

# Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

## Agenda

Friday, June 5, 2020 (Virtual Meeting)

Notes to be Taken by Matt Gordon

**4526-4530 AVONDALE STREET** (Kevin Park, CEO SJ Investment Corp) (up to 30 minutes)

**UPDATE ON FARM WOMEN'S MARKET** (up to 15 minutes)

**COUNCILMEMBER FRIEDSON - on Bethesda and the budget, Q&A** (up to 30 minutes)

**NEW BUSINESS** (as needed to close of meeting)

<http://montgomeryplanning.org/planning/communities/area-1/bethesda-downtown-plan/bethesda-downtown-implementation-advisory-committee/>

### Meeting Notes and Attendees:

#### **4526-4530 Avondale Street**

The following individuals presented the proposed development:

- Kevin Park, CEO, SJ Investment Group
- Patrick La Vay, MHG
- Soo Lee Choo, Miller Miller & Canby
- Brett Swiatocha, Perkins Eastman

- 1) Site is zoned CR-1.5. Two existing multifamily structures will be razed to allow for a 7-story apartment building. Proposed height is 70 feet. Gross Tract Area, 21,879 sq. ft. Total of 55,000 sq. ft. of residential GFA proposed. 33,121 sq. ft. proposed from the Bethesda Overlay Zone. The proposal for the site is a 60-unit apartment building with 15% MPDUs, targeting younger demographic. Smaller unit sizes are envisioned (e.g., studio to 1-BR and 1-BR + Den). The location is the key amenity for the project. The site is close to the Bethesda Metro Station. Underground parking and penthouse amenity space are proposed.
- 2) Brett Swiatocha highlighted that the existing buildings on Avondale are mainly 2-story buildings. As the likely first project to move forward to redevelopment on this block, the existing conditions of the lower-scale development will be part of the fabric of the street until the entire block is redeveloped. The massing of the building is intended to work with this interim condition.



- 3) Avondale Street is a Neighborhood Residential Street with a 20-25-foot build-to-line, with a 2-3 story base height and step-back above. The design of the building satisfies these guidelines. Brett provided an Illustrative version of a literal interpretation of the Design Guidelines. Consideration of the building face facing Wisconsin Avenue as needing to be treated and articulated because it will stick out until other sites closer to Wisconsin Avenue redevelop. In order to do this, the building is set back from the western property line to allow for windows and fire access. A 2-story base height is proposed because it is compatible with the surrounding neighborhood.
- 4) The design of the building is intended to create a pedestrian scale through a lowered entrance height on Avondale Street (below the 2-story base). It is early in the process for design articulation of façade and windows, but precedents were shown. The design team will focus on façade expression and street scale. Perspective views with an articulated façade in the overall context of Avondale Street and this section of Bethesda were presented.
- 5) 22 parking spaces are proposed in the on-site garage at this time. Access to the garage is located at the northeast corner of the property (eastern end of Avondale frontage). The pedestrian entrance is located on the western end of the frontage, which is closer to Wisconsin Avenue.
- 6) 3 units are currently planned for the rear lower level with access to outdoor amenity space. Entry to the building on Avondale is a two-story height with a small amenity area. 3<sup>rd</sup> floor and above reflect a setback in the floor plans. Rooftop includes an enclosed amenity area and green roof and mechanical.
- 7) Pat La Vay described the concept to shift the existing curb line on Avondale Street to maintain more on-street parking and create an on-street loading zone. This also allows for a better pedestrian scale and movements out of the on-site garage.
- 8) Questions:
  - a. Trash pick-up for future residents - from the western side of the building from Avondale.
  - b. Grade change between the site and the Chevy Chase Towers to the south - property steps down in elevation/grade from the taller Chevy Chase towers to the south.
  - c. Improvements to the retaining wall to the rear for this redevelopment to ensure structural safety - retaining wall is not expected to need updates as a result of the project.
  - d. Construction staging due to Avondale Street being a narrow street - they are exploring some off-site construction with prefabricated materials to minimize on-site storage of construction materials. This also provides greater certainty in the construction timing.
  - e. Parking ratio per unit, and whether electric vehicle spaces will be provided - 1 space per 3 units is currently proposed, anticipated that electric vehicle charging spaces will be provided, with the number to be determined.
  - f. MPDUs distributed throughout the building or separated - distributed throughout the building as required by County law and regulations.
  - g. Step-back from 3<sup>rd</sup> floor and up - 8-foot setback is proposed above the 3<sup>rd</sup> floor, additional setbacks with the notch in the middle of the building to create the impression of 2 buildings.
  - h. Public benefits for the project - minimum parking, architectural design, energy conservation, required BLT payment, recycling program.
  - i. Building amenities - gym and rooftop amenity are proposed.



