

Bethesda Downtown Design Advisory Panel

Submission Form

PROJECT INFORMATION

Project Name	The Edgemont Bethesda II
File Number(s)	3201880030
Project Address	4885 and 4903 Edgemoor Lane, Bethesda, MD 20814

Plan Type

Concept Plan ☐

Sketch Plan ☒

Site Plan ☐

APPLICANT TEAM

	Name	Phone	Email
Primary Contact	Benjamin Stoll	202-971-7085	bstoll@eqr.com
Architect	SK+I ARCHITECTURE		
Landscape Architect	VIKA		

PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density
Project Data	CR-2.5, C-0.5, R-2.5, H-150'	150'	8.72 FAR
Proposed Land Uses	Multifamily Residential		

Brief Project Description and Design Concept
(If the project was previously presented to the Design Advisory Panel, describe how the latest design incorporates the Panel's comments)

The project has been designed to respond to the recommended Bethesda Downtown Plan Design Guidelines while addressing the challenges of developing a very small site (a net tract area of only 15,332 square feet and a limited floor plate of only 12,075 square feet). In fact, for reference some of the larger pending or approved projects in downtown Bethesda are nearly 3x's the size of the entire proposed Edgemont project. In addition, the proposed height at 150 feet, is half of the permitted height in downtown Bethesda and supports a design approach consistent with the buildings scale in the neighborhood, which vary from the recommended tower setbacks in the Design Guidelines (See attached exhibits). The design features described below provide an appropriately scaled building edge and employ many of the recommendations set forth in Section 2.4.8 of the Design Guidelines.

To engage pedestrians in discovering the building we utilized the concept of a complex plaid fabric that has a totally different reading up close than from afar. This notion of "fabric complexity" is given by a combination of: juxtaposition of three dimensional elements, rhythmic patterns, light, shadow and different materiality. These create an ever-changing building that adjusts itself based on the location of the spectator, where from afar, the building will render a background texture, and up close a more intimate relationship, with all elements recognizable by their shape, function and materiality.

The architectural composition will work with three elements and the building's façades will appropriately repeat these elements. Brick will define the base of the building with a horizontal sweep of richly detailed masonry walls with a rhythmic window pattern along Woodmont. This 3-story section that defines the base of the building is more solid in nature and the syncopated rhythm of its openings ensures an organized and consistent distance between openings. The same brick will provide verticality and a punch window structure facing the existing building on Lot 15. The curved frame elements, and its repetition in an offset pattern, generate a random effect of light and shadows which will reinforce and perpetuate the curvature of the road. Glass, the last façade element, provides a background as the amalgam of everything and simultaneously the foreground for the main tower at the corner. Above the base, the use of more contemporary materials like metal panels frames and glass boxes play an interesting game of shadows and volumes resulting in a woven pattern that defines a new aesthetic to the built environment. The façade has also been designed to incorporate balconies along the east, south and west to activate the development, increase the building's architectural interest and emphasize the residential character of the building. Finally, for operational efficiency and shared amenities the project will include an above grade connection at the first floor, mid building, to allow residents to pass seamlessly between the existing and new building without going outside. Leveraging the existing buildings infrastructure allows the project to avoid any additional curb cuts for garage access or loading/trash removal, which further enhances an improved streetscape along Woodmont and Edgemoor.

