

Bethesda Downtown Design Advisory Panel

Submission Form

PROJECT INFORMATION

Project Name	The Claiborne
File Number(s)	32017003A, 12017025A, 82017008A
Project Address	4816, 4820, and 4828 Auburn Avenue and 8009, 8007, and 8005 Norfolk Avenue, Bethesda

Plan Type Concept Plan Sketch Plan Site Plan

APPLICANT TEAM

	Name	Phone	Email
Primary Contact	Heather Dlhopsky	301-961-5270	hdlhopolsky@linowes-law.com
Architect	SK&I Architecture, 301-654-9300		
Landscape Architect	Bruno Carvalho, CGLA, 202-857-9720, brunoc@carvalhogood.com		

PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density
Project Data	CR-3.0, C-3.0, R-3.0	Split: 110 feet and 90 feet	Approximately 5.5 FAR
Proposed Land Uses	Ground floor non-residential uses with multi-family residential units above		
Brief Project Description and Design Concept <i>(If the project was previously presented to the Design Advisory Panel, describe how the latest design incorporates the Panel's comments)</i>	<input checked="" type="checkbox"/> Check if requesting additional density through the Bethesda Overlay Zone (BOZ) <p>The Claiborne received Sketch, Preliminary, and Site Plan approvals for the original three parcels (the Auburn Avenue addresses) in 2016/2017, for a mixed-use project with ground-floor non-residential uses (up to 2,800 square feet) and multi-family units above (up to 58 residential units, including 15% MPDUs), at 110 feet in height. The zoning in effect for the original three parcels was the CR Zone, but the Bethesda Downtown Sector Plan and Bethesda Overlay Zone had not yet been adopted and thus were not yet in effect. The Applicant is now proposing to add three parcels to the assemblage (the Norfolk Avenue addresses), whose maximum building height under the new Bethesda Overlay Zone and Bethesda Downtown Sector Plan is 90 feet. The project is still proposed to have ground-floor non-residential uses with multi-family units above (up to 5,000 square feet of non-residential uses and up to 84 residential units); the maximum building height on the northern portion of the project (three Auburn Avenue parcels) is 110 feet, and the maximum building height on the southern end is 90 feet. In order to add the three parcels to the assemblage, the Sketch, Preliminary, and Site Plan approvals will need to be amended.</p> <p>The Applicant presented the project to the Bethesda Design Advisory Panel (DAP) on July 25, 2018, prior to submitting the amendments to the prior approvals to M-NCPPC, in order to obtain initial feedback from the DAP. The DAP favorably received the project, but requested that the Applicant return to the DAP to present some additional requested information. Specifically, the DAP requested that all building elevations, including the east side adjacent to the Gallery Bethesda apartments, be included, and that the building cross-section also be included to reflect the adjacent Gallery Bethesda apartments. This additional information has been included in the attached materials. Since presenting to the DAP in July, the Applicant has also submitted the amendment applications to M-NCPPC for review, which review is currently underway. The Applicant looks forward to giving a brief presentation/update to the DAP on October 24, 2018.</p>		



<p>Exceptional Design Public Benefit Points Requested and Brief Justification</p>	<p>The Project’s design is informed by conditions that are intrinsic to the site, its location, and orientation. Norfolk Avenue has a distinct street section, where consistent building heights on each side of the street are the preamble of greater heights beyond, creating a datum line for the observer. The building raises from the ground with a strong character responsive to the need for compatibility with existing nearby development. The resulting four-story base, predominantly solid in nature, interacts at a pedestrian level through richly textured masonry walls, metal and glass canopies, balconies, and awnings. Glass features purposely located along Norfolk Avenue offer transparency for the public functions of the building. On Auburn Avenue, a section of the massing is called down to integrate the existing building to the north east into the street’s overall composition. From the fifth floor up the building steps back while disengaging from the vernacular of the base.</p> <p>The tectonic of the building changes along with the ratio between glass and solid areas. Much lighter materials and new architectural elements define this body of the volume. As the building rises, it creates the perception of a loss in mass, reducing the visual impact on pedestrians. The façade radiates in different directions but is contained in a controlling frame.</p> <p>On Norfolk Avenue, a set frame highlights the faceted, weaving articulation of the glazing, and acts as a “Brise Soleil” or shading device in the summer time. The set frame detaches at the intersection of Norfolk and Auburn Avenues creating the opportunity for the insertion of stacked balconies. These balconies with their glass railings and cantilever slabs define a vertical corner element.</p> <p>As the building turns toward the northwest, the set frame caps the faceted façade on Norfolk Avenue and allows for the ratio of glass to solid to decrease, thus diminishing heat loss in the colder months. To unify the entire composition, the Auburn Avenue façade relates to the Norfolk Avenue side by integrating the faceted feature at the far end of the composition. As a result, all the approaches to the building offer the same level of interest and dynamism.</p> <p>Continued on pages 3-4...</p>
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DESIGN ADVISORY PANEL SUBMISSION PROCESS

1. Schedule a Design Advisory Panel review date with the Design Advisory Panel Liaison.
Laura Shipman, Design Advisory Panel Liaison, laura.shipman@montgomeryplanning.org, 301-495-4558
2. A minimum of two weeks prior to the scheduled Design Advisory Panel meeting, provide the completed Submission Form and supplemental drawings for review in PDF format to the Design Advisory Panel Liaison via email.
3. Supplemental drawings should include the following at Site Plan and as many as available at Concept and Sketch Plan:
 - Property Location (aerial photo or line drawing)
 - Illustrative Site Plan
 - 3D Massing Models
 - Typical Floor Plans
 - Sections
 - Elevations
 - Perspective Views
 - Precedent Images
 - Drawings that show the proposal in relationship to context buildings and any planning board approved abutting buildings in as much detail as possible



Exceptional design. The building is shaped by its immediate context and the need to foster compatibility with neighboring buildings, particularly on small sites such as this one. On the Auburn Avenue side, the eastern edge of the building reaches the Property line at a similar height as the existing building next door and then sets back, similar to the neighboring building. With the introduction of jagged shapes that are unique in the Woodmont Triangle area, the Project will bring a fresh, unique, and innovative architectural solution to the residential realm. The main purpose of these shapes is to promote a connection with the outdoors in high-rise living. The nature of the site requires a compact design, where all the uses are close and bleed into one another. The building is designed to maximize sun exposure and natural light. Also the use of the “big frame” and alternating jagged shapes creates shadowing on the glassy areas reducing heat gain in the interior while maximizing the natural light on the south side during summer. The Applicant anticipates achieving 10 points in this public benefit category. The manner in which the Project satisfies the specific guideline criteria for exceptional design public benefit points is as follows:

Provides innovative solutions in response to the immediate context: The building is shaped by its immediate context. In infill projects, being a good neighbor is a necessary ingredient to avoid an adverse outcome. On Auburn Avenue, the building reaches the Property line with a similar height as the existing building next door and sets back, responding the same way as its immediate counterpart. As for Norfolk Avenue, the building sets the new standard for the neighboring parcel as they develop in the future by providing a setback above the fourth floor.

Creates a sense of place and serves as a landmark: At the top section of the building, the Project features a frame element that bends to turn the corner in an unusual way. The set frame seems to float in the air, which effect can be seen from afar. In the evenings, this effect will be more dramatic as the lights of the residential units glow through the frame, serving as a “beacon” and a landmark point of reference for pedestrians.

Enhances the public realm in a distinct and original manner: The frame and its floating effect will animate and enhance the pedestrian experience, as they move from Battery Lane Park and funnel into Norfolk Avenue. The Project will also create a connection with the recently constructed project at the corner of Norfolk and Fairmont Avenues, as two bookends defining the stretch on Norfolk from beginning to end.

Introduces materials, forms, or building methods unique to the immediate vicinity or applied in a unique way: The introduction of faceted shapes, a novel/etc concept to the Woodmont Triangle, brings a fresh, unique, and innovative architectural solution to the residential realm. The main purpose of these shapes is to exploit to the maximum the connection with the outdoors in high-rise living, while at the same time creating multiple angle views of the surroundings.

Uses design solutions to make compact, infill development living, working, and shopping environments more pleasurable and desirable on a problematic site: The nature of the site requires a compact design, where all the uses are close and bleed one into the other, making pedestrians more aware and involved as they experience the building. The integration of architecture and landscape enhances the pedestrian experience. The introduction of jagged lines in the sidewalk treatment at the corner draws a direct connection with the building and at the same time generates a focal point at a pedestrian level and scale.

Integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements: The building is designed to maximize the sun

exposure and natural light. The south-facing façade treatment has higher percentage of glass than the north-facing one. The ratio of glass versus solid on each façade is adjusted according to its exposure. Also, the use of the frame element and alternating faceted shapes creates shadowing on the glassy areas, reducing heat gain in the interior while maximizing the natural light on the south side during summer. During the winter when sunlight is more horizontal, the south-facing façade takes full advantage of sunlight and heat gain. The opposite happens on the north, where openings are much smaller, retaining heat inside in winter time. This will provide interior comfort while reducing energy consumption and carbon footprint of the building. The building also features a trash sorting chute, community composting, and cooking oil recycling, as well as on-site paper shredding, to encourage residents to increase their recycling.