- j. Design of the green roof - green roof will primarily be used for stormwater management purposes.

### **Councilmember Andrew Friedson Update on Bethesda and Budget**

- 1) CCT tunnel – approval for construction to start in 2024 and completion in late 2026.
- 2) Urban Loading and Delivery Management Study – scheduled to begin in July.
- 3) Bethesda ES – Addition project delayed by 2 years, scheduled to begin in 2024 and complete by 2025.
- 4) B-CC/Walter Johnson Clusters ES (new): Programmed for Planning, Design, and Supervision in FY25 and FY26.
- 5) Woodward HS – Construction funds approved to reopen as a High School in 2025.
- 6) Bethesda Pedestrian/Bikeway Facilities – construction of Bethesda loop protected bike lanes should begin by July 1. MCDOT waiting on SHA permits.
- 7) Bethesda one-way street study (Montgomery, East-West, OGR) – Feasibility and design study for 35% funded for FY21/22.
- 8) Norfolk Avenue Shared Street – feasibility study and design for 35% of converting Norfolk funded for FY21/22
- 9) B-CC Regional Community Rec Center – Facility planning FY21
- 10) Bethesda Parking facility updates – funding for repairs of many garages.
- 11) A question was asked about the Westbrook ES study. Removed from budget because there is enough capacity, determined through an enrollment analysis.
- 12) Priorities for Bethesda? Rec Center in the early stages, but also focused on parks and bike lanes.
- 13) Norfolk Avenue closed street – through traffic going east-west would still be allowed, but each block would be closed off to vehicular traffic. Pick-up to-go food/drink, and then go sit in a public streetery (term of art). Socially distanced tables with crowd controls/disinfecting and cleaning measures.
- 14) Jeff Burton – finalizing the plans for outdoor seating today, and it will be implemented during the middle of the month.
- 15) Will pick-up zones continue going forward – Yes, they will continue and even expand in some blocks.
- 16) Will the County continue to allow alcohol sales to-go by Restaurants? Open consumption permission to be approved by ABS for alcohol sales and bringing to-go alcohol. BUP will apply for permit in these streeterys. Hours of these streeterys will end at 10 pm.



17) Councilmember Friedson is supporting extending sale of alcohol to-go following the expiration of the state of emergency order and into the future. Comptroller and Governor are in support so far.

### **Update on the Farm Women's Market**

About 10 days ago, a letter came out that the County was moving to final negotiations on the county parking lots. Deadline for comments is expiring. There were issues around the appraisal, but the expectation is that the County and developer are working toward final negotiations to allow for redevelopment with underground parking and park space.

### **New Business**

Stephanie Dickel provided updates on pending development projects.

- 1) Avondale project will go to DRC on June 9<sup>th</sup>.
- 2) 8015 Old Georgetown Road is going to Planning Board on June 25<sup>th</sup>
- 3) Amendment to 2 Bethesda Metro Center to allow for a daycare (potentially going to the Planning Board in July)
- 4) Hampden East and Avondale projects are going to DAP in June.
- 5) 7272 Wisconsin Avenue going to the Planning Board to change 80 multi-family to short-term rentals.
- 6) Metro Tower amendment to increase parking spaces also on June 18<sup>th</sup>.

**Meeting in July will be July 10<sup>th</sup> due to the July 4<sup>th</sup> holiday.**

### **Meeting Attendees:**

IAC Members: Naomi Spinrad, Dedun Ingram, Joyce Gwadz, Amanda Farber, Michael Fetchko, Jad Donohoe, Emily Vaias, Jack Alexander, Patrick O'Neil, Chris Smith, Kristi Smith, Matt Gordon and Steve Long, and Susan Wegner.

Montgomery Planning Department: Stephanie Dickel, Emily Balmer and Leslye Howerton

Bethesda Urban Partnership: Jeff Burton

BCC Regional Services Center: Derrick Harrigan

Councilmember Andrew Friedson, Cindy Gibson and Aaron Kraut (Council Member Friedson's office).