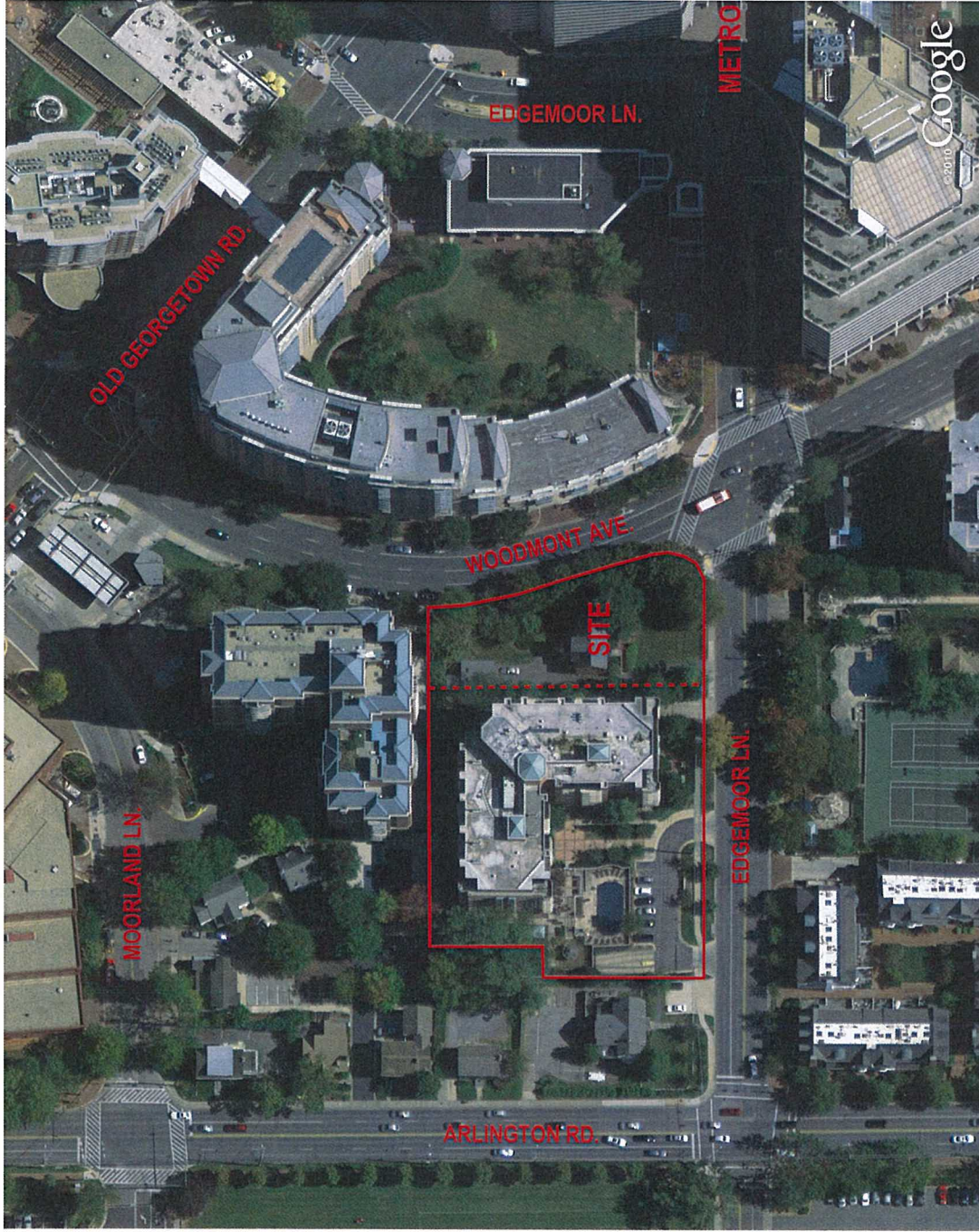


<p>Exceptional Design Public Benefit Points Requested and Brief Justification</p>	<p>The project seeks 20 points in exceptional design.</p> <p><u>Innovative Solutions in response to the immediate context:</u> The shape of the building derives from its immediate context, so the design builds roots on the site making it unique. The design revolves around the connectivity aspect of the site by emphasizing the curvature of the road. The use of shifting frames shapes the public domain. Surrounding buildings are of different scales and heights, so the project utilizes the shifting frames to relate to the stepping of the building across the street on Woodmont, while respecting the scale of the existing Edgemont building to the west and Christopher to the north.</p> <p><u>Creating sense of place:</u> The building's corner and highly visible location serves as a connector between the Woodmont Triangle and Bethesda Row. The nature of the curvature of this section of Woodmont Avenue requires the use of a vertical element that visually links Bethesda old and new and invites people to explore between these two pivotal downtown areas. It will also signify the arrival or departure of those two parts of Bethesda and help pedestrians orient themselves.</p> <p><u>Enhancing the Public Realm:</u> The building serves as a link between the Woodmont Triangle and Bethesda Row, by enhancing the pedestrian experience along Woodmont Avenue and providing wider sidewalks with street facing facades that shape the public realm. The gentle sweeping curve of the building allows pedestrians to discover architecture and public space little by little as they walk along, creating a more engaging experience to pedestrians. The project will include public art (details to be determined at Site Plan), which will enhance the public realm.</p> <p><u>Materials and forms:</u> The introduction of curved metal panel frames in conjunction with a series of glass boxes creates a complex texture that serves as a fabric that dresses the building, bringing a new aesthetic to the environment. The project proposes an innovative architectural solution to the ever-changing residential realm. The exacerbated articulation of the main façade tends to dilute the limits of the interior space by maximizing the connection to the outdoors in high rise living.</p> <p><u>Designing Compact:</u> The small land area for this site necessitates compact design. The utilization of the existing infrastructure on site; such as the curb cuts, garage entrance and ramp as well as the loading berth, ensures a safer pedestrian environment. Also, a small floor plate creates well-lit and naturally ventilated interior space while reducing the impact over neighboring buildings. We have also gone to great lengths to step the building back on the north side to improve light and air for the existing condo building.</p> <p><u>Low impact development:</u> The building is designed to maximize sun exposure and natural light. The south and east facing facade treatments have a higher percentage of glass than the north and west facing ones. The ratio of glass versus solid on each façade is adjusted according to its exposure. Also, the use of these "big shifting frames" and the alternating glass boxes creates deeper than normal shadows on the glass surfaces, reducing heat gain in the interior while maximizing the natural light during summer. The opposite happens on the north and west where openings are much smaller, retaining heat inside in winter time. The project will feature a cool roof with a combination of vegetated and green roof and high albedo materials and furniture to reduce heat gain from the roof down into the building. All these will provide interior comfort while reducing energy consumption and reducing the carbon footprint of the building. Finally, the building's proximity to the metro will result in a high level of public transportation use, thus minimizing single occupancy vehicle travel.</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





Conceptual - For Illustrative purposes only

SKETCH PLAN NO. 3201880030

Equity Residential

The Edgemont Bethesda II | Bethesda, MD

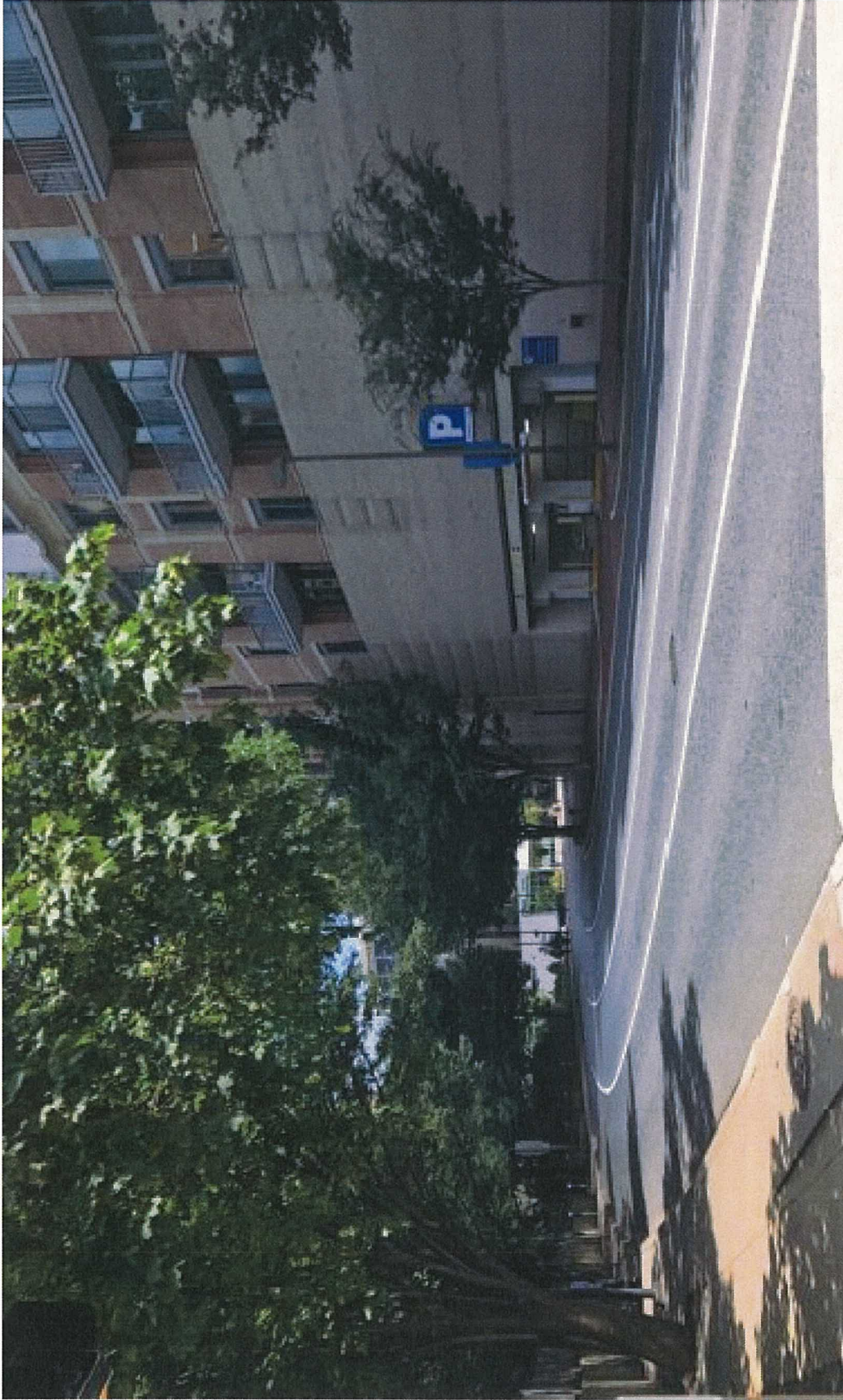
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SITE LOCATION

0' 16' 32' 64'