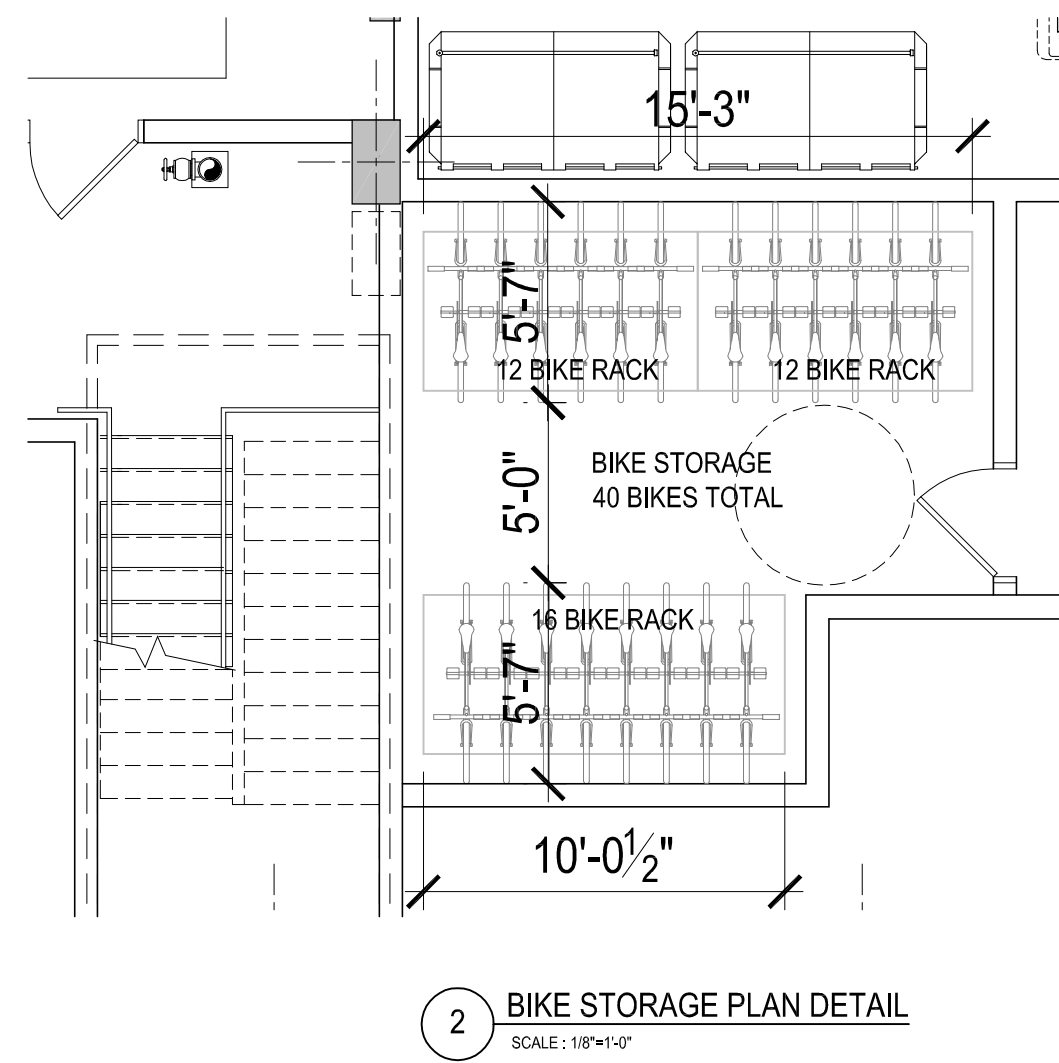
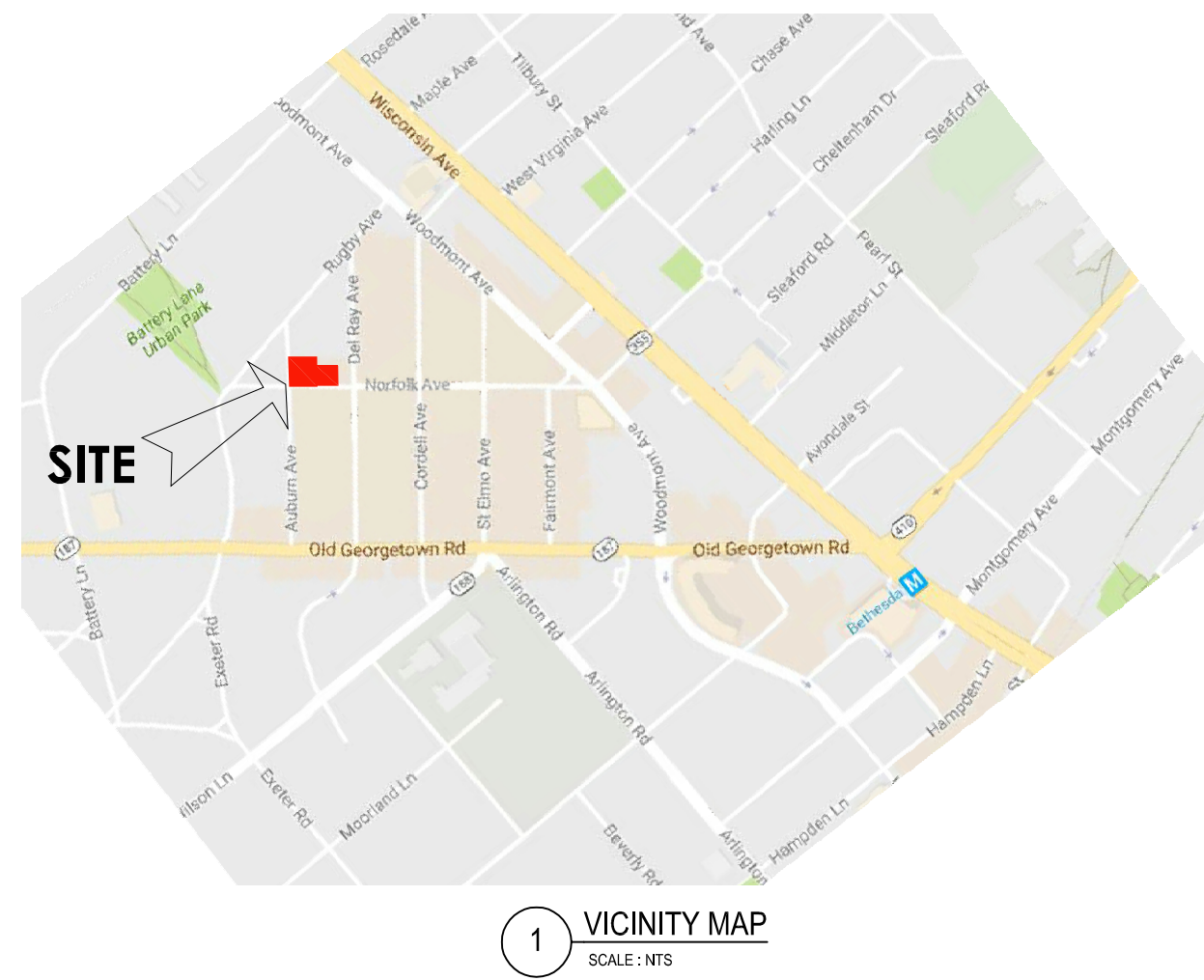
Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. **82017008A** including Approval Conditions, Development Program, and Certified Site Plan.

Developer: **4820 Auburn, LLC.** **Neil Goradia**
Company Contact Person

Address: **519 11th Street NE, Washington D.C. 20003**

Phone: **(202) 538-5762**

Signature: _____



Product Data

Model	Width	Depth	Height	Weight
DD06	48 in.	55 in.	88 in.	232 lbs
DD08	48 in.	55 in.	88 in.	252 lbs
DD10	72 in.	55 in.	88 in.	300 lbs
DD12	60 in.	55 in.	88 in.	308 lbs
DD14	50 in.	55 in.	88 in.	452 lbs
DD16	50 in.	55 in.	88 in.	452 lbs
DD18	50 in.	55 in.	88 in.	452 lbs
DD20	50 in.	55 in.	88 in.	452 lbs



Locking Options, per bike position:

- LA Locking Arms: Required for locking rear storage
- NO: None

Finish Options:

- W: White
- BL: Black
- GR: Grey
- BR: Bronze
- PO: Powder Coated

Mounting Options:

