

**From:** [Hisel-McCoy, Elza](#)  
**To:** [Korman, Marc Delegate](#); [Gibson, Cindy](#); [Higgins, Matt](#)  
**Cc:** [Kronenberg, Robert](#); [Dickel, Stephanie](#); [Sam Farhadi \(sam.farhadi@montgomerycountymd.gov\)](mailto:sam.farhadi@montgomerycountymd.gov); [Staub, Jason D.](#); [Bogdan, Grace](#)  
**Subject:** Re: Old Georgetown/Wilson/Arlington/St Elmo  
**Date:** Tuesday, November 26, 2024 5:11:03 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

Good evening Conor,  
 The applicant has requested an extension until the beginning of January to allow a little more time to address comments and get agency approvals. The planning board is expected to act on the application in their first meeting of the new year. Have a delightful Thanksgiving!  
 Elza

**Elza Hisel-McCoy** (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

[2425 Reedie Drive, 13<sup>th</sup> Floor](#)

[Wheaton, MD 20902](#)

[elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org)

[301.495.2115](tel:301.495.2115)



**From:** Korman, Marc Delegate <Marc.Korman@house.state.md.us>  
**Sent:** Tuesday, November 26, 2024 4:57 PM  
**To:** Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Gibson, Cindy <Cindy.Gibson@montgomerycountymd.gov>; Higgins, Matt <Matt.Higgins@montgomerycountymd.gov>  
**Cc:** Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Sam Farhadi (sam.farhadi@montgomerycountymd.gov) <sam.farhadi@montgomerycountymd.gov>; Staub, Jason D. <Jason.Staub@montgomerycountymd.gov>  
**Subject:** RE: Old Georgetown/Wilson/Arlington/St Elmo

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Elza,

Apologies that I missed this message, thank you for this important and helpful information.

When does the planning board vote to move on to the next stage?

Best,  
 Conor Curran

*Conor Curran*

Legislative Aide  
 Office of Delegate Marc Korman  
 Chairman, Environment & Transportation Committee  
 6 Bladen Street, Room 251  
 Annapolis, MD 21401  
 Office: 410-858-3649

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**From:** Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>  
**Sent:** Thursday, November 7, 2024 2:07 PM  
**To:** Gibson, Cindy <Cindy.Gibson@montgomerycountymd.gov>; Higgins, Matt <Matt.Higgins@montgomerycountymd.gov>; Korman, Marc Delegate <Marc.Korman@house.state.md.us>  
**Cc:** Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Sam Farhadi (sam.farhadi@montgomerycountymd.gov) <sam.farhadi@montgomerycountymd.gov>; Staub, Jason D. <Jason.Staub@montgomerycountymd.gov>  
**Subject:** RE: Old Georgetown/Wilson/Arlington/St Elmo

Good day all!

Thank you for reaching out with the question. The proposed development at the corner of Old Georgetown Road and St Elmo Avenue is called 7749 Old Georgetown Road and the applicant is Stonebridge Development.

The Planning Board approved a high-level [Sketch Plan in December of 2023](#) and the development is currently under review for Preliminary Plan and Site Plan, with a tentative Planning Board hearing date of December 12, 2024. The development proposes one new building (approximately 175 feet in height) with up to 6,000 square feet of ground floor commercial and residential above (up to 270 units with 15% MPDUs). The full application details/drawings are available in the links below.

In general, this stage of the planning process does not include details on construction management, road/sidewalk closures, etc. After Planning Board approval, the Applicant will proceed to permit review with the Department of Permitting Services (DPS) where they are required to provide a Temporary Traffic Control Plan (TTCP) to be reviewed and approved by DPS Right-of-Way (ROW). The DPS ROW Inspector that will be responsible for this area is Jason Staub, [Jason.staub@montgomerycountymd.gov](mailto:Jason.staub@montgomerycountymd.gov).

I hope this is of use. For further detail, the applications currently under review are online at:

[https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?](https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=120240070&projname=7749%20Old%20Georgetown%20Road)

[apno=120240070&projname=7749%20Old%20Georgetown%20Road](https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=120240070&projname=7749%20Old%20Georgetown%20Road)

Site Plan application materials: [https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?](https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820240090&projname=7749%20Old%20Georgetown%20Road)

[apno=820240090&projname=7749%20Old%20Georgetown%20Road](https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820240090&projname=7749%20Old%20Georgetown%20Road)

If you have further questions, please let me or the DPS staff copied above, Sam Farhadi and Jason Staub, know.