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EXISTING STREETSCAPE



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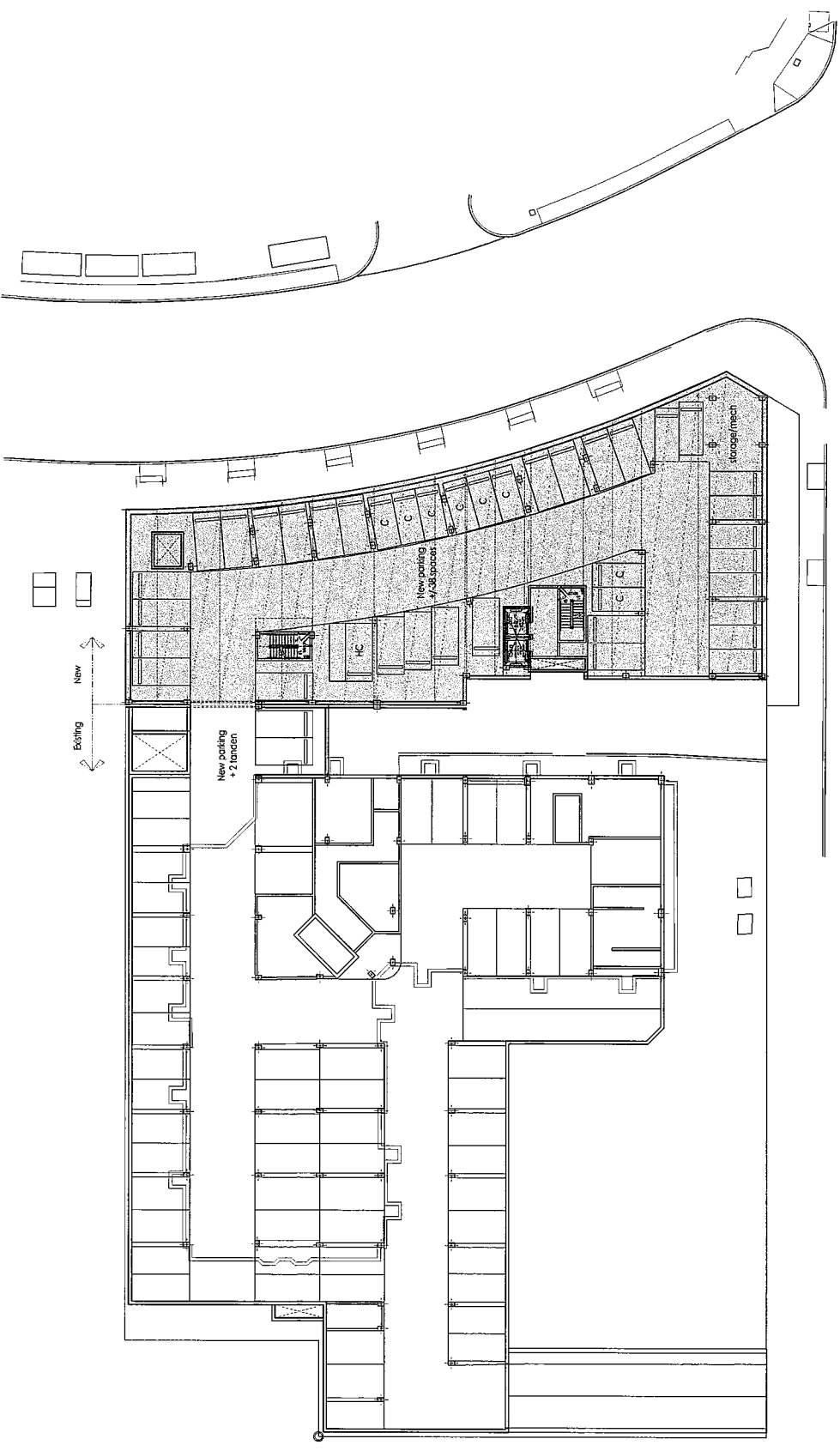
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1.100

SITE PLAN



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1-101

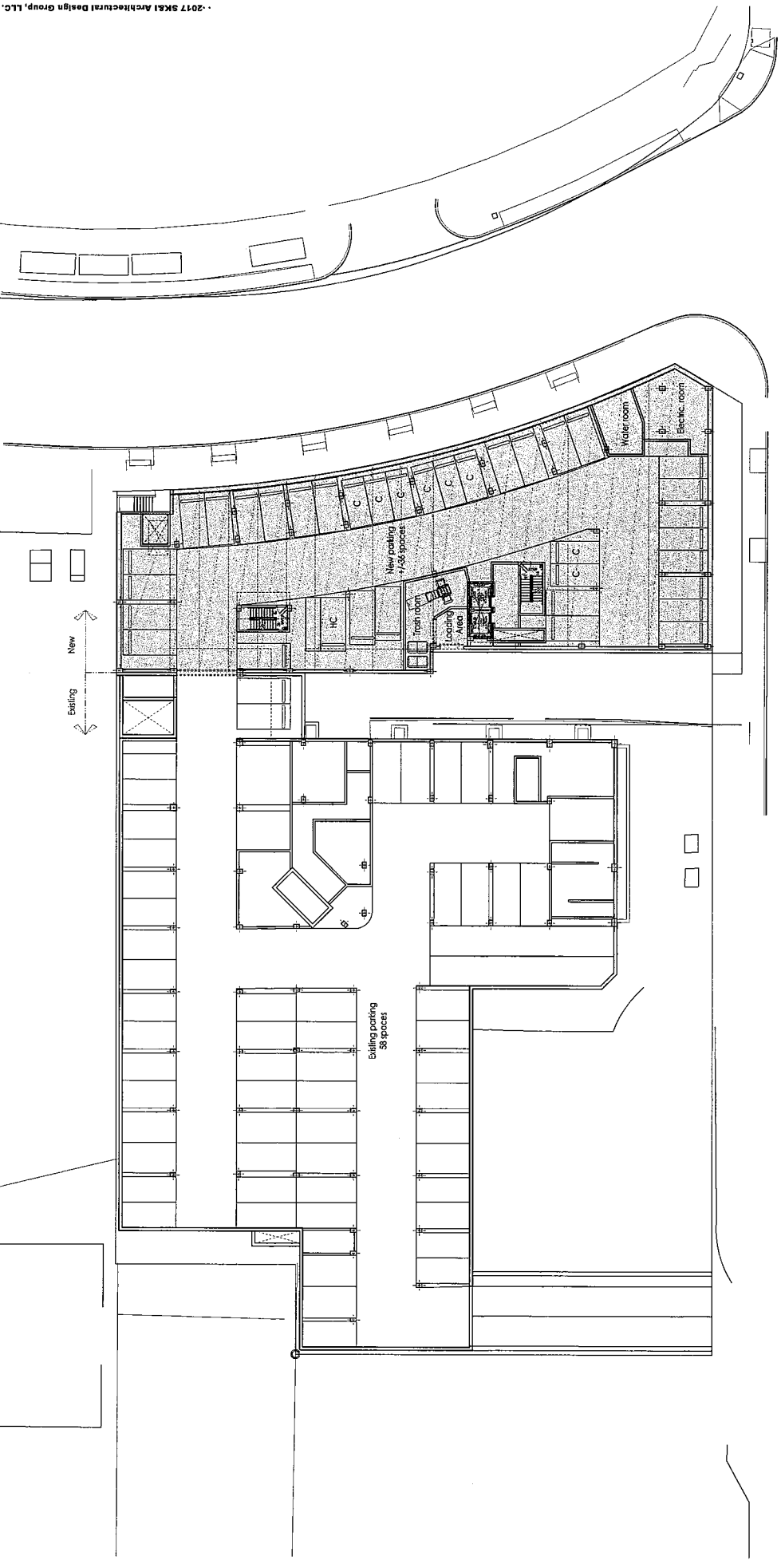
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G2 LEVEL FLOOR PLAN