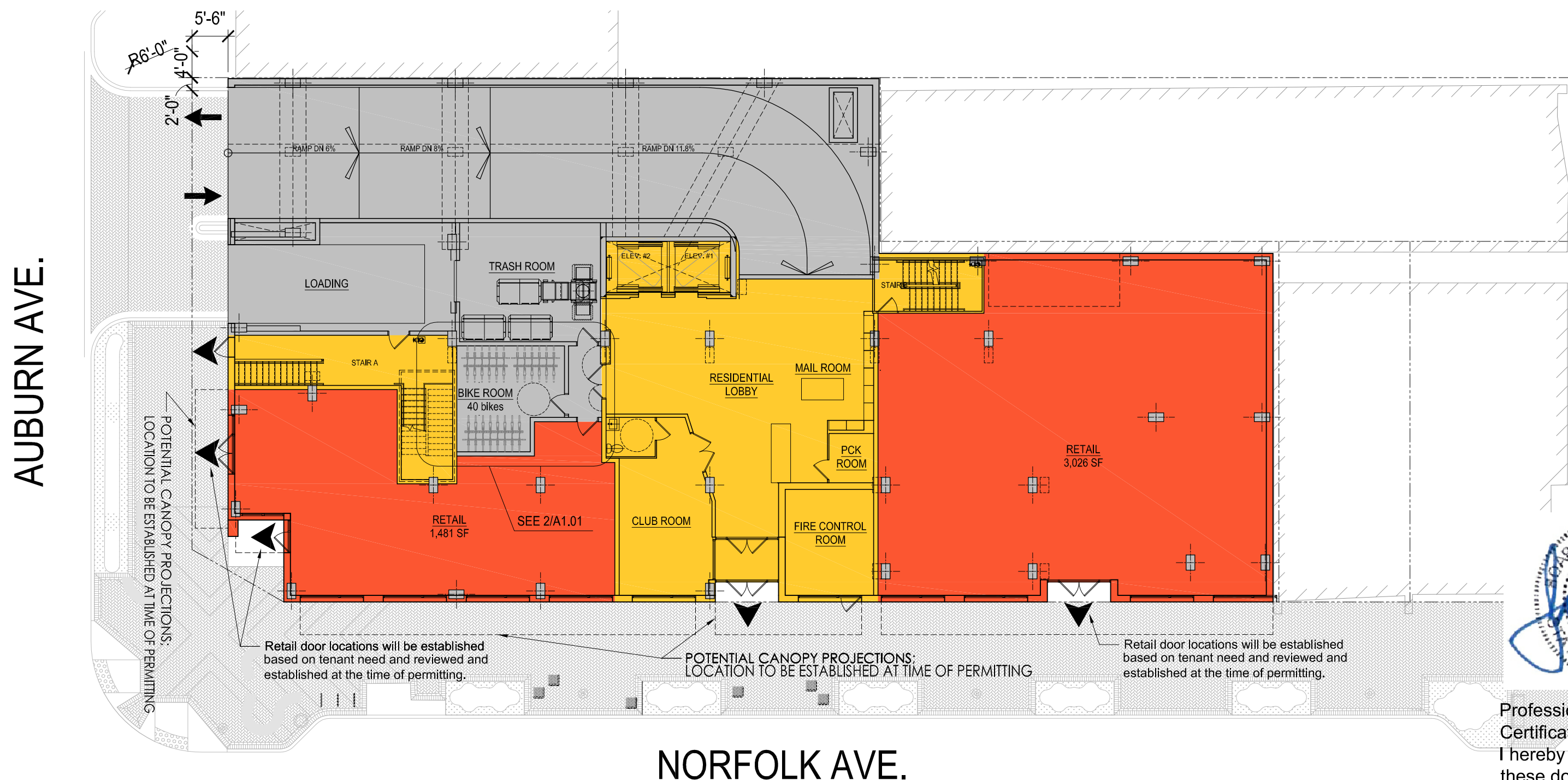
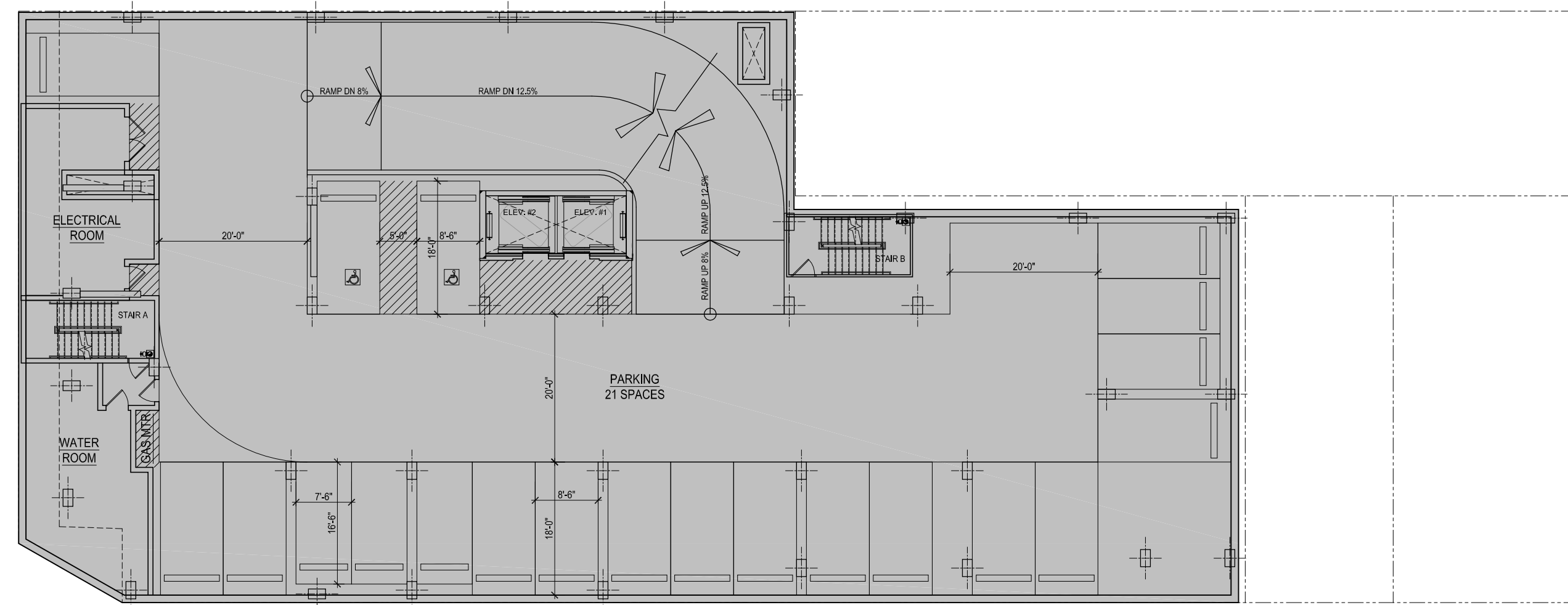
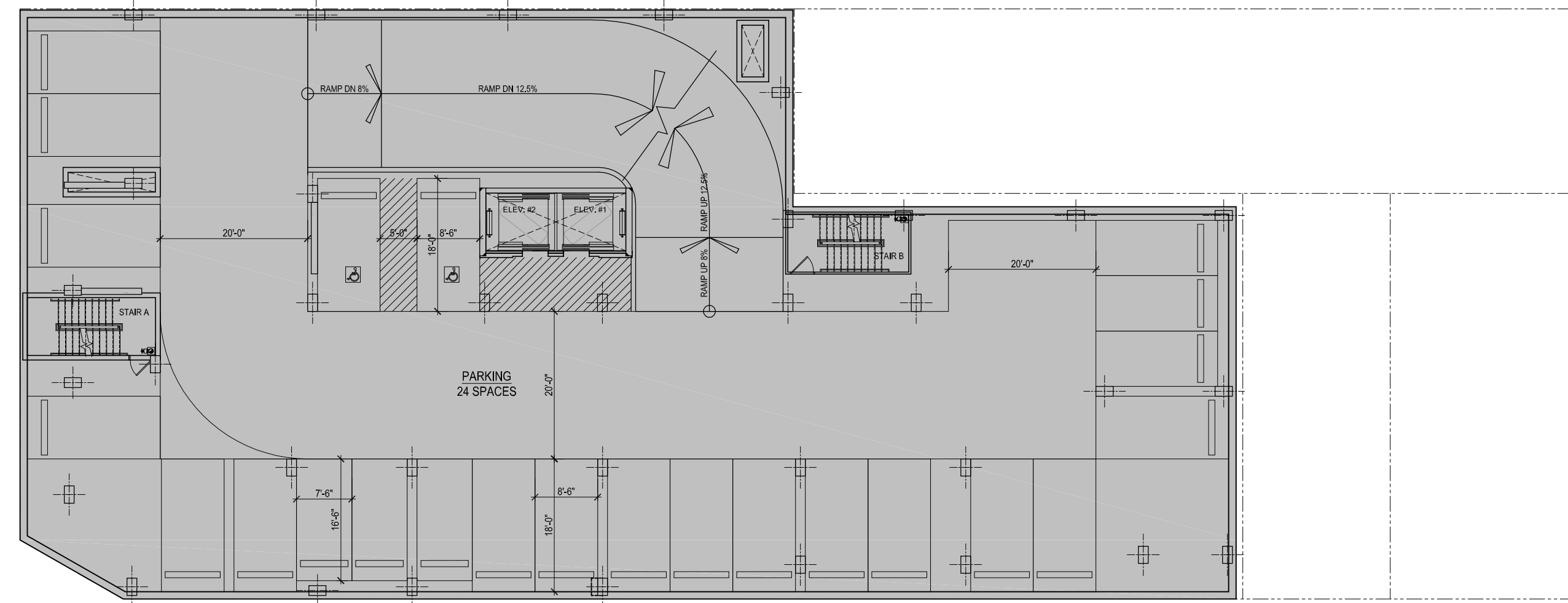
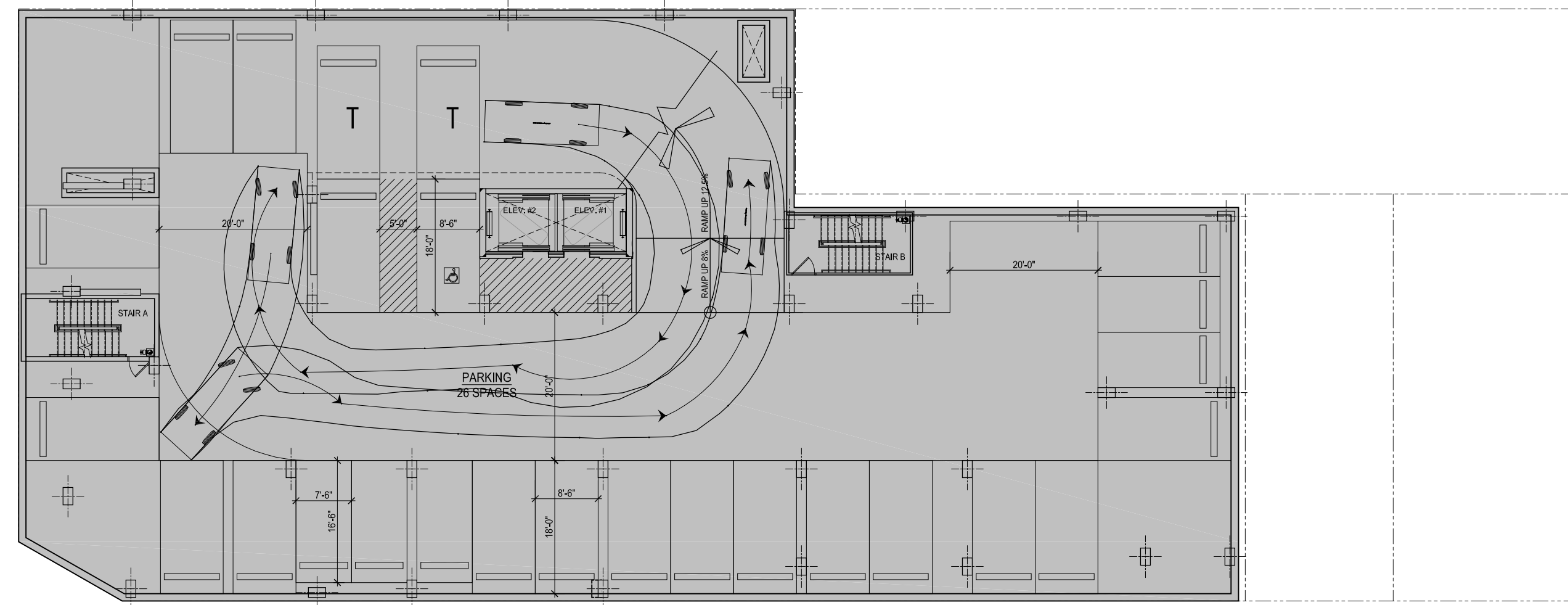
- CONCRETE: Concrete (See Mounting Anchor Hardware)
- STEEL: Steel (See Mounting Anchor Hardware)

Contributor:

Frame and cradles: 1.50 carbon steel tubing (1 1/2" x 1 1/2" x 2 1/2")
 Rear stop cradles: 1 1/2" x 2 1/2" angle iron
 Cradler tube: 1/2" x 1/2" steel
 Wheel plate: 1 1/2" x 2 1/2" x 1/8" steel
 Bicycle tray: 1/2" x 1/2" x 1/8" steel
 Wheeling: 1000
 Mounting holes: 1 1/2" center per corner (4 total)

Assembly packs are shipped knotted down!
 30-40 minutes each (2 persons)

3 BIKE RACK SPECS
SCALE: NTS



THE CLAIBORNE
BETHESDA, MD

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.

Note: plans, sections, elevations and perspectives are for illustrative purpose only.

