda	MD	20816
	Bethesda-Chevy Chase High School		4301 East-West Highway	Bethesda	MD	20814
	Connie Morella Library (Bethesda)		7400 Arlington Rd.	Bethesda	MD	20814
Development/Other						
	M-NCPPC	Intake, IRC	2425 Reddie Dr. 2nd Flr	Wheaton	MD	20902
	Matthew M. Gordon, Esq.	Selzer Gurvitch	4416 East West Highway 4th Flr	Bethesda	MD	20814
	David P. Cerniglia	Stonebridge	7373 Wisconsin Avenue, Suite 700	Bethesda	MD	20814
	Chris Huffer	SK+I ARCHITECTURE	4600 East-West Highway Suite 700	Bethesda	MD	20814
	Michael B. Goodman	VIKA	20251 Century Boulevard Suite 400	Germantown	MD	20874

7749 Old Georgetown Road

Sketch Plan Application
Pre-Submission Community Meeting
Monday, June 26, 2023, 7:00 PM

**Bethesda-Chevy Chase Regional Services Center,
Wisconsin MP Conference Room, 4805 Edgemoor Ln, Bethesda, MD 20814**

Attendance Sheet

NAME	ADDRESS	INCLUDE AS PARTY OF RECORD? (Y/N)
Jack and Gretchen Alexander	8412 Crimson Leaf Ct	N
Robert Dinkelspiel	8006 Maple Ridge Rd	N
Kevin Cosimano	5604 Oak Pl, Bethesda, MD 20817	Y
Tricey Edwards		N
Todd Bukowski	2207 13 th St NW	N

7749 Old Georgetown Road

**Sketch Plan Application
Pre-Submission Community Meeting
*Monday, June 26, 2023, 7:00 PM***

**Bethesda-Chevy Chase Regional Services Center,
Wisconsin MP Conference Room, 4805 Edgemoor Ln, Bethesda, MD 20814**

MEETING MINUTES

Attendees on behalf of the Applicant:

David Cerniglia, Stonebridge, Developer/Applicant
Michael Goodman, VIKA MD, Civil Engineer
Chris Huffer, SK+I Architecture
Chris Kabatt, Wells + Associates, Traffic Consultant
Matthew Gordon, Selzer Gurvitch, Land Use Counsel

Start time: 7:09 PM

End time: 7:35 PM

1) Applicant's presentation:

Matthew Gordon of Selzer Gurvitch began the meeting by welcoming everyone to this required pre-filing community meeting that relates to a Sketch Plan application for a mixed-use building at the southeast corner of the intersection of Old Georgetown Road and St. Elmo Avenue in the Woodmont Triangle District of Bethesda.

The assembled property consists of approximately 0.43 acres of tract area and is improved with several underutilized retail and office buildings that frame this prominent intersection, including the former Jewelry exchange, the Old Georgetown Grill, and several other retail stores on St. Elmo Avenue. The property is zoned CR-5.0, C-5.0, R-5.0, H-175 within the Bethesda Overlay Zone (BOZ). The property's zoning allows a total density of up to 5 times the tract area and up to 175' of building height. The Applicant will make an approximate \$1,000,000 Park Impact Payment (PIP) to purchase ~100,000 square feet of additional density under the BOZ that will go towards the design and improvement of local parks in downtown Bethesda.

A Sketch Plan is an illustrative plan or model that shows the maximum densities for residential and non-residential development, including building massing and height, locations of public use and other spaces, and the relationship to existing and proposed buildings and properties. The Sketch Plan generally covers building massing, design, access, and public benefits. This is the very beginning of the process, with more details to come in the subsequent Preliminary Plan and Site Plan.

If you have not already asked to be added as a party of record and wish to receive future mailed notices relating to the project, please sign-up at the front of room with Graham McSweeney of Selzer Gurvitch. We are taking meeting minutes and will submit meeting minutes and the attendance list with the Sketch Plan application.

David Cerniglia of Stonebridge described the site as an assemblage of properties that are currently improved with various existing retail stores. The Applicant recognized the potential in assembling the site over several years to now be able to build something very exciting and unique at an active corner in downtown Bethesda. Slides were displayed showing the existing site area, surrounding uses, existing site photos, and maximum allowable heights for the property and surrounding buildings.

Stonebridge, as the developer and part owner of the project, will be buying additional density from the BOZ (via the PIP) to maximize density and reach the proposed 175' of building height. The proposed height of the project will create a natural "step-up" effect with the surrounding buildings and the taller (under construction) 225' St. Elmo Apartment building that adjoins the property.

The project proposes up to 246,000 square feet of gross floor area; up to 240 multi-family dwelling units (including 15% MPDUs); up to 6,000 square feet of ground floor retail uses; up to 150 structured underground parking spaces; and up to 175 feet of building height. Being at such a prominent corner in Bethesda, the proposed design of the building will allow for up to 180-degree views of the surrounding area by residents and visitors.

Chris Huffer of SK+I Architecture emphasized the unique location of the site at the intersection of five streets and the opportunity to create a gateway building that will complement the surrounding area. Slides were displayed showing proposed parking level and floor plans, building sections, massing from various viewpoints, and building precedents.

The 175' building height is consistent with the Bethesda Downtown Plan and translates to 17 stories with 2-3 levels of underground parking. Ground floor retail will be concentrated at the corner of Old Georgetown Road and St. Elmo Avenue with an emphasis on visually appealing street activation. The loading areas and other access points will be consistent with the County's Vision Zero plan.

The site is narrow, approximately 200' x 100', with certain setbacks, build-to lines, and recommended distance between towers that dictate what type of form the building must adhere to. The Bethesda Design Guidelines call for a base + top architectural style to create a proportionate building relative to the streets below. Although the building design is still preliminary, the articulation and proposed "Chevron" style architecture at the top of the building, in addition to rooftop amenity/outdoor space, will combine to create a prominent corner feature with stunning views.

Anticipated project timeline (subject to change):

Sketch Plan Pre-Submission Meeting	June 26th, 2023
Design Advisory Panel Presentation	June 28th, 2023
Sketch Plan Submission	July, 2023
Development Review Committee (DRC)	August, 2023
Planning Board Hearing	October/November, 2023
Preliminary and Site Plan Review	2024
Permits	2025
Construction Commencement	Q1 2026

An additional pre-submission community meeting will be held in connection with the Preliminary and Site Plan applications.

2) Questions/comments from the audience:

- Does the Park Impact Payment (PIP) go directly to parks or into a general County fund?

Applicant response: The PIP goes into a Capital Improvement Project (CIP) fund that can only be allocated by Montgomery County Planning staff for use in the design and improvement of parks and related facilities located in downtown Bethesda.

- Is the anticipated project timeline associated with a fast-tracked process or the normal timeframe?

Applicant response: The anticipated project timeline is based on the normal process. However, the timeline is conservative, and there could be opportunity to progress faster if all goes well through the various project milestones.

3) Conclusion

- Mr. Gordon reminded all attendees that they should feel free to contact him via email or phone (contact information displayed on screen) at any time with any comments, questions, or concerns they may have. Mr. Gordon thanked the attendees for their interest in the project and participating in the community meeting. The meeting concluded at 7:35 PM.

Meeting minutes taken by Graham McSweeney, paralegal at Selzer Gurvitch.