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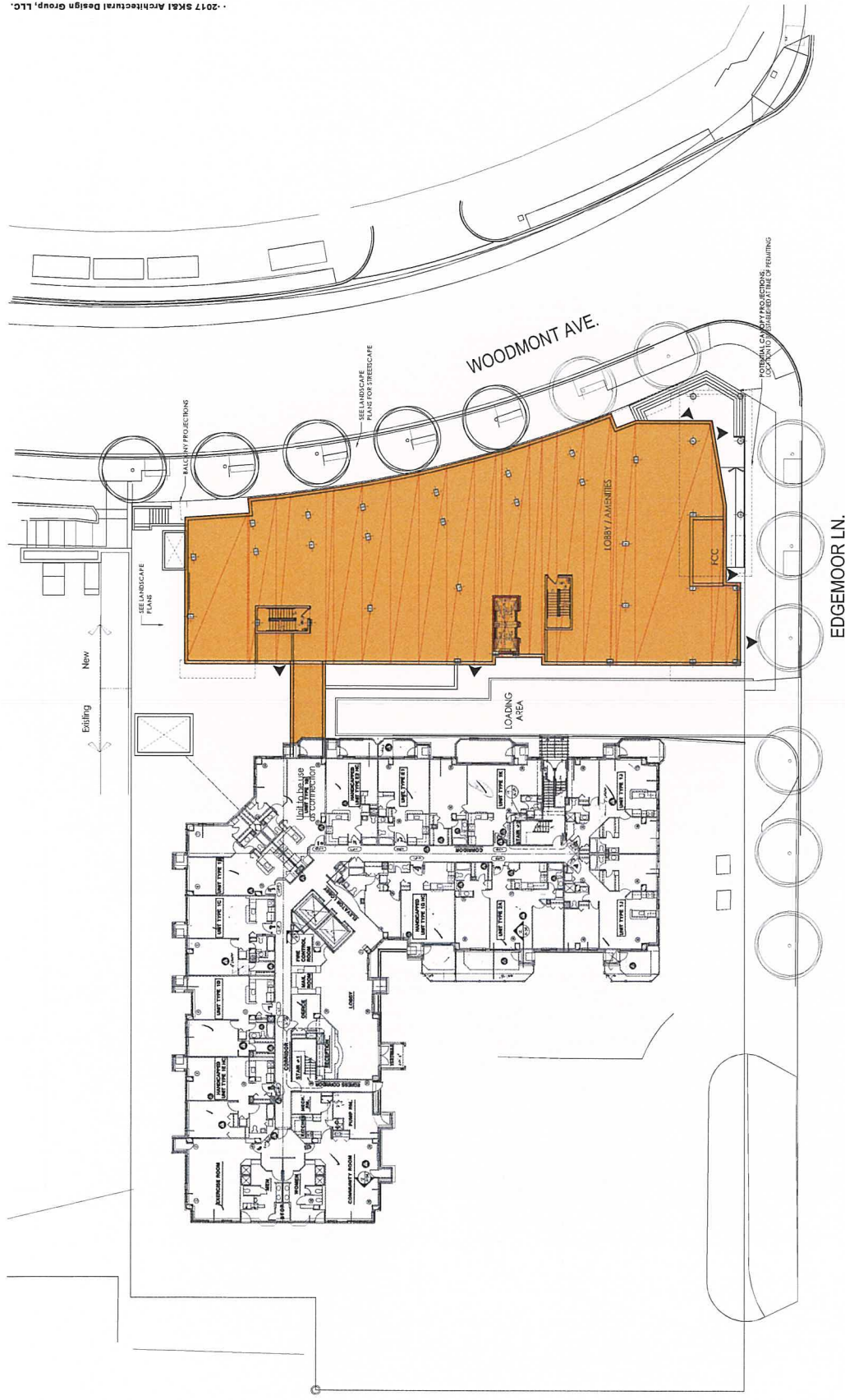
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G1 LEVEL FLOOR PLAN



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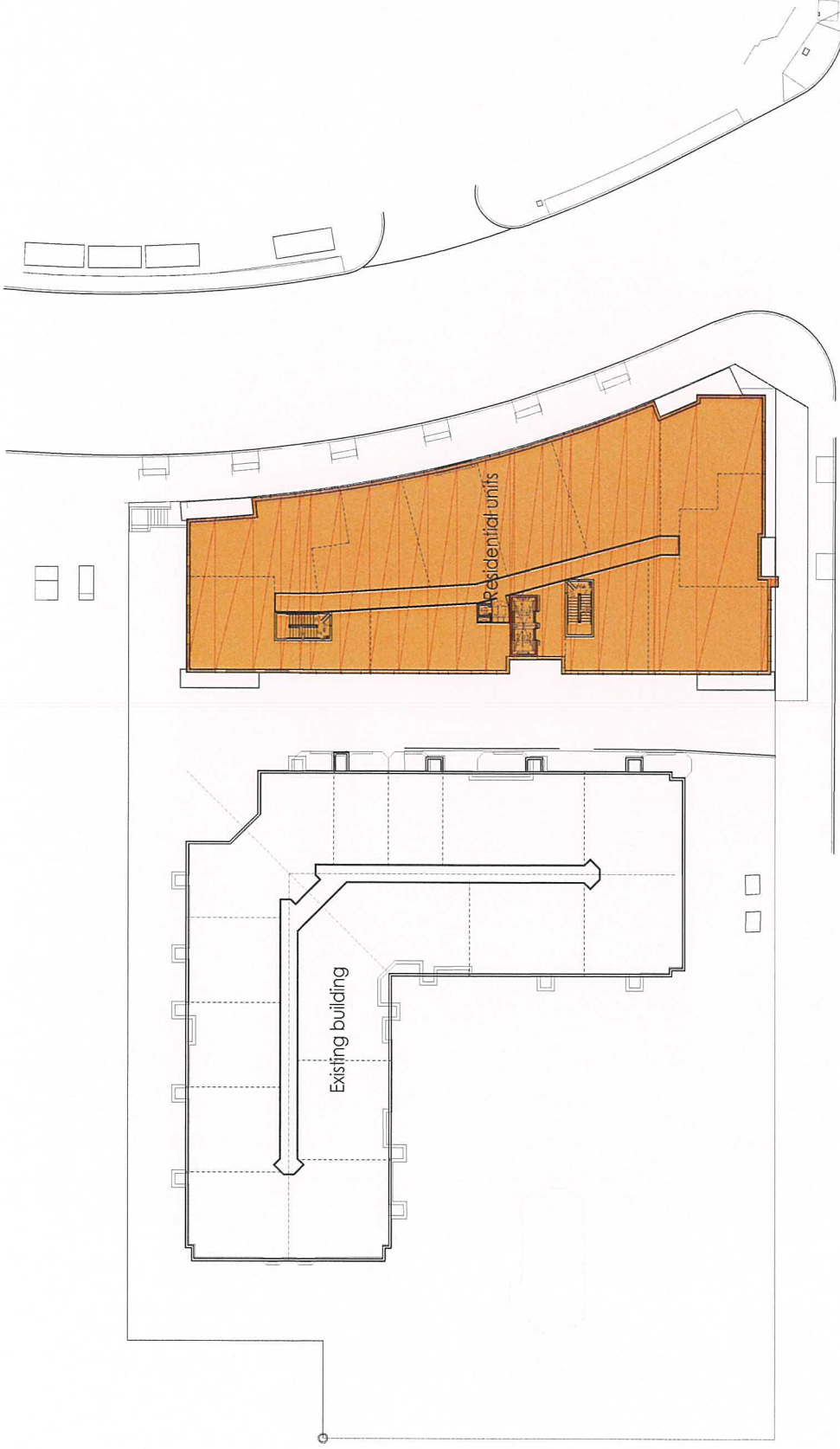
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TYPICAL LEVEL FLOOR PLAN



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TOP TYPICAL LEVEL FLOOR PLAN