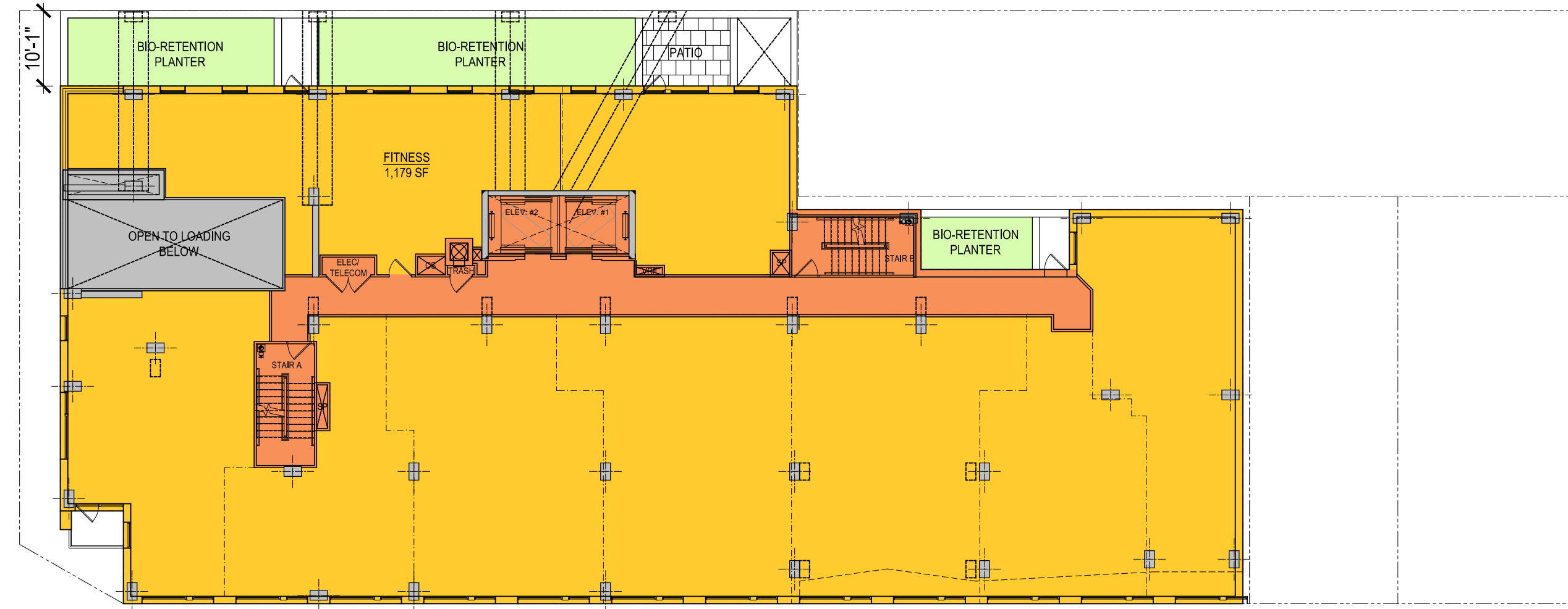
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Company Contact Person

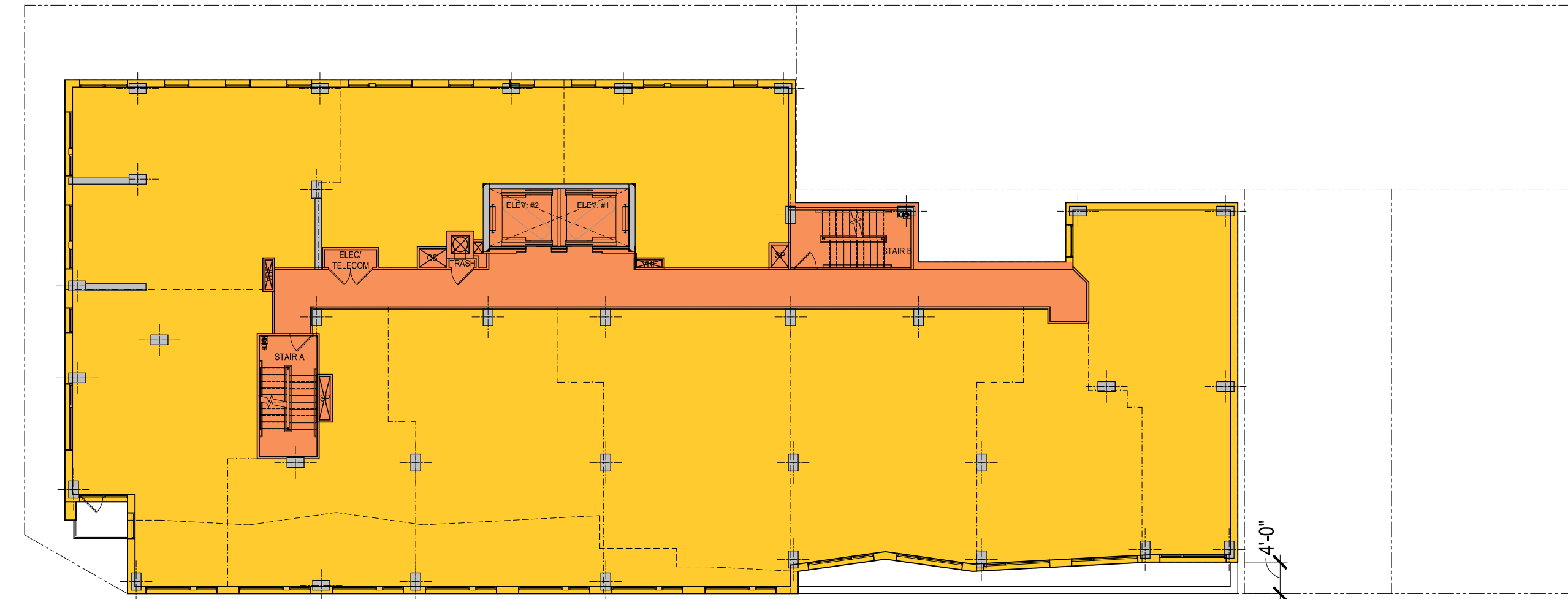
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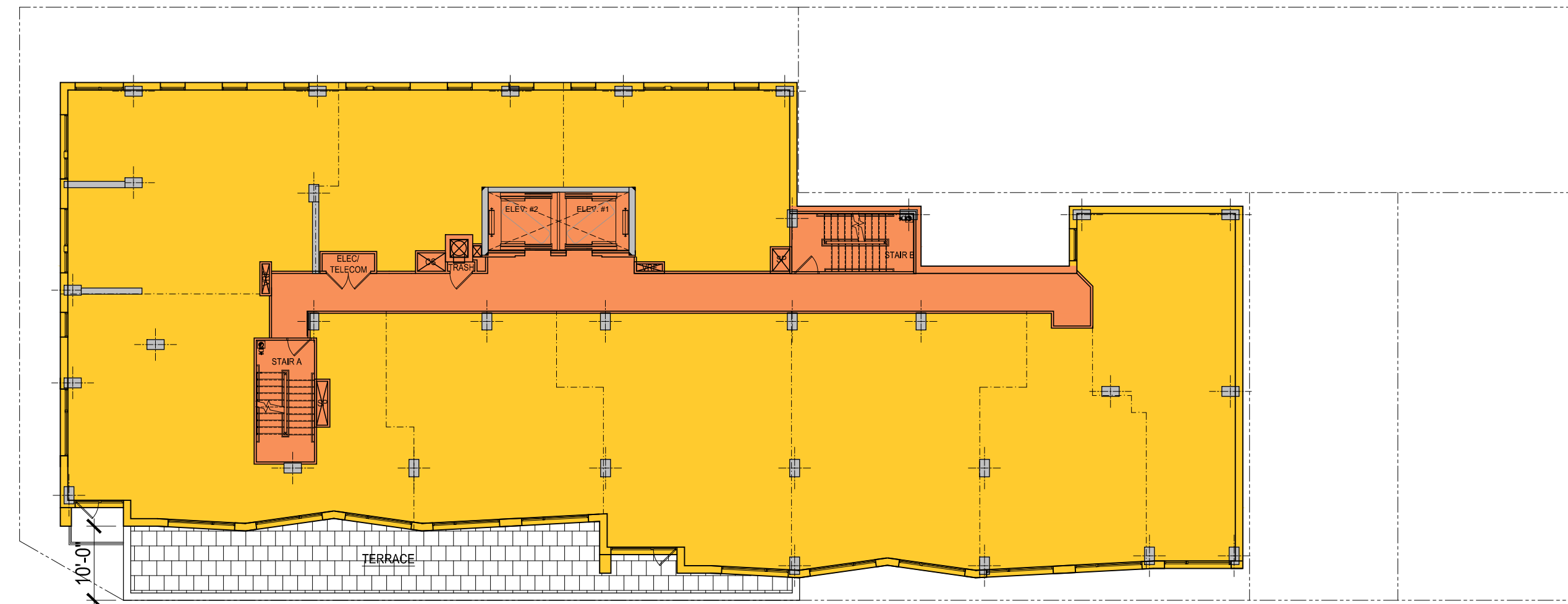
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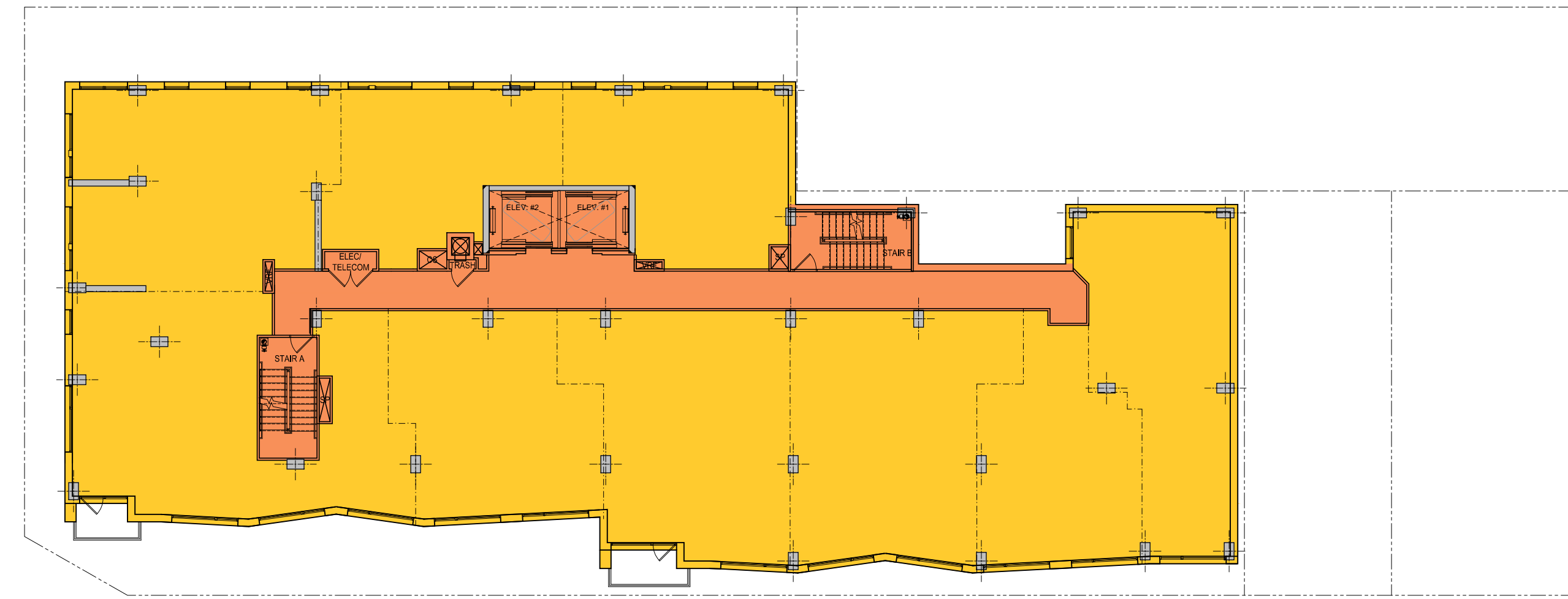
1 2ND LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"