Sincerely,

Elza



**Elza Hisel-McCoy** (he/him)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14<sup>th</sup> Floor

Wheaton, MD 20902

[elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org)

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**From:** Gibson, Cindy <Cindy.Gibson@montgomerycountymd.gov>  
**Sent:** Friday, November 1, 2024 4:13 PM  
**To:** Higgins, Matt <Matt.Higgins@montgomerycountymd.gov>; Korman, Marc Delegate <Marc.Korman@house.state.md.us>  
**Cc:** Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>  
**Subject:** Re: Old Georgetown/Wilson/Arlington/St Elmo

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Hi Conor-

I am not familiar with this specific project either as these projects don't come before the council. Division 1 chief Elza Hisel-McCoy and his team would be familiar with it. Planning works with DOT, DPS, etc. on the regulatory review of the application. I have copied Elza on this message as well as Deputy Director Robert Kronenberg for his awareness. I am sure they can provide you all the information Delegate Korman is seeking.

Robert and Elza, thank you in advance for your assistance!

Best,  
 Cindy

-----  
 Cindy Gibson (she/her)  
 Chief of Staff  
 Council President Andrew Friedson  
 Montgomery County Council  
[Cindy.Gibson@montgomerycountymd.gov](mailto:Cindy.Gibson@montgomerycountymd.gov)  
 240.777.7828 office | 240.777.7827 desk  
 240.620.8571 mobile

[Request a Meeting with Council President Friedson](#)

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Please note that I may have sent this note outside regular work hours. If you receive this email outside of your normal working hours, please know that I do not expect a response until you are back at work during your normal hours.

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**From:** Higgins, Matt <[Matt.Higgins@montgomerycountymd.gov](mailto:Matt.Higgins@montgomerycountymd.gov)>  
**Date:** Friday, November 1, 2024 at 3:58 PM  
**To:** Korman, Marc Delegate <[Marc.Korman@house.state.md.us](mailto:Marc.Korman@house.state.md.us)>  
**Cc:** Gibson, Cindy <[Cindy.Gibson@montgomerycountymd.gov](mailto:Cindy.Gibson@montgomerycountymd.gov)>  
**Subject:** RE: Old Georgetown/Wilson/Arlington/St Elmo

Looping in my chief of staff, Cindy Gibson, as her portfolio includes Planning. I do not follow development projects as closely. It's possible I've read or heard about this development project before, but it's not ringing a bell. I also do not know if we typically get involved at this stage in the process.

I do appreciate the idea of gaining a better understanding of what might be coming with a development project at this location – it's certainly a very busy and critical intersection in downtown.

Matthew Higgins (he/him)  
Senior Legislative Aide – Council President Andrew Friedson  
Montgomery County Council  
100 Maryland Avenue, 5<sup>th</sup> Floor  
Rockville, MD 20850  
(240) 777-7813 (direct)  
(240) 777-7828 (office)



<https://www.montgomerycountymd.gov/friedson>

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**From:** Korman, Marc Delegate <[Marc.Korman@house.state.md.us](mailto:Marc.Korman@house.state.md.us)>  
**Sent:** Friday, November 1, 2024 3:23 PM  
**To:** Higgins, Matt <[Matt.Higgins@montgomerycountymd.gov](mailto:Matt.Higgins@montgomerycountymd.gov)>  
**Subject:** Old Georgetown/Wilson/Arlington/St Elmo

**[EXTERNAL EMAIL]**

Matt,

Delegate Korman wanted me to reach out to you about the development happening when the Old Georgetown Grill closes. He is concerned with how traffic will work during construction and beyond. What do you recommend that we do? Would a call between SHA, permitting, planning, and the builder be helpful?