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1.106

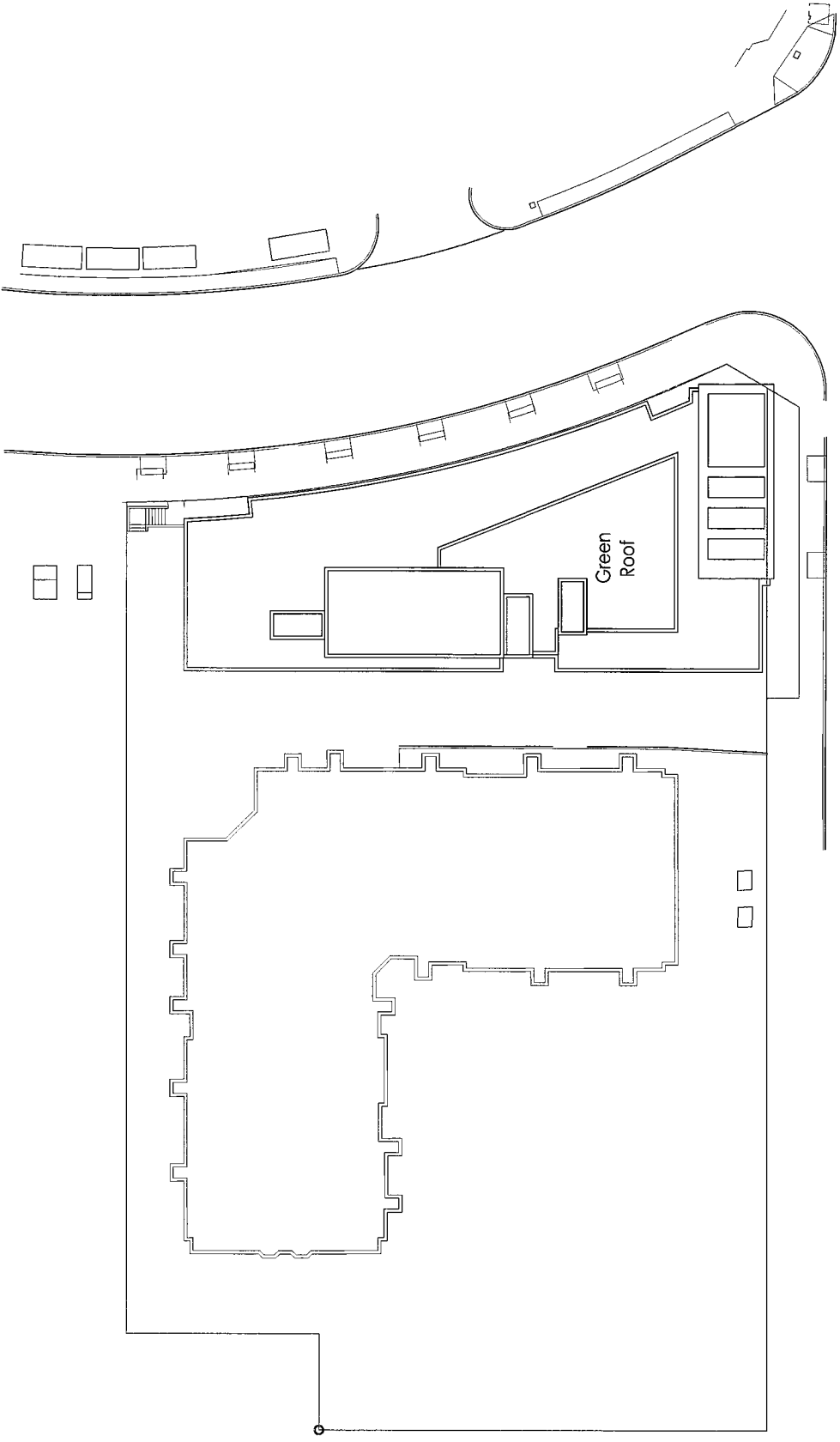
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ROOF LEVEL FLOOR PLAN



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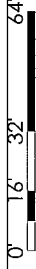
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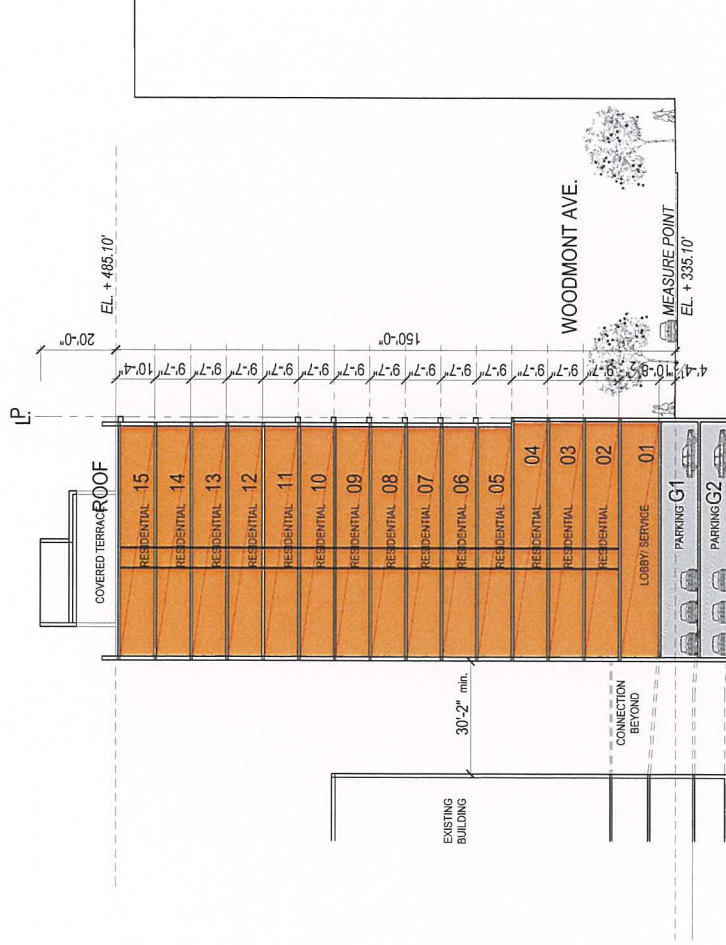
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TOP ROOF LEVEL FLOOR PLAN



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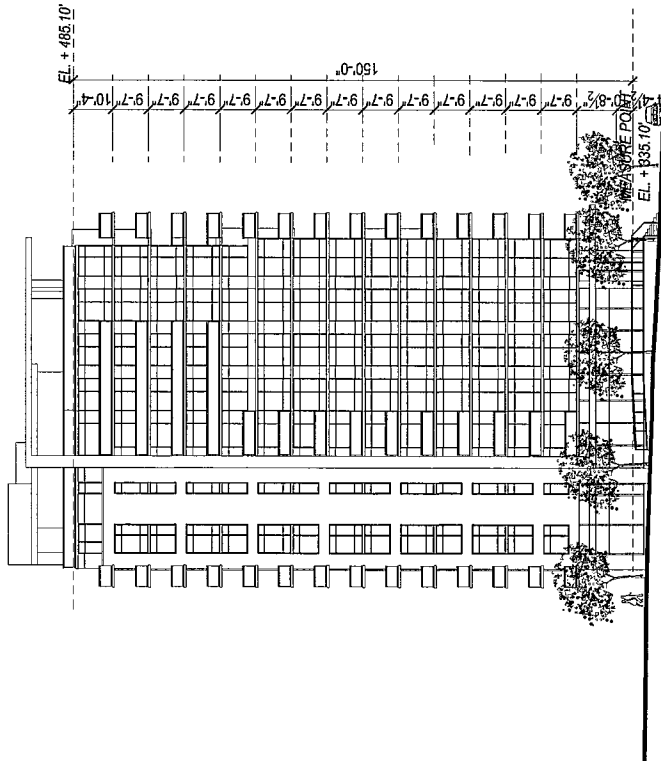
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1.108

