

Bethesda Downtown Design Advisory Panel

FROM: Grace Bogdan
Planner Coordinator

PROJECT: St. Elmo Apartments
Site Plan Amendment

DATE: October 23, 2019

The St Elmo Site Plan was reviewed by the Bethesda Downtown Design Advisory Panel on October 23, 2019. The following meeting notes summarize the Panel's discussion, and recommendations regarding design excellence and the exceptional design public benefits points. The Panel's recommendations should be incorporated into the Staff Report and strongly considered by Staff prior to the certification of the Site Plan. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.

Attendance:

Design Advisory Panel Members

Karl Du Puy
George Dove
Rod Henderer
Paul Mortensen (Panelist, Senior Urban Designer in the Director's Office)

Staff

Grace Bogdan (Lead Reviewer)
Robert Kronenberg (Deputy Director of Development Review)
Elza Hisel-McCoy (Area 1 Division Chief)
Stephanie Marsnick-Dickel (Area 1 Acting Supervisor)
Gwen Wright (Planning Director)

Development Team

Liz Rodgers
Steve Robbins
Mitch Yentis
Mark Dubick
John Segreti
Maurice Walters
Michael Schwartz



Mark Elliot
Elliot Rhodeside
Jonathon Bondi

Discussion Points:

- Promenade setback
 - o Appreciate the reduction of cantilever but would like the bump out to continue to ground (previous comments) it would help anchor the building
 - Response: current design allows for free passage in promenade, and 'grounding' may compromise retail visibility. Cantilever is important to the expression of the building's early modernistic architecture
 - o Were there supposed to be brackets that show support of cantilever on promenade side?
 - Response: Can provide if requested, but now more shallow than previously
 - o
- Landscape/Art
 - o What kind of trees?
 - Response: Trees remain the same as previous, honey locust and Japanese maples
- Height
 - o Prefer the top of the building more than previously with the extra floor
 - o Why is the penthouse so high? Could you change the louver type to compensate for reduced green roof? – yes
 - Response: Fully maximized with equipment and any change may result in reduced green roof.
- Façade -
 - o Appreciate the change in the elevations, particularly how the balconies have been moved and/or were removed to respond to previous concerns
- Loading
 - o Very impressed with through block loading dock
- General
 - o Appreciate how previous comments have been addressed
 - o Potential redevelopment of property to south? Project has a great presence on Old Georgetown but what happens when properties redevelop?
 - Applicant Response: Lenkin owns assemblage of properties but not the one directly south of Property

Panel Actions:

Voted 3-0 in support of the requested 15 exceptional design points.