Link to Plan: <https://www.mcatlas.org/daic8/Default.aspx?apno=820240090>  
Timeline Link: <https://www.mcatlas.org/daic8/GanttChart.aspx?apno=820240090>

Best,  
CC

**Conor Curran**  
Legislative Aide  
Office of Delegate Marc Korman  
Chairman, Environment & Transportation Committee  
6 Bladen Street, Room 251  
Annapolis, MD 21401  
Office: 301-858-3649

**From:** [Dickel, Stephanie](#)  
**To:** [Bogdan, Grace](#)  
**Subject:** FW: 7749 Old Georgetown Road - predictable problems and opportunity for better design  
**Date:** Wednesday, December 4, 2024 9:49:15 AM  
**Attachments:** [image.png](#)  
[Outlook-1nq2obhv.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Stephanie Marsnick Dickel**  
Regulatory Supervisor, DownCounty Planning Division

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2425 Reddie Drive, Wheaton, MD 20902  
[stephanie.dickel@montgomeryplanning.org](mailto:stephanie.dickel@montgomeryplanning.org)  
o: 301 495 4527



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**From:** Amanda Farber <[amandafarber@hotmail.com](mailto:amandafarber@hotmail.com)>  
**Sent:** Thursday, August 1, 2024 3:18 PM  
**To:** David P. Cerniglia <[cerniglia@stonebridge.us.com](mailto:cerniglia@stonebridge.us.com)>  
**Cc:** Henderer, Rod <[rod.henderer@arcadis.com](mailto:rod.henderer@arcadis.com)>; Mortensen, Paul <[Paul.Mortensen@montgomeryplanning.org](mailto:Paul.Mortensen@montgomeryplanning.org)>; Grace\_Morelli <[Grace\\_Morelli@landon.net](mailto:Grace_Morelli@landon.net)>; Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Cindy Gibson <[Cindy.Gibson@montgomerycountymd.gov](mailto:Cindy.Gibson@montgomerycountymd.gov)>; jburton@bethesda.org  
**Subject:** Re: 7749 Old Georgetown Road - predictable problems and opportunity for better design

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Thanks! The images came through. I do think having a deeper bay will hopefully help alleviate some of the issues.

Thanks again,  
Amanda

Sent from my iPhone  
240-271-9033

On Aug 1, 2024, at 9:20 AM, David P. Cerniglia <[cerniglia@stonebridge.us.com](mailto:cerniglia@stonebridge.us.com)> wrote:

Thanks for sending those examples. Would be nice to have the room that The Sophia has. I think we can find something better than the other examples. Hopefully this image goes through now. Again, as we design the program and mix of the building early next year, we'll accommodate as needed.

<image.png>

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**David P. Cerniglia**  
Senior Development Manager

<Outlook-1nq2obhv.png>

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Bethesda, MD 20814-5332  
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---

**From:** Amanda Farber <[amandafarber@hotmail.com](mailto:amandafarber@hotmail.com)>  
**Sent:** Thursday, August 1, 2024 9:04 AM  
**To:** David P. Cerniglia <[cerniglia@stonebridge.us.com](mailto:cerniglia@stonebridge.us.com)>  
**Cc:** Henderer, Rod <[rod.henderer@arcadis.com](mailto:rod.henderer@arcadis.com)>; Mortensen, Paul <[Paul.Mortensen@montgomeryplanning.org](mailto:Paul.Mortensen@montgomeryplanning.org)>; Grace\_Morelli <[Grace\\_Morelli@london.net](mailto:Grace_Morelli@london.net)>; Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Cindy Gibson <[Cindy.Gibson@montgomerycountymd.gov](mailto:Cindy.Gibson@montgomerycountymd.gov)>; [jburton@bethesda.org](mailto:jburton@bethesda.org) <[jburton@bethesda.org](mailto:jburton@bethesda.org)>  
**Subject:** Re: 7749 Old Georgetown Road - predictable problems and opportunity for better design

David -

Thanks so much for following up. The images didn't come through so could you try resending?

As far as design solutions for other projects, for The Sophia they included a deep, double internal loading area with room to spare to maneuver (plus it goes all the way through which I realize is only possible with certain projects/locations).

<image0.jpeg>

For other projects that have had issues with trucks jutting out because there is not a deep enough loading space (or building service vehicles parking across the sidewalks in front of loading bays because they have nowhere else to go) - for example at the Bainbridge, 7770 Norfolk, Element 28, Maizon - they included one loading area with a ~10x30 space.