SECTION





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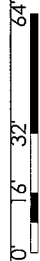
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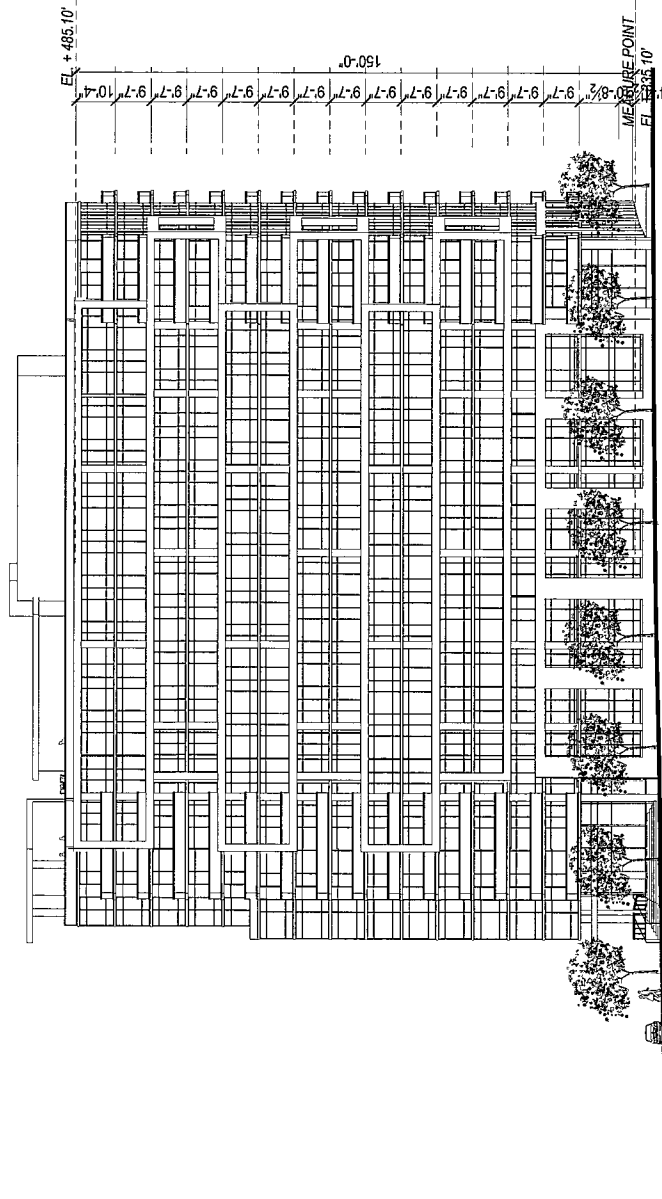
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EDGEMOOR LN. ELEVATION



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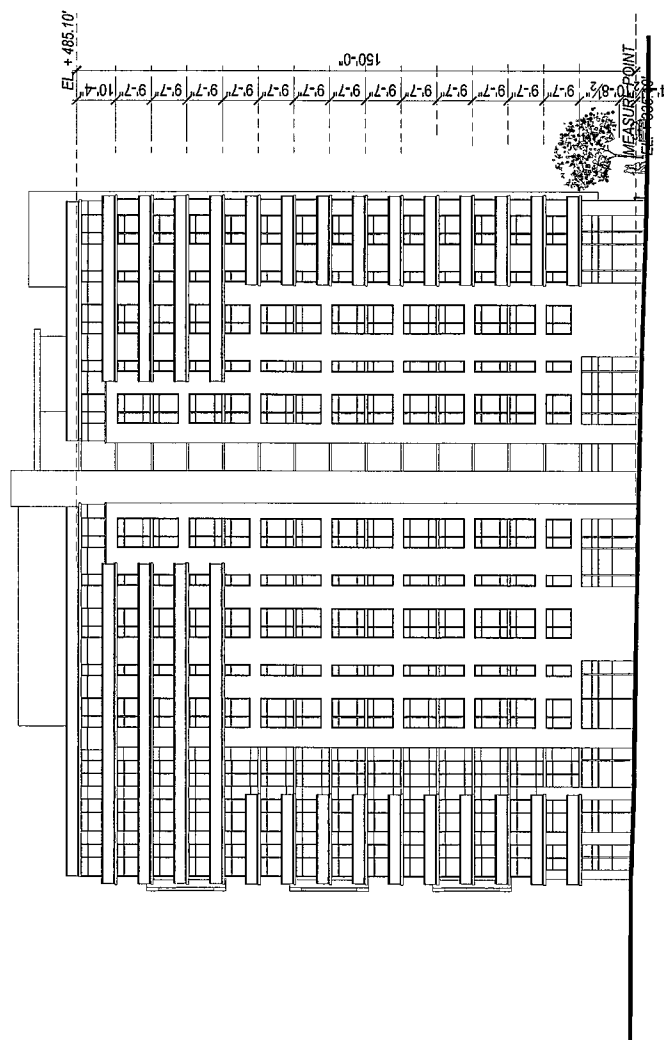
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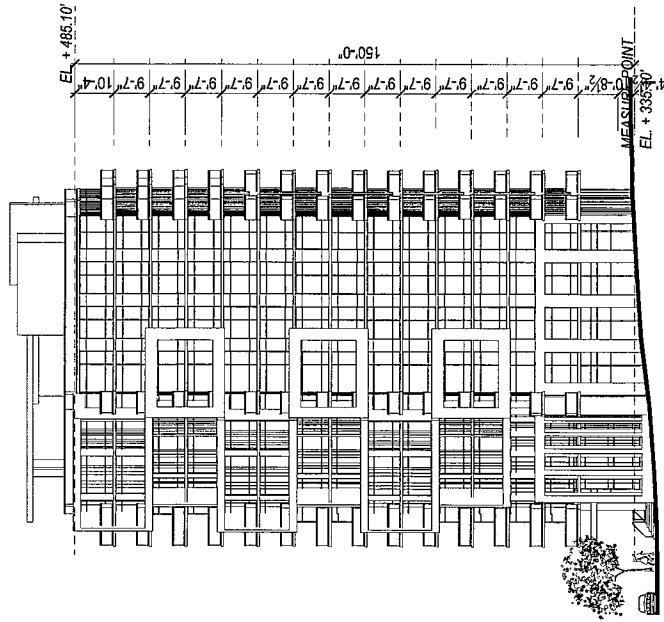


WOODMONT AVE. ELEVATION

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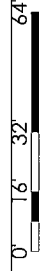
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WEST ELEVATION



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PEDESTRIAN PERSPECTIVE





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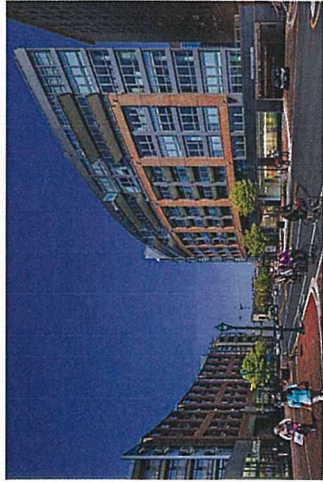
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AERIAL PERSPECTIVE

