

MONTGOMERY COUNTY PLANNING BOARD

AFFIDAVIT OF PRE-SUBMISSION PUBLIC MEETING

7749 Old Georgetown Road

Preliminary Plan and Site Plan Applications

I HEREBY CERTIFY that on June 10, 2024 at 6:00 pm, representatives of Stonebridge, its consultants, and Matthew Gordon of Selzer Gurvitch, held a Pre-Submission Public Meeting in order to discuss the preliminary plan and site plan applications 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 the Connie Morella Library located at 7400 Arlington Road, Bethesda, MD 20814, and the meeting invitation was mailed to all of the individuals included in the attached notice list.



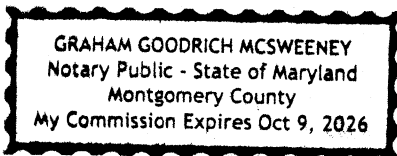
By: Matthew Gordon
Selzer Gurvitch Rabin Wertheimer & Polott, P.C., Attorney
for the Applicant, Stonebridge

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this 10th day of June, 2024.



My Commission Expires:

10/9/26
[SEAL]





May 23, 2024

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/ 1 lot totaling approximately 0.43 acres in tract area

Area Included:

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: Preliminary Plan and Site Plan applications for redevelopment of the 0.43 acres property with approximately 240,000 square feet of residential density (up to 270 units, including a minimum of 15% Moderately Priced Dwelling Units, or “MPDUs”) and 6,000 square feet of commercial density (the “Project”).

An informational meeting regarding the above-referenced Project has been scheduled for **Monday, June 10, 2024 at 6 PM at the Connie Morella Library (Bethesda), located at 7400 Arlington Road, Bethesda, MD 20814.** A copy of the presentation will be posted by Friday June 7, 2024 at the following website <https://bit.ly/4bgoUDC>.

The Property that is the subject of the Preliminary Plan and Site 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 Preliminary Plan and Site Plan applications propose to redevelop the Property with approximately 240,000 square feet of residential density (up to 270 units, including a minimum of 15% MPDUs) and 6,000 square feet of commercial uses. The purpose of this meeting is to review the proposed Preliminary Plan and Site Plan applications, 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; gmcsweney@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

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7749 Old Georgetown Road**Preliminary Plan and Site Plan Applications
Pre-Submission Community Meeting***Monday, June 10, 2024, 6:00 PM***Connie Morella Library (Bethesda)
7400 Arlington Road, 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: 6:03 PM

End time: 6:36 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 Preliminary Plan of Subdivision and Site Plan applications 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. 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.

The Applicant held a Pre-Submission Community Meeting on the Sketch Plan application last June and the Sketch Plan was approved on December 14, 2023. The Applicant is now preparing to submit Preliminary Plan of Subdivision and Site Plan applications that will allow for up to 270 multi-family dwelling units (15% MPDUs), up to 6,000 square feet of ground floor retail uses, private structured parking, streetscape improvements and private amenities.

A Site Plan is a more detailed plan that shows proposed development on a site in relation to immediately adjacent areas. It indicates roads, walks, parking areas, buildings, landscaping, open space, recreation facilities, lighting, etc.

A Preliminary Plan show how a set of properties will be subdivided or re-subdivided, based on the regulations found in Chapter 50 of the Montgomery County Code. An Adequate Public Facilities finding is also made to determine whether the existing transportation and school networks can handle the intensity and types of uses proposed.

If any attendee has not been added as a party of record and wishes to receive future mailed notices relating to the project, please sign-up at the front of room with Graham McSweeney of Selzer

Gurvitch. The Applicant is taking meeting minutes and will submit meeting minutes and the attendance list with the Preliminary Plan and Site Plan applications.

David Cerniglia of Stonebridge explained the Applicant recognized the potential in assembling the site over several years to now be able to build something very exciting and unique at a prominent corner in downtown Bethesda. The Applicant aims to bring exciting retail to this corner that will help boost the retail activity in this historically underutilized area. Slides were displayed showing the site context, site plan, and site photos.

The design process has been complicated with such a small site at just under 25,000 square feet, in addition to its close proximity to adjoining properties, with certain setbacks, build-to lines, and recommended distance between towers that dictate what type of form the building must adhere to.

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 design goals/DAP recommendations, views from various viewpoints, floorplans, building sections, elevations, and anticipated project timeline.