2 3RD-4TH LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"



3 5TH LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"



4 6TH-9TH LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"

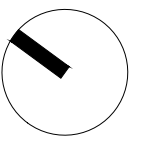
MNCPPC #82017008A
 Applicant Name: 4820 Auburn, LLC
 WSSC 200' Sheet # 210NW05
 WSSC Tax ID #'s 07024602, 07005514, 07005534
 Tax Map Grid : HN23



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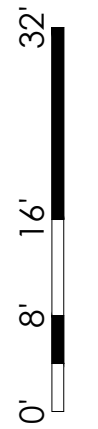
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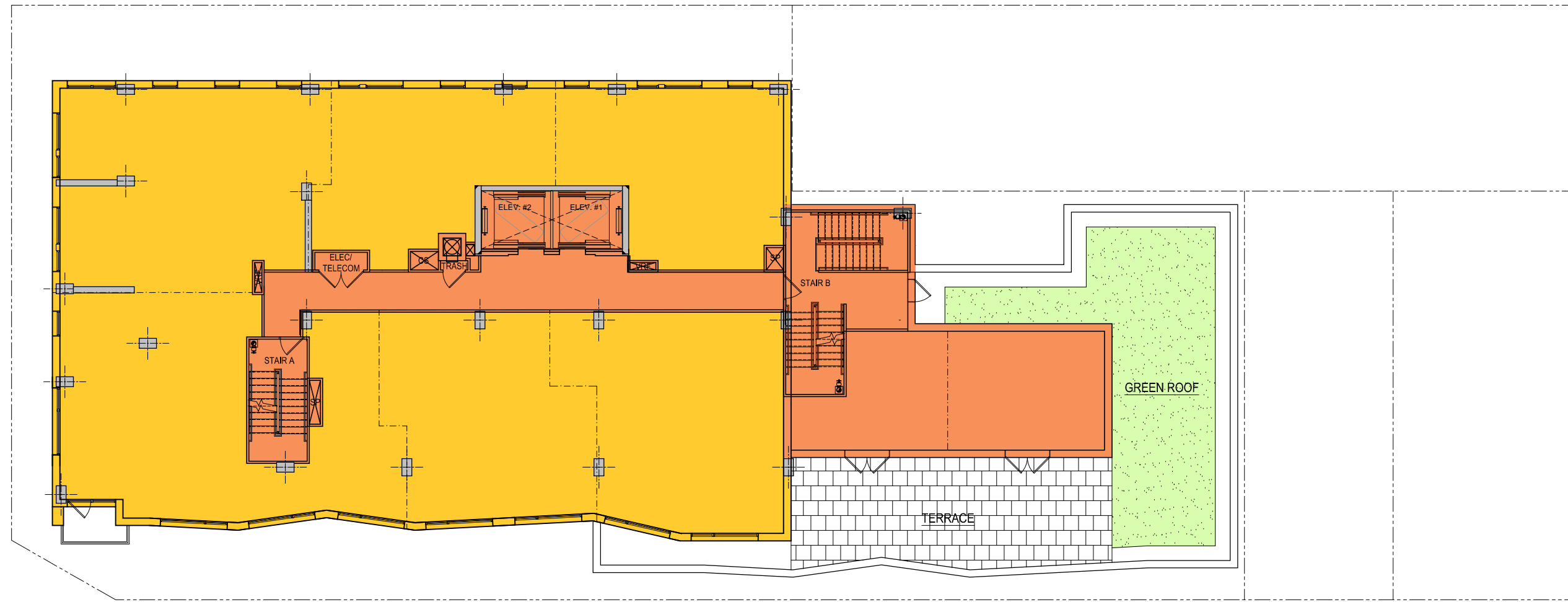
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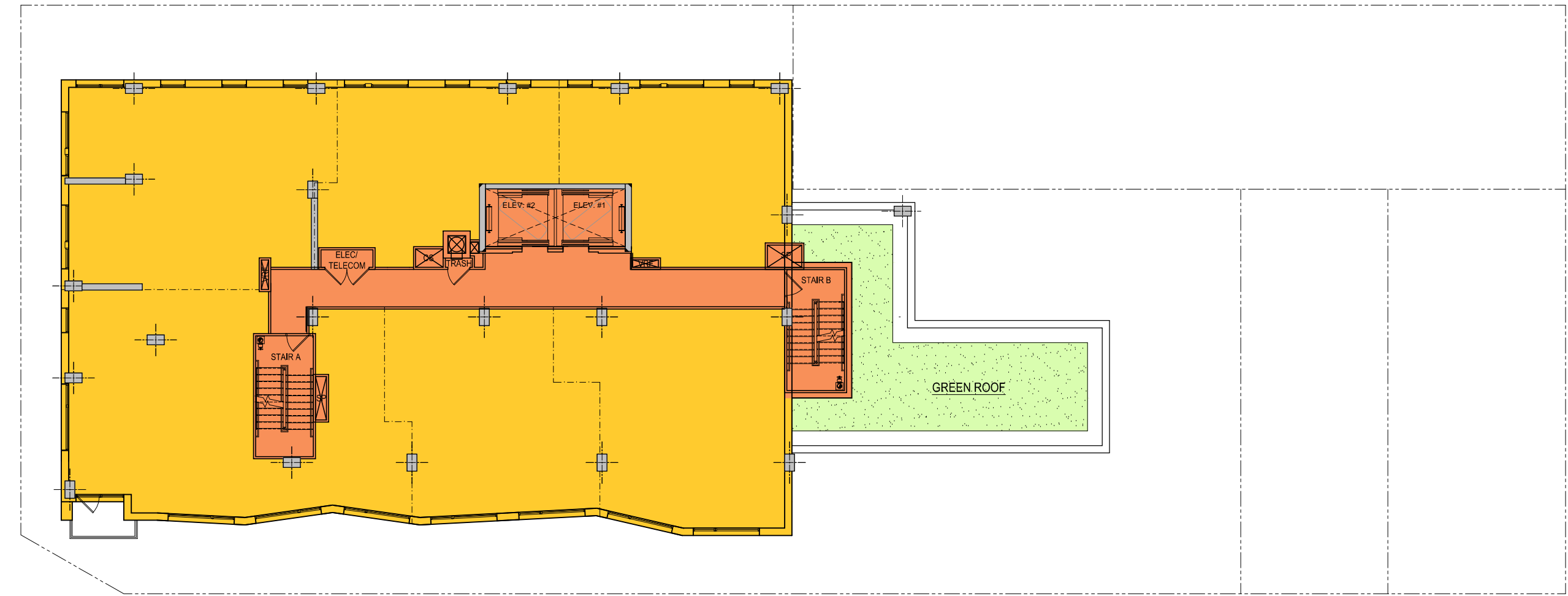
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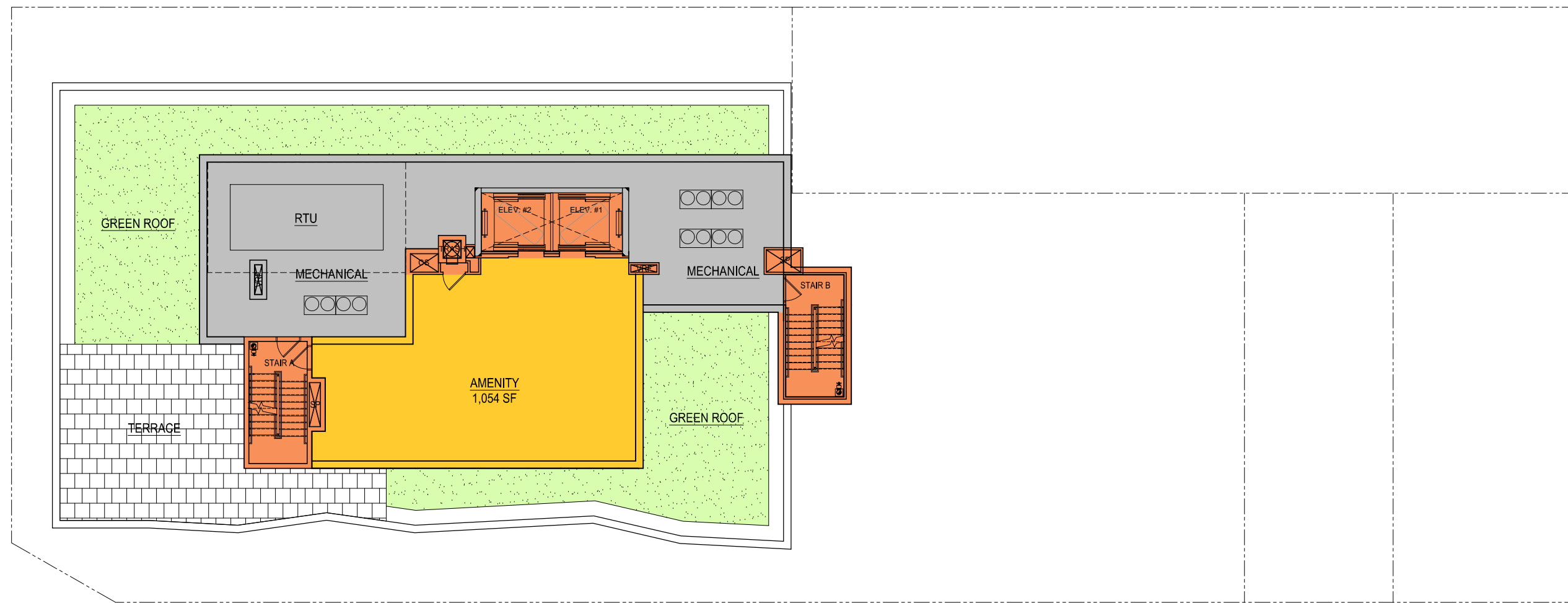
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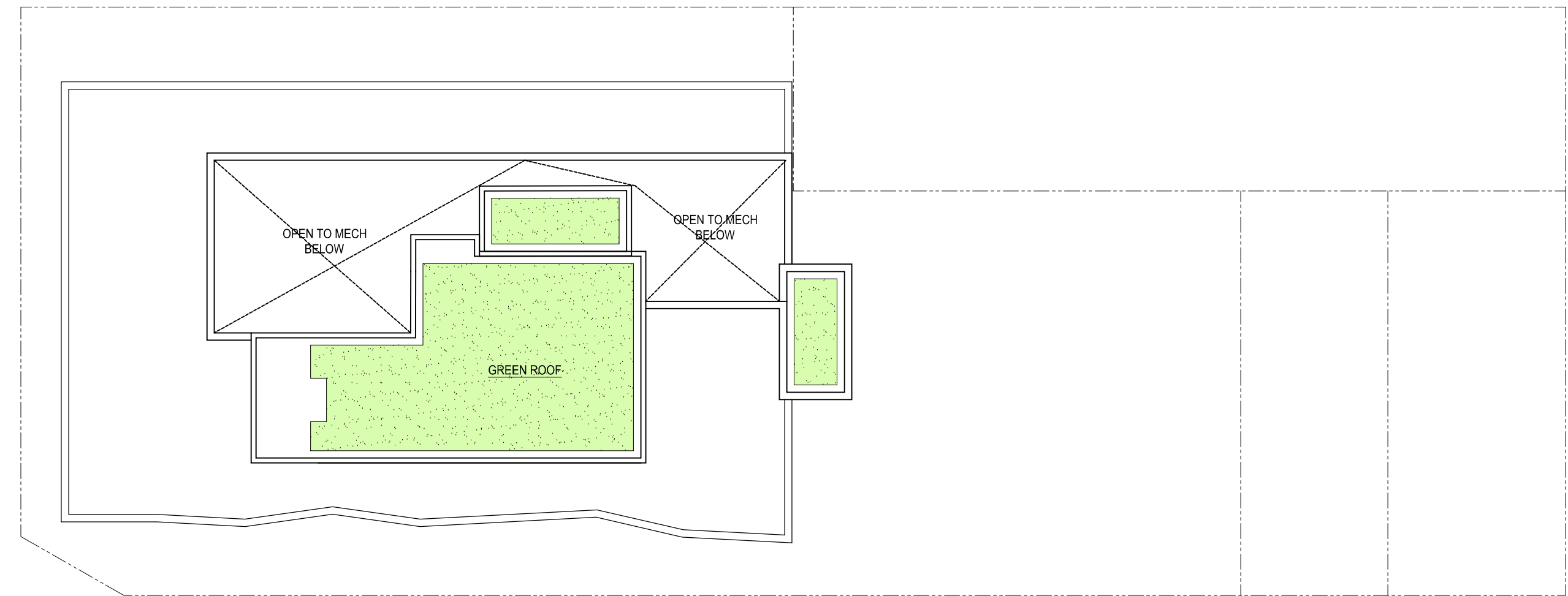
1 10TH / LOW ROOF LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"