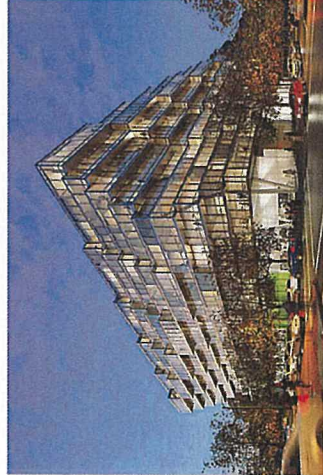




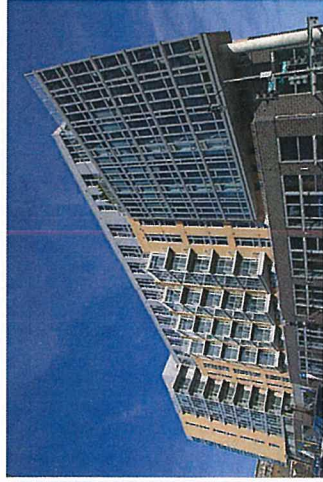
A: The Darcy - Bethesda, MD



B: The Cheval - Bethesda, MD



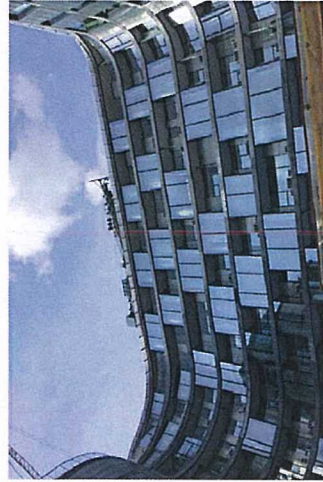
C: The Westlight - Washington, DC



D: View 14 - Washington, DC



E: The Altaire - Arlington, VA



F: Example Facade Pattern - Europe
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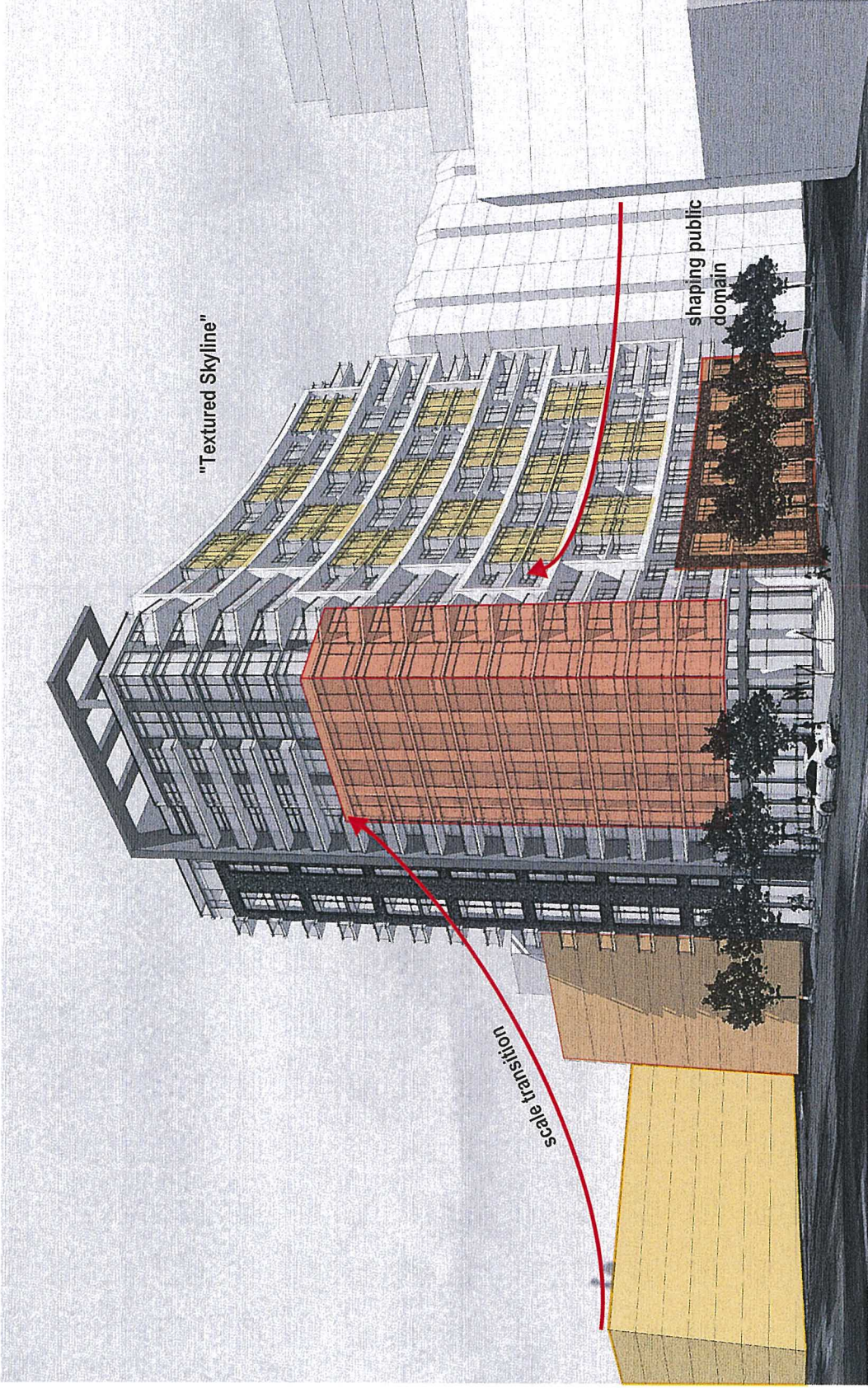
G: Example Facade Pattern - Europe



H: Example Facade Pattern - Europe



I: Example Facade Pattern - Europe



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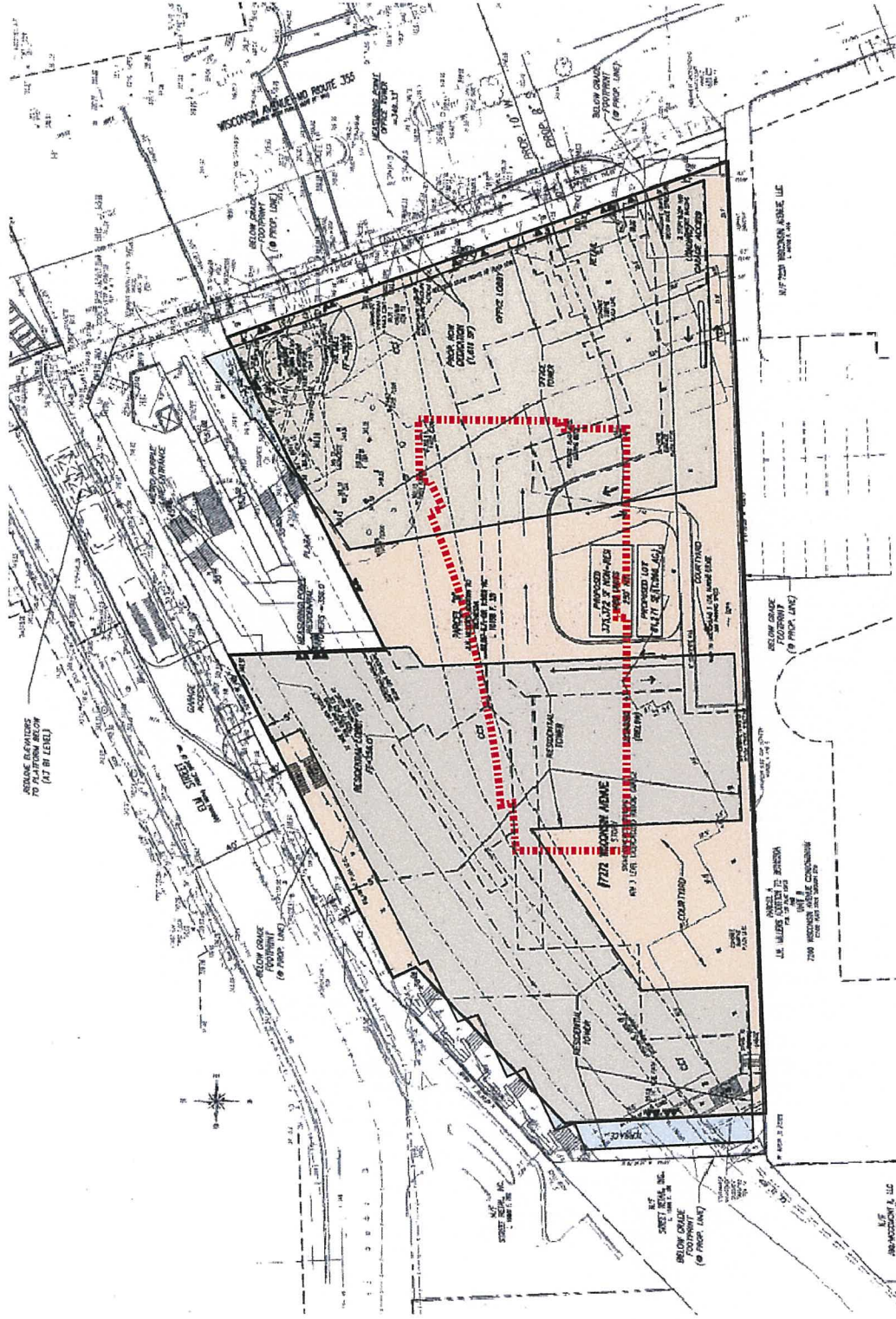
SCALE & ARTICULATION DIAGRAMS