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. We are looking to keep the retail open and inviting and at a height compatible with any type of retail tenant that might be interested in the space. The loading areas and other access points will be consistent with the County's Vision Zero plan.

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 Bethesda Design Guidelines call for a base + top architectural style to create a proportionate building relative to the streets below. The articulation and "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.

Design Goals

- achieve the design goals of the Bethesda Downtown Plan and provide a dynamic, sustainable, and inclusive signature
 - building placement
 - street activation
 - base variation and articulation
 - corner treatment
 - reduction of bulk
 - tower top design
- create a signature residential tower that is scaled, approachable, engages and enhances the pedestrian experience, and becomes an iconic moment when entering downtown Bethesda from the north and west

Anticipated Project Timeline:

-Sketch Plan approval by Planning Board:	December 14, 2023
-Pre-Submission Community Meeting for Preliminary Plan of Subdivision and Site Plan applications:	June 10, 2024 (Today)
- Preliminary Plan and Site Plan application submission to intake:	Mid to late June 2024
-Site Plan presentation to Design Advisory Panel:	June 26, 2024
-Development Review Committee (DRC) on Preliminary Plan and Site Plan:	August 2024 (tentative)
-Planning Board public hearing on Preliminary Plan and Site Plan applications:	November/December 2024 (tentative)

2) Questions/comments from the audience:

- Is the project funded?

Applicant response: No, we will seek funding once entitlements (Preliminary Plan and Site Plan) are approved.

- How many parking spots for 270 units, and is 270 units the maximum, so it might be lower number of units?

Applicant response: Yes 270 units is the maximum proposed and the final unit count will be determined by several variables including floor plans and market demand. 270 units equates to roughly 150 parking spaces.

- The lobby and entrance and everything will be located on St. Elmo Ave?

Applicant response: Yes.

- I really like the way you emphasize the corner with a vertical element that really does create a landmark feature driving into that intersection of five streets.

Applicant response: Thank you.

- Do you anticipate any sort of public activation space on that corner, possibly even on the roof? Right now, there's a restaurant on that corner. I am concerned about the public engagement and activating that corner.

Applicant response: Yes, the goal is to have a type of really active ground-floor public retail at this corner that drives traffic and is typically very successful. The roof is private; public activation on the roof is not possible from a security standpoint.

- You will be making a Park Impact Payment (PIP) to pay for other parks in the area?

Applicant response: Yes, for the additional density.

- How does this building connect to the building next to it? It seems like the adjoining property is built right up to the property line. Will there be an alley?

Applicant response: Yes, the EagleBank office building was constructed right up to the property line, and we are allowed to build right up next to it with no alley. There will be a solid 3-hour fire rated wall right next to their building. Our building design will have a step-back once you reach the podium level and then you will start seeing windows at that elevation.

- Will the percentage of MPDUs be the standard 15%

Applicant response: Yes.

- Best case scenario you get approval and then funding quickly, when is the earliest you start construction?

Applicant response: The goal is to start construction early 2026 but that will depend on market demand which dictates financing availability.

- Once you start construction, how long until completion?

Applicant response: Roughly 2 years to first occupancies, and then a few months after that to complete occupancies. The construction will take longer because it is a tight site, and we are digging down 3 levels for the parking. However, once the internal concrete work is done, an exterior window-wall system that is installed from the inside will be utilized to reduce construction time tremendously by having fewer trades involved.

- Do you know if there is dense rock under the surface that would require additional dynamiting and possible noise/disruption to dig?

Applicant response: We will be performing a geotechnical study with boring samples over the next few months to find out for certain. However, there doesn't appear to be any dense rock under the site and we have spoken to some engineers working on adjacent sites that did not encounter dense rock when digging.

- What will the unit mix be?

Applicant response: 1, 2, and 3-bedroom units based on current market demand.

- What material will the outside of the building be made of?

Applicant response: Different types and tones of metal paneling, part of the window-wall system, that will pop and catch the light and help emphasize the cheval architecture of such a prominent building at this corner. Our metal facade building will sit next to two existing masonry buildings, which will add to its distinction. There are several examples in the area of recently constructed buildings that have utilized the window-wall system.

- Will there be some type of subtle lighting at the top of the building?

Applicant response: Yes, we are still designing the lighting aspects, but lighting up or down will be necessary for the planned amenity space on the roof in addition to complimenting the architecture of the building.

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 6:36 PM.

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