2 11TH LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"



3 MAIN ROOF LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"



4 HIGH ROOF LEVEL FLOOR PLAN
 SCALE: 1/16"=1'-0"

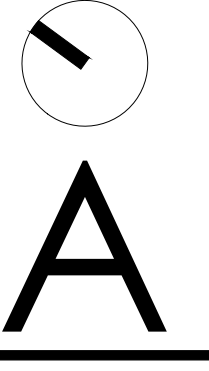
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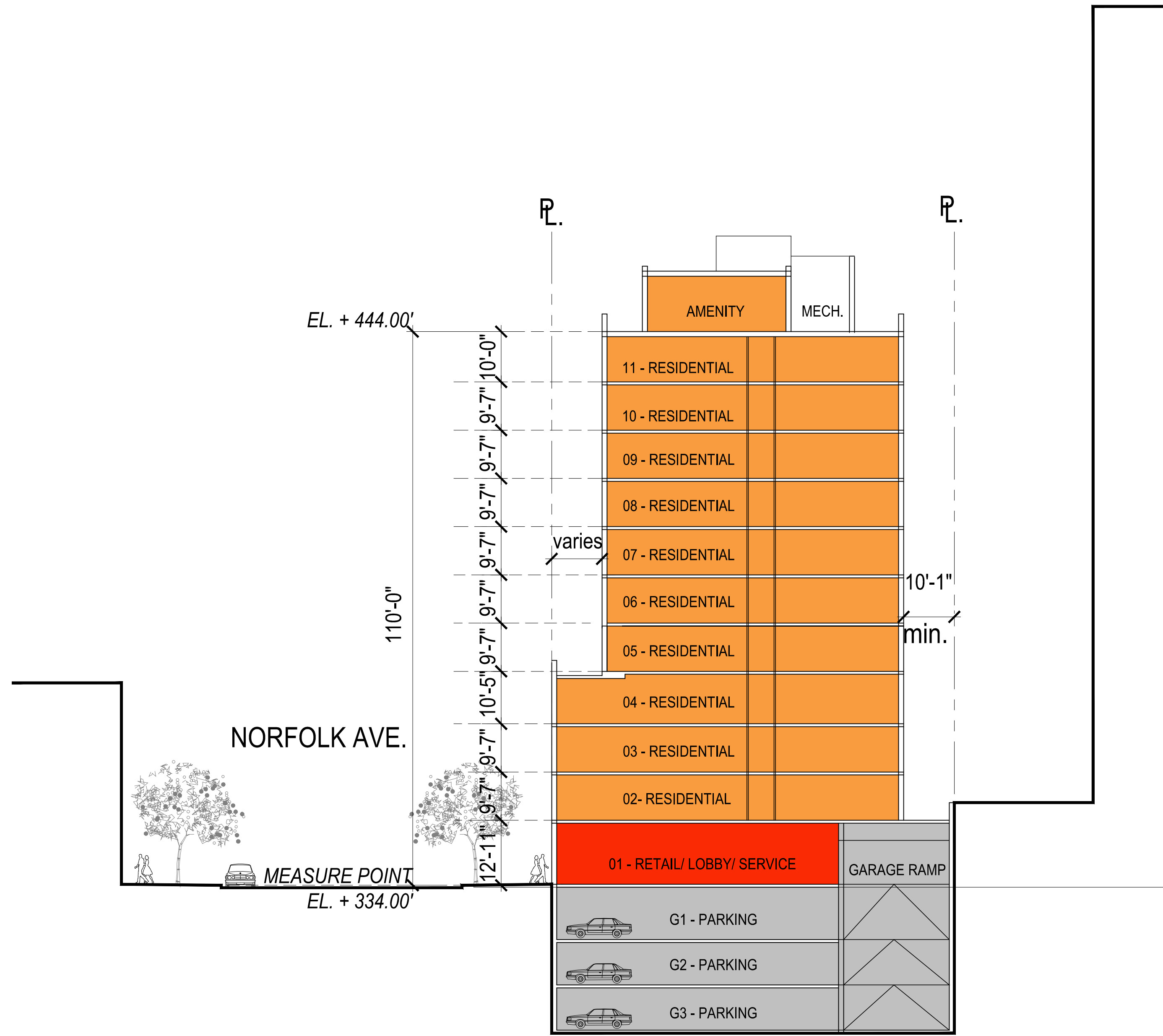
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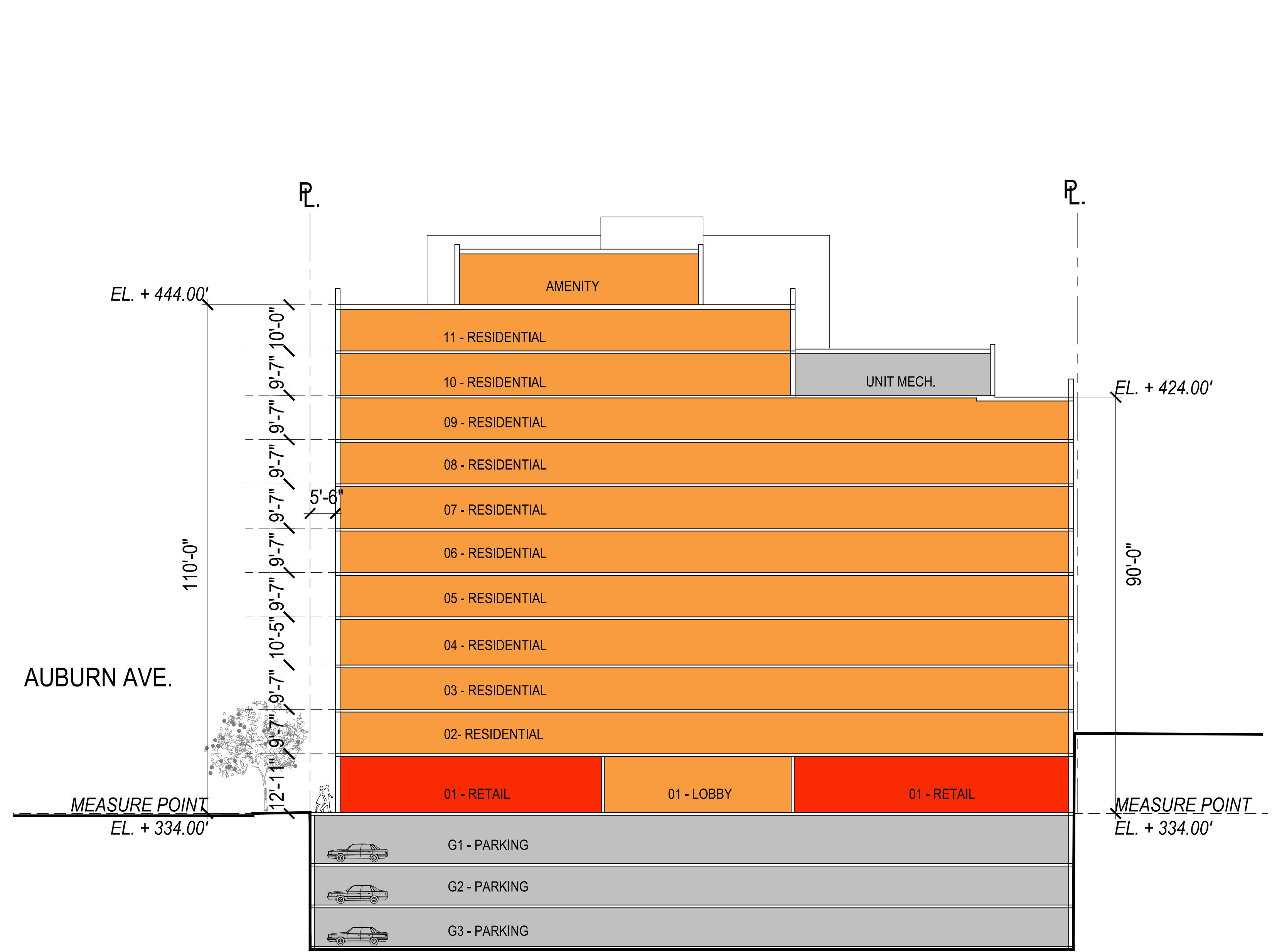
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1 CROSS SECTION
 SCALE: 1/16"=1'-0"



