

**From:** [J R](#)  
**To:** [Laura Mehfoud](#)  
**Subject:** Re: Casey / Rosedale Redvelopment project  
**Date:** Tuesday, October 28, 2025 10:01:45 PM  
**Attachments:** image001.png

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I was looking more for a general estimate based on your planning experience (perhaps with projects of similar size and scope) however, I do understand what you're saying below.

Thanks just the same (again) for your follow-up and taking the time to reply to all these questions.

Regards,

- jR -

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**From:** Laura Mehfoud <Laura.Mehfoud@gaitthersburgmd.gov>  
**Sent:** Tuesday, October 28, 2025 2:30 PM  
**To:** J R <jr2273@hotmail.com>  
**Subject:** RE: Casey / Rosedale Redvelopment project

Good afternoon,

The timing for full build-out is really up to the developer and a lot of factors can influence it, so I cannot give an answer. The applicant is being asked to provide an anticipated timeline in their response statement which will be available on the project page once submitted.

Laura

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**From:** J R <jr2273@hotmail.com>  
**Sent:** Monday, October 27, 2025 1:18 PM  
**To:** Laura Mehfoud <Laura.Mehfoud@gaitthersburgmd.gov>  
**Subject:** Re: Casey / Rosedale Redvelopment project

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Thanks again for the follow-up and additional info. One more question for now. Based on your planning experience, once the final site plan is approved and groundbreaking begins, how long does it typically take to build out a complex of this size (best case scenario with no literal or figurative roadblocks that might pop-up) ?

Regards,

- jR -

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**From:** Laura Mehfoud <[Laura.Mehfoud@gaitthersburgmd.gov](mailto:Laura.Mehfoud@gaitthersburgmd.gov)>  
**Sent:** Monday, October 27, 2025 9:26 AM  
**To:** J R <[jr2273@hotmail.com](mailto:jr2273@hotmail.com)>  
**Subject:** RE: Casey / Rosedale Redvelopment project

Good morning,

Yes, the final site plan process starts after approval of the zoning map amendment and abandonment.

Laura

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**From:** J R <[jr2273@hotmail.com](mailto:jr2273@hotmail.com)>  
**Sent:** Wednesday, October 22, 2025 7:27 PM  
**To:** Laura Mehfoud <[Laura.Mehfoud@gaitthersburgmd.gov](mailto:Laura.Mehfoud@gaitthersburgmd.gov)>  
**Subject:** Re: Casey / Rosedale Redvelopment project

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**Thank you for the thorough explanation. If I understand correctly, the final site plan process (at the earliest) wouldn't start until after the discussion and final action meeting for the map ammendment and right of way abandonment on January 5<sup>th</sup> (or can the developer submit it earlier) ?**

Regards,

- jR -

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**From:** Laura Mehfoud <[Laura.Mehfoud@gaitthersburgmd.gov](mailto:Laura.Mehfoud@gaitthersburgmd.gov)>  
**Sent:** Wednesday, October 22, 2025 11:03 AM  
**To:** J R <[jr2273@hotmail.com](mailto:jr2273@hotmail.com)>  
**Subject:** RE: Casey / Rosedale Redvelopment project

Good morning,

The zoning map amendment application and right of way abandonment application are related and are being reviewed concurrently. The right of way abandonment is necessary to realign O'Neill Drive and Nancy Place as proposed in the new development. The next meeting is the Planning Commission meeting on December 3<sup>rd</sup>, where Planning Commission will make a recommendation on the applications to the Mayor and City Council. Then it will go to the Mayor & City Council for policy discussion and final action on January 5<sup>th</sup>. The final site plan process typically takes 3-4 months; however, it depends on when the developer formally submits their application. Final engineering for things such as stormwater

management can add time to the process, so it is difficult to give an accurate timeline.

And yes, the chat function is disabled for public meetings.

Laura

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**From:** J R <[jr2273@hotmail.com](mailto:jr2273@hotmail.com)>  
**Sent:** Tuesday, October 21, 2025 6:05 PM  
**To:** Laura Mehfoud <[Laura.Mehfoud@gaithersburgmd.gov](mailto:Laura.Mehfoud@gaithersburgmd.gov)>  
**Subject:** Re: Casey / Rosedale Redvelopment project

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**Ms. Mehfoud,**

**Thank you for the prompt reply and follow-up.**

**Is the map amendment application that you're referring to below the same two right-of-way street issues that were discussed in Monday night's public meeting ? If I recall, the new two meetings that were mentioned were December 12<sup>th</sup> and January 5<sup>th</sup> ? If the 5<sup>th</sup> is when the approval is decided, and assuming it goes through, what is the typical time for the Final Site Plan approval process to be completed (best case scenario) ?**

**Unrelated question, is it typical to have the MS Teams chat functionality disabled for the public meetings ?**

**Regards,**

**- jR -**

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**From:** Laura Mehfoud <[Laura.Mehfoud@gaithersburgmd.gov](mailto:Laura.Mehfoud@gaithersburgmd.gov)>  
**Sent:** Tuesday, October 21, 2025 10:47 AM  
**To:** J R <[jr2273@hotmail.com](mailto:jr2273@hotmail.com)>  
**Subject:** RE: Casey / Rosedale Redvelopment project

Good morning,

Thank you for submitting your question. If Zoning Map Amendment application Z-10030-2025 is approved, the applicant will then need to go through the Final Site Plan approval process with the City's Planning Commission before applying for building permits. City staff does not know the applicant's timeline for full build-out. Staff will ask the applicant to address this question as well as others that came up during the public hearing in a response statement. Once received, the response statement will be available on the City Project's page [here](#).



**Laura Mehfoud, AICP**  
She/Her/Hers  
Planning & Code Administration  
Long-Range Planner | City of Gaithersburg

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**From:** J R <[jr2273@hotmail.com](mailto:jr2273@hotmail.com)>  
**Sent:** Monday, October 20, 2025 9:13 PM  
**To:** CityHall External Mail <[cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov)>  
**Subject:** Casey / Rosedale Redvelopment project

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Greetings,

I was logged into the public meeting this evening (Monday) and wanted to ask a question, the pc that I was using did not have a microphone, and the chat function was not enabled by the meeting organizers and therefore, I couldn't type in my question (or respond to the Mayor when he asked me to unmute my mic).

My question is that once all the zoning and building permits are approved, what is the timeline for groundbreaking and then when should current Rosedale Apt. tenants expect to start moving into the new buildings ?

When the first community meeting was held at the Casey Community Center back in Sept. 2023, I asked one of the attorneys a similar timeline question . At that time he said it would be 4 to 5 years. Now that two years have passed, will it still be another 2 to 3 years before the actual project gets underway ?

Regards,

- jR -