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Overlay of the Edgemont footprint on The Apex site



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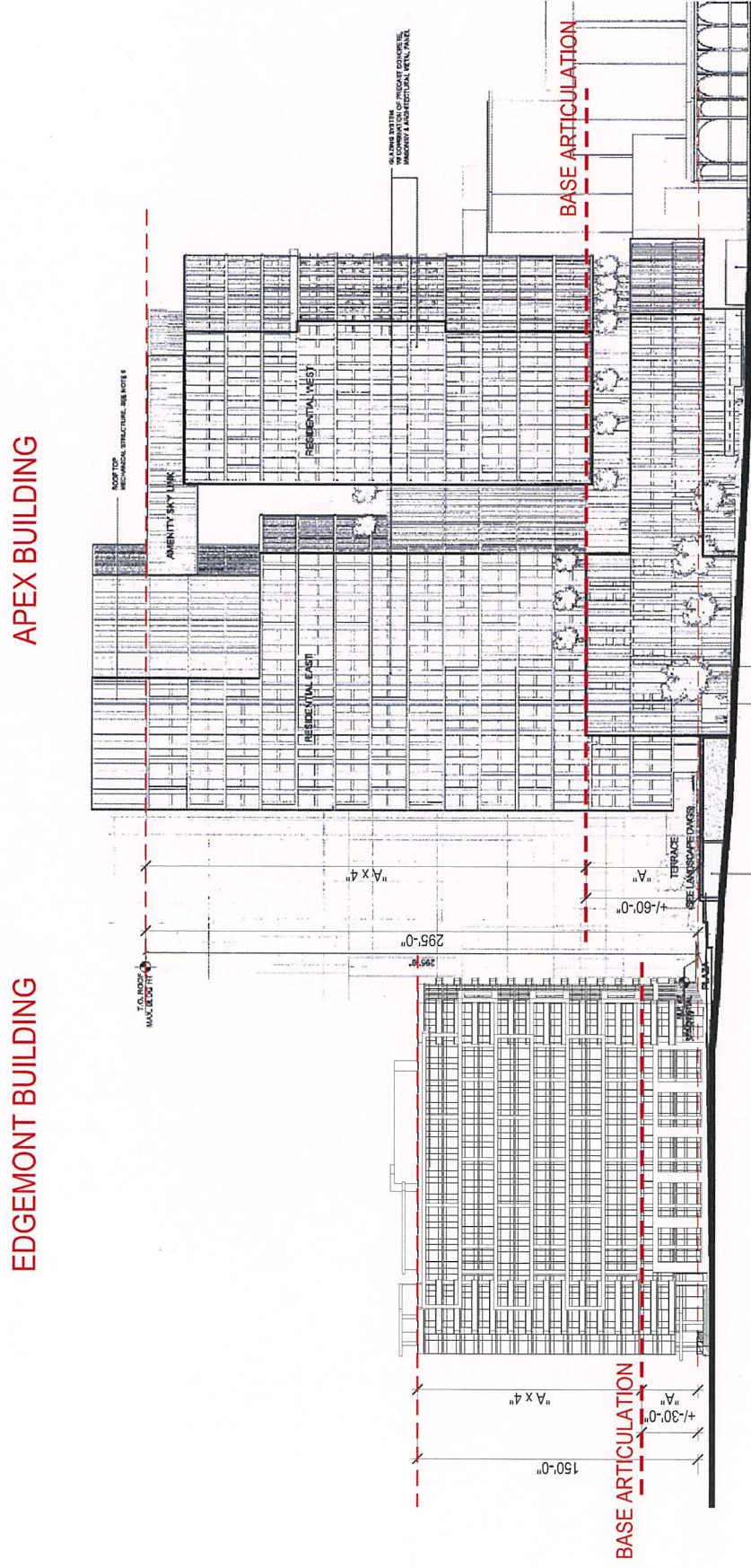
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SCALE/ PROPORTION COMPARISON

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The approach of the Edgemont development is similar to larger downtown projects, but approaches the treatment with overall height and land area in mind, which is drastically shorter and smaller than other large projects in downtown Bethesda.



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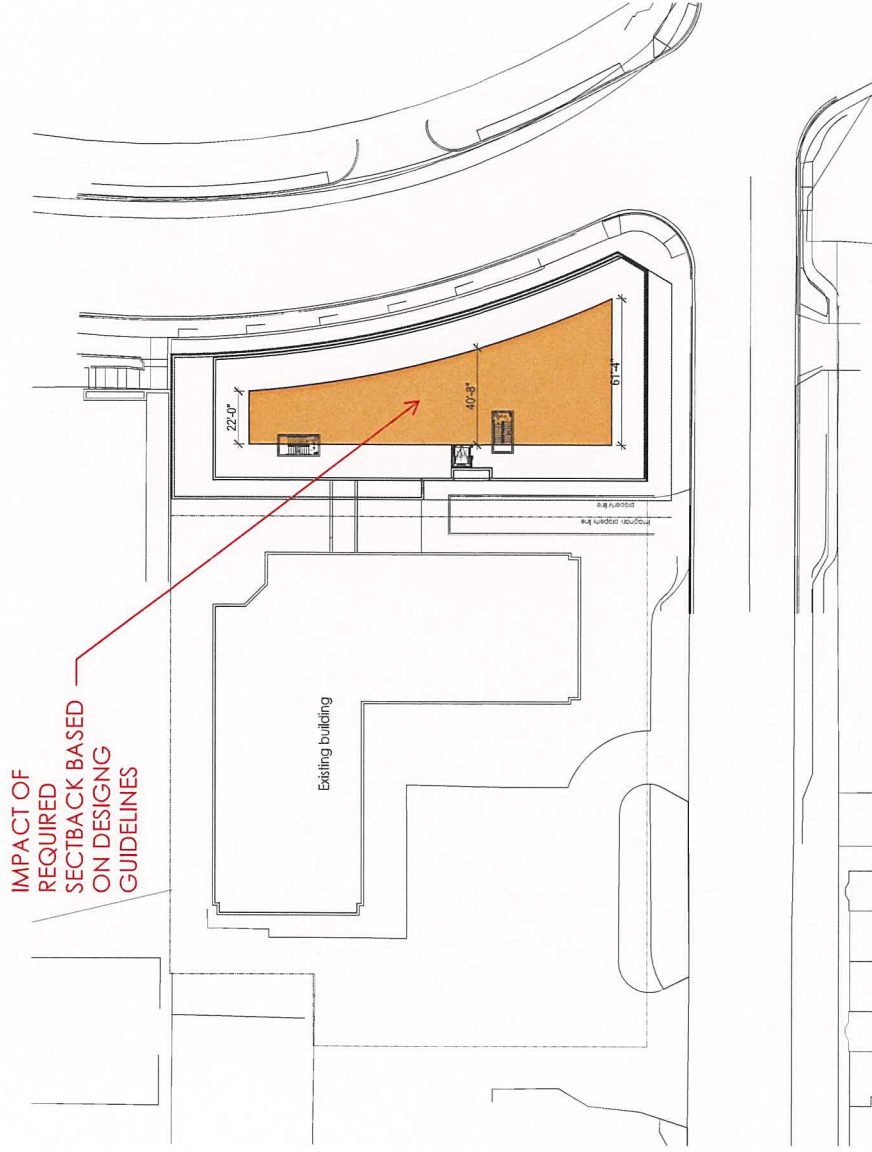
SCALE/ PROPORTION COMPARISON



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The Edgemont would only be 22' wide if prescribed set back recommendations were utilized for the "tower"



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SETBACKS IMPACT EXHIBIT

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