2 LONGITUDINAL SECTION
 SCALE: 1/16"=1'-0"

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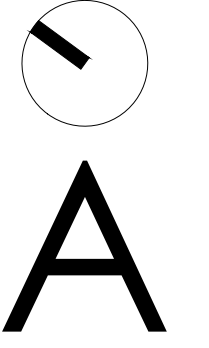
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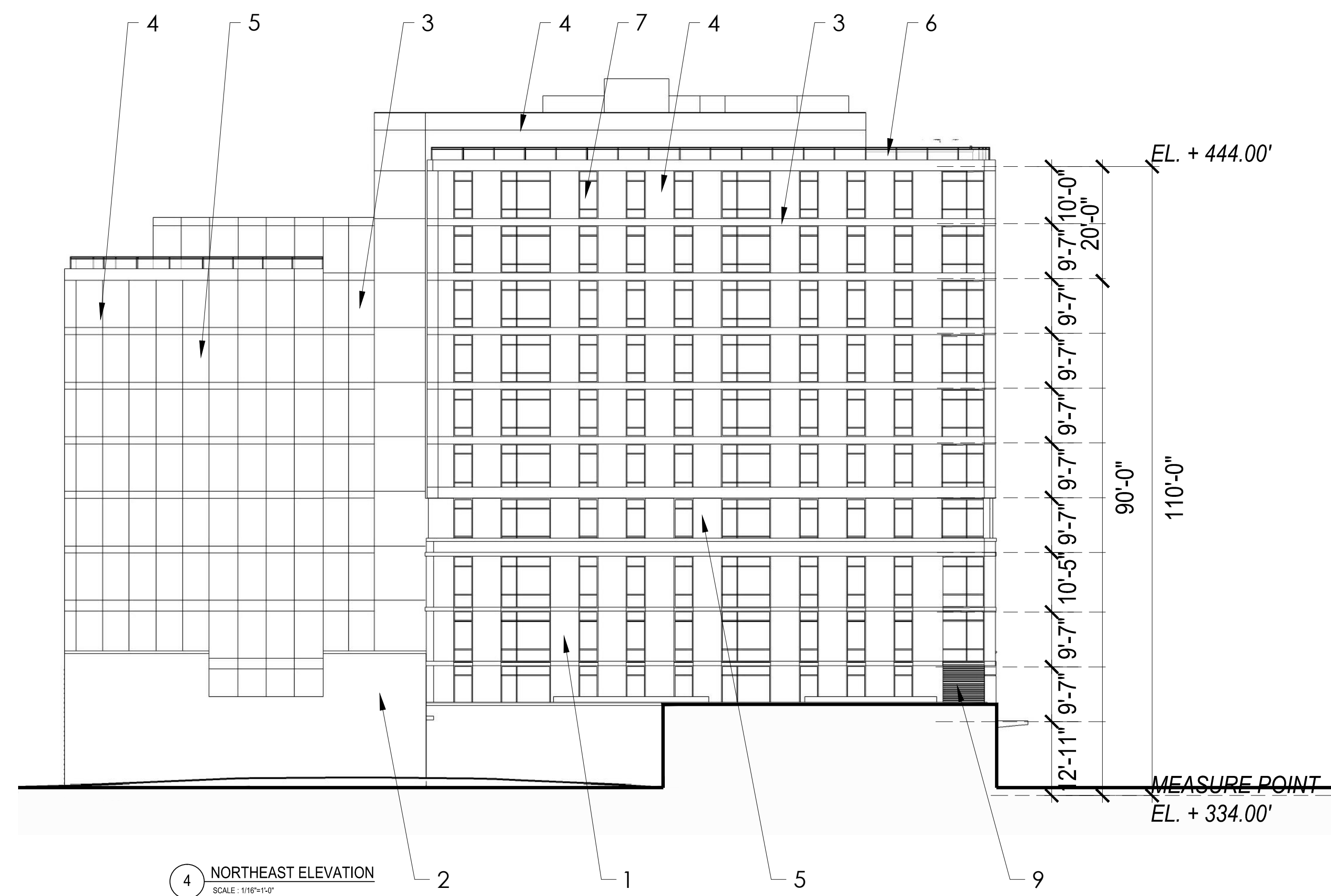
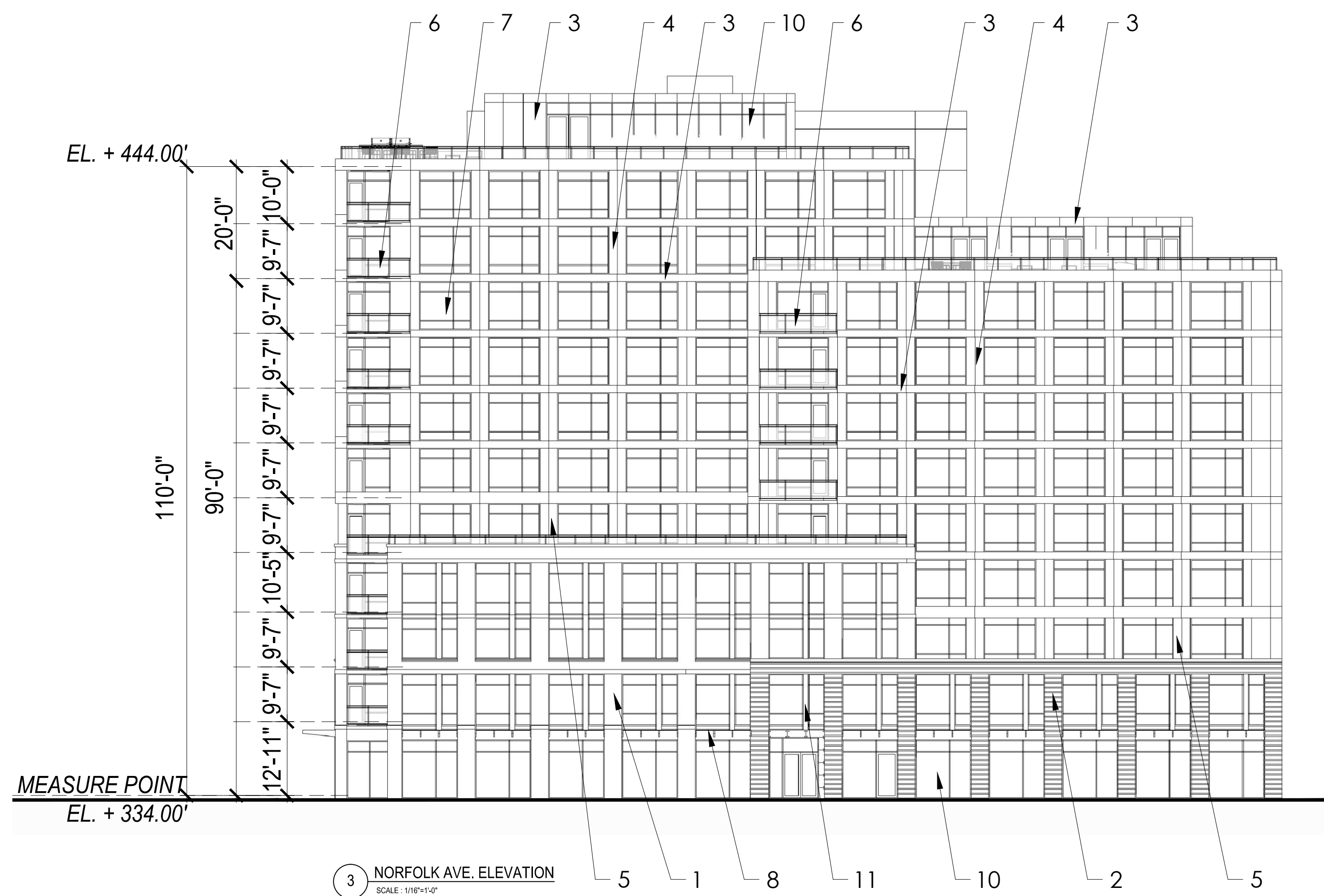
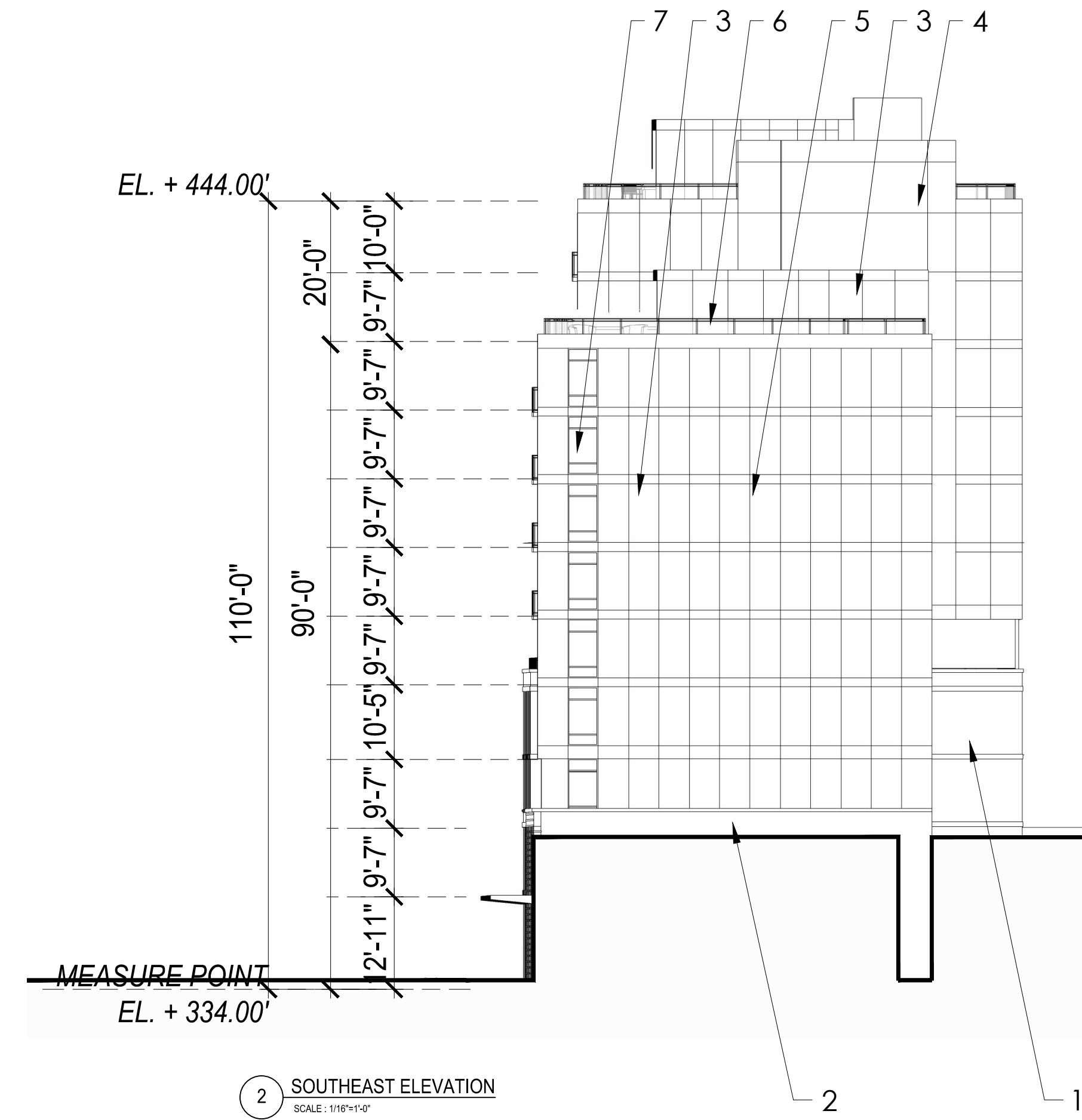
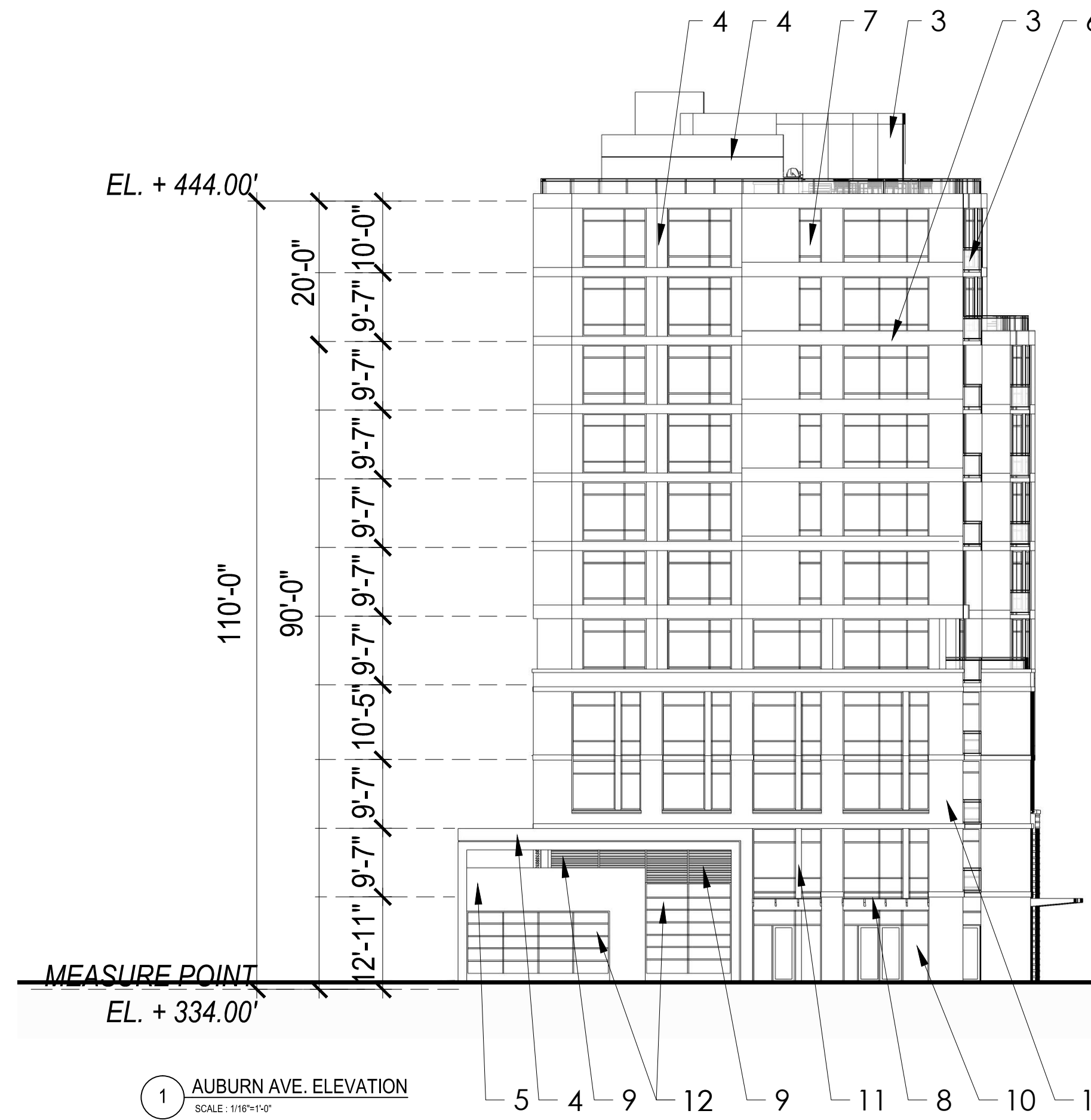
Address: 519 11th Street NE, Washington D.C. 20003