<image1.jpeg>

<image2.jpeg>

<image3.jpeg>

<image4.jpeg>

On Jul 31, 2024, at 5:35 PM, David P. Cerniglia <[cerniglia@stonebridge.us.com](mailto:cerniglia@stonebridge.us.com)> wrote:

Thanks for the follow up. We had SK&I review and they came up with a conceptual approach below. The layout of the trash chutes will be key, and it will be sometime after entitlement approval that we'll get to this level of detail. We certainly understand the concern and will find a solution that works for all.

Can you forward the design solution from Bainbridge? That may spark another creative solution.

**From:** [Dickel, Stephanie](#)  
**To:** [Bogdan, Grace](#)  
**Subject:** FW: 7749 Old Georgetown Road - predictable problems and opportunity for better design  
**Date:** Wednesday, December 4, 2024 9:50:17 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Stephanie Marsnick Dickel**  
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o: 301 495 4527



---

**From:** Amanda Farber <amandafarber@hotmail.com>  
**Sent:** Friday, July 26, 2024 2:01 PM  
**To:** cerniglia@stonebridge.us.com; Henderer, Rod <rod.henderer@arcadis.com>; Mortensen, Paul <Paul.Mortensen@montgomeryplanning.org>; Grace\_Morelli <Grace\_Morelli@landon.net>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>  
**Cc:** Cindy Gibson <Cindy.Gibson@montgomerycountymd.gov>; jburton@bethesda.org  
**Subject:** 7749 Old Georgetown Road - predictable problems and opportunity for better design

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Good afternoon -

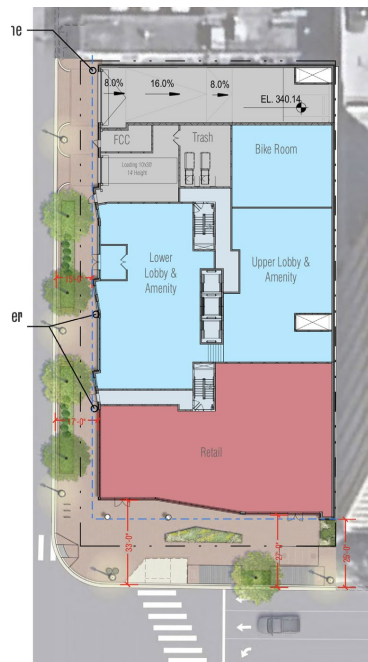
I had a look at the latest submission for the redevelopment of 7749 Old Georgetown Road and it appears from the posted plans that the project includes only one 10 x 30ft loading/delivery space. Is that accurate? We have seen from other nearby new projects (for example - 7770 Norfolk, ZOM / Maison, Element 28, and even the Marriott hotel) how the use of this minimum (but inadequate) size requirement creates problems and conflicts for pedestrians. The larger size of many delivery/loading trucks (along with the fact that they often need to use ramps to actually unload/load) means that they cannot completely fit into these 10 x 30ft loading spaces - so they regularly jut out and block the sidewalk. These aren't just one-off occurrences. In addition, service vehicles (such as plumbers, electricians, etc) servicing the buildings often cannot fit into garages and end up using the loading space or park blocking the sidewalk in front of the loading space. Many times there is more than one truck or service vehicle at a building at



any given time.

The loading/delivery area for 7749 Old Georgetown Road is located on St. Elmo which is a MAJOR pedestrian route to Bethesda Elementary. The project is proposed to have even more units than 7770 Norfolk and Element 28 in terms of number of units and retail space. There is no stopping/standing on Old Georgetown Road. All delivery/loading vehicles and service vehicles will have to use St. Elmo and the one loading space. Is that space really sufficient? Can the developer assure the community that the sidewalk on St. Elmo will not be blocked? Is there a way to make the loading area a bit deeper and the bike room or lobby a bit smaller and more efficient?

Thank you for considering these questions and comments,  
Amanda Farber



7770 Norfolk



Element 28



ZOM / Maizon



At Marriott just today - a delivery truck completely blocking the sidewalk on Woodmont because it can't fit all the way in (and it is so narrow that truck drivers can't open their side doors). This happens often along here (in addition to the valet parking cars right on the sidewalk because the pull-off area is too small for the volume of cars when there are events).