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Signature: _____

Material Legend:

- 1.- Brick #1
- 2.- Brick #2
- 3.- Metal panel #1
- 4.- Metal panel #2
- 5.- Metal panel #3
- 6.- Aluminum/glass railing
- 7.- Aluminum window system
- 8.- Metal and glass canopy
- 9.- Louver
- 10.- Storefront
- 11.- Accent color
- 12.- Garage door



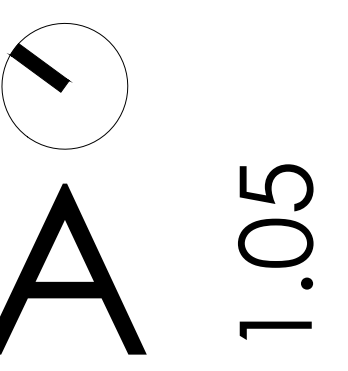
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ELEVATIONS
NOVO Development

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1 PERSPECTIVE VIEW EAST
 SCALE: NTS



2 PERSPECTIVE VIEW NORTHEAST
 SCALE: NTS



3 PERSPECTIVE VIEW NORTH
 SCALE: NTS



4 AERIAL VIEW EAST
 SCALE: NTS



5 PEDESTRIAN VIEW @ NORFOLK & AUBURN AVE.
 SCALE: NTS

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PERSPECTIVES
 NOVO Development

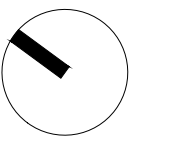
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1.06

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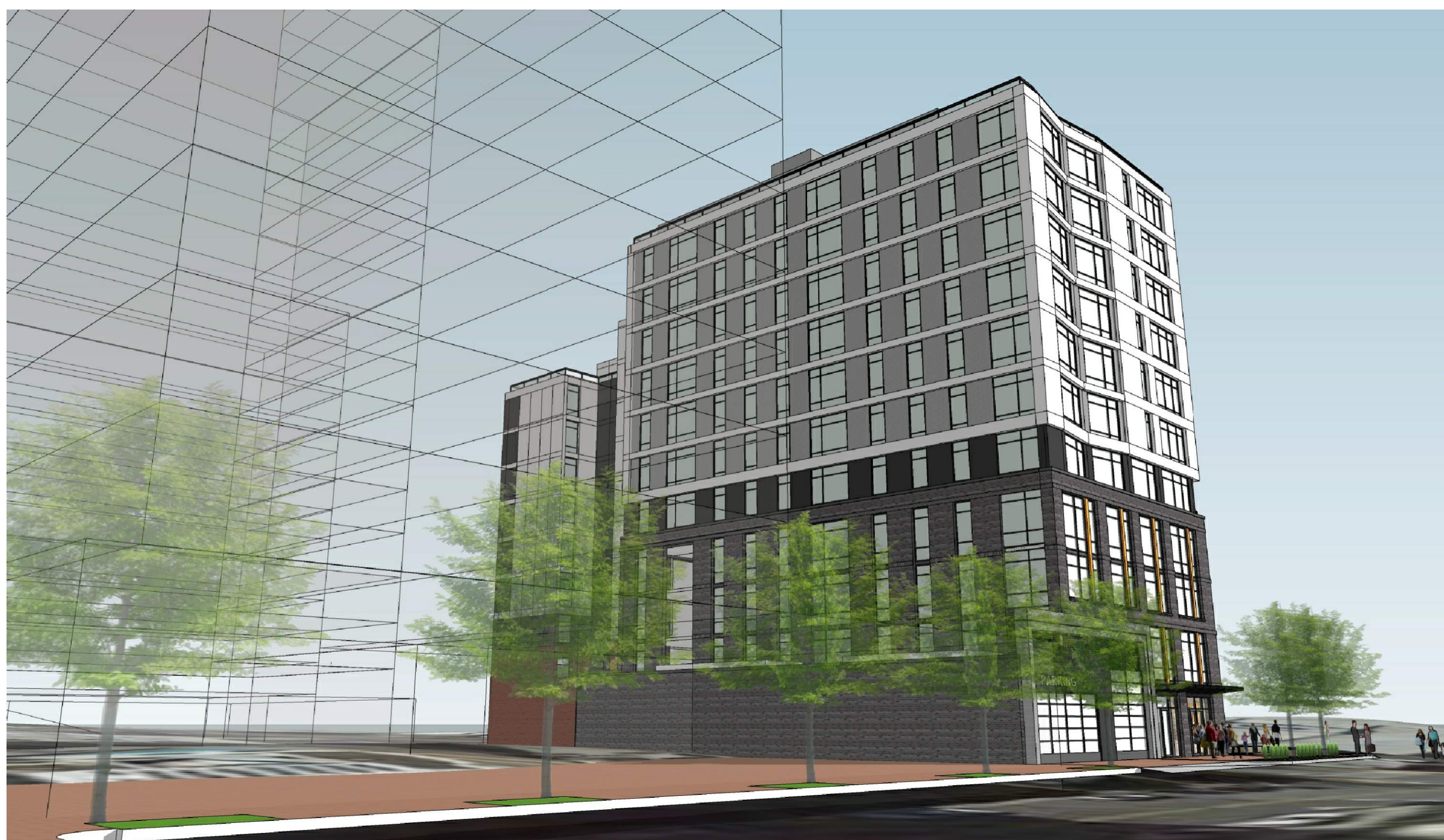
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Company Contact Person

Address: 519 11th Street NE, Washington D.C. 20003

Phone: (202) 538-5762

Signature: _____

SK+I
 ARCHITECTS
 Project No. _____
 Job Number _____
 Job Name: NOVO
 SCALE: NIS
 09.10.2018



1 PEDESTRIAN VIEW NORTHEAST
 SCALE: INTS



2 AERIAL VIEW NORTHEAST
 SCALE: INTS

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PERPECTIVES
 NOVO Development

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 1.07

License No.: 13089
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