

Bethesda Downtown Design Advisory Panel (DAP)

Submission Form (Revised March 2020)

PROJECT INFORMATION

Project Name	4702 Chevy Chase Dr.
File Number(s)	No number yet assigned - Sketch Plan to be filed the week of July 13, 2020
Project Address	4702 Chevy Chase Dr., Bethesda, MD

Plan Type ☐ Concept Plan ☒ Sketch Plan ☐ Site Plan ☐ Consultation w/o Plan

APPLICANT TEAM

	Name	Phone	Email
Primary Contact			
Architect	Lessard Design Inc. - Luz Del Mar Rosado - Design Director - 571-830-1841 - lrosado@lessarddesign.com		
Landscape Architect	Landscape Architecture Bureau, LLC - Lyn Wenzel - 202.517.1184 (office) 502.762.6500 (cell) - lw@labindc.com		

PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density (SF/FAR)	Requested BOZ Density (SF/FAR)	MPDU %
Project Data	CR-1.5,C-0.25,R-1.5,H-70	70' B.H.	85,000 sf	57,557.2 SF	15%
Proposed Land Uses	Residential				

DESIGN ADVISORY PANEL SUBMISSION PROCESS & REQUIREMENTS

1. Schedule a Design Advisory Panel review date with the Design Advisory Panel Liaison.
2. At least two weeks prior to the scheduled Panel meeting, provide via email to the Design Advisory Panel Liaison the completed Submission Form and required drawings in PDF format. Incomplete applications will be returned for revision. **Applications deemed incomplete by the Liaison may result in the loss of the scheduled meeting date if not returned complete within the above time frame.**
3. Concept Plan and Sketch Plan applications must include the following, at a minimum:
 - Property location plan showing three-block context radius
 - Illustrative site plan showing two-block context radius
 - Perspective images of all building faces from a 3-D model that show the proposal in the built context, as well as with nearby buildings approved by the Planning Board. (Bring the 3-D model to the Panel review.)
 - 3-D building massing diagrams illustrating:
 - both strict conformance with the design guidelines and the proposed design, indicating where the proposal does not conform and how the alternative treatments meet the intent of the guidelines
 - the maximum standard method of development density on site
 - the maximum mapped density on site
 - Precedent images showing scale, architectural character, materiality, etc. (Concept & Sketch Plans only).

Except as noted, Site Plan applications must include all of the above, as well as, at a minimum:

- Floor plans for parking level(s), ground floor, typical floor, roof, and unique conditions
- Building/site sections showing full adjacent street sections with opposite building face
- Elevations for each façade
- Key perspective views expressing character of the building elevations and streetscape.



DESIGN GUIDELINES CONFORMANCE

The primary goal of the DAP is to provide advice and recommendations that will heighten design excellence and improve the quality of architecture, urban design, and landscape architecture in Downtown Bethesda. Simple compliance with the numerical standards in the Design Guidelines does not in itself achieve Design Excellence.

STREET TYPE(S): Neighborhood Residential (Chevy Chase Dr. / Nottingham Dr.)

	Recommended	Provided	Alternative Compliance?
Sidewalk Zone			
Planting/Furnishing Zone	6'-0" - 8'-0"	6'-0"	
Pedestrian Thorough Zone	6'-0" - 10'-0"	6'-0"	
Frontage Zone	5'-0" - 8'-0" min.	8'-0"	
Building Placement			
Build-to Line (from street curb)	Chevy Chase Dr. = 20'-0" min Nottingham Dr. = 20'-0" min	Chevy Chase Dr. = 20'-0" min and +/- 26.31 average) Nottingham Dr. = 20'-0" min	
Building Form			
Base Height	Chevy Chase Dr. = 2-3 sto / 25'-35') Nottingham Dr. = (ref to note*)	Chevy Chase Dr. = 3 sto / +/- '28-0" measured from top of curb at Nottingham Dr. Nottingham Dr. = (ref to note**)	
Step-Back	Chevy Chase Dr. = 15'-0" min Nottingham Dr. = (ref to note*)	Chevy Chase Dr. = 1'-6" min. (varies) Nottingham Dr. = (ref to note**)	Yes, 1'-6" setback min. (varies)

DOES THE PROJECT INCLUDE A THROUGH-BLOCK CONNECTION OR TRAIL? ☐ Yes ☒ No

- If yes, please provide sectional diagrams demonstrating conformance with Section 2.1.9 of the Guidelines

DOES THE PROJECT INCLUDE A SECTOR-PLAN RECOMMENDED PARK OR OPEN SPACE? ☐ Yes ☒ No

- If yes, please provide diagrams demonstrating conformance with Section 2.2 of the Guidelines

BUILDING FORM

	Recommended	Provided	Alternative Compliance?
Tower			
Separation Distance	45-60'	building under 120' - limited property size	Yes, design will mitigate visual impact by adding visual interest
Step-Back	Chevy Chase Dr. = 15'-0" min Nottingham Dr. = (ref to note*)	Chevy Chase Dr. = 1'-6" min. (varies) Nottingham Dr. = (ref to note**)	Yes, 1'-6" setback min. (varies)
Bulk Reduction Methods	limited footprint, Variation in heights, limit apparent face, modulate and articulate facades		

Note* - Nottingham Dr. = confronting a residential detached zone Montgomery Co. Code Ch.59 Sec. 4.1.8 Compatibility Requirements

Note** - Nottingham Dr.
Setback at property line = 0'-0", height allowed in confronting zone = 35'-0"
45 degree angle starts at 35'-0"

IS THE PROJECT LOCATED IN A DISTRICT IDENTIFIED IN CHAPTER 3 OF THE DESIGN GUIDELINES? ☐ Yes ☒ No

- If yes, please provide diagrams demonstrating conformance with the District-Specific Guidelines

EXCEPTIONAL DESIGN POINTS REQUESTED (MIN: 10, MAX: 30): 30 points

- 10 Points: Generally consistent with the Design Guidelines and meets four of the CR Guideline Criteria
- 20 Points: Superlative design that in a uniquely compelling way meets the Design Guidelines or overcomes a significant site or similar constraint; a top example of design within Montgomery County
- 30 Points: Singular design that exemplifies the highest intent of the Design Guidelines and may be considered a top example of design within the Mid-Atlantic region





EXISTING SITE CONTEXT

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4702 CHEVY CHASE DR.
BETHESDA CONDOS

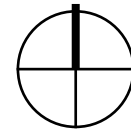
BETHESDA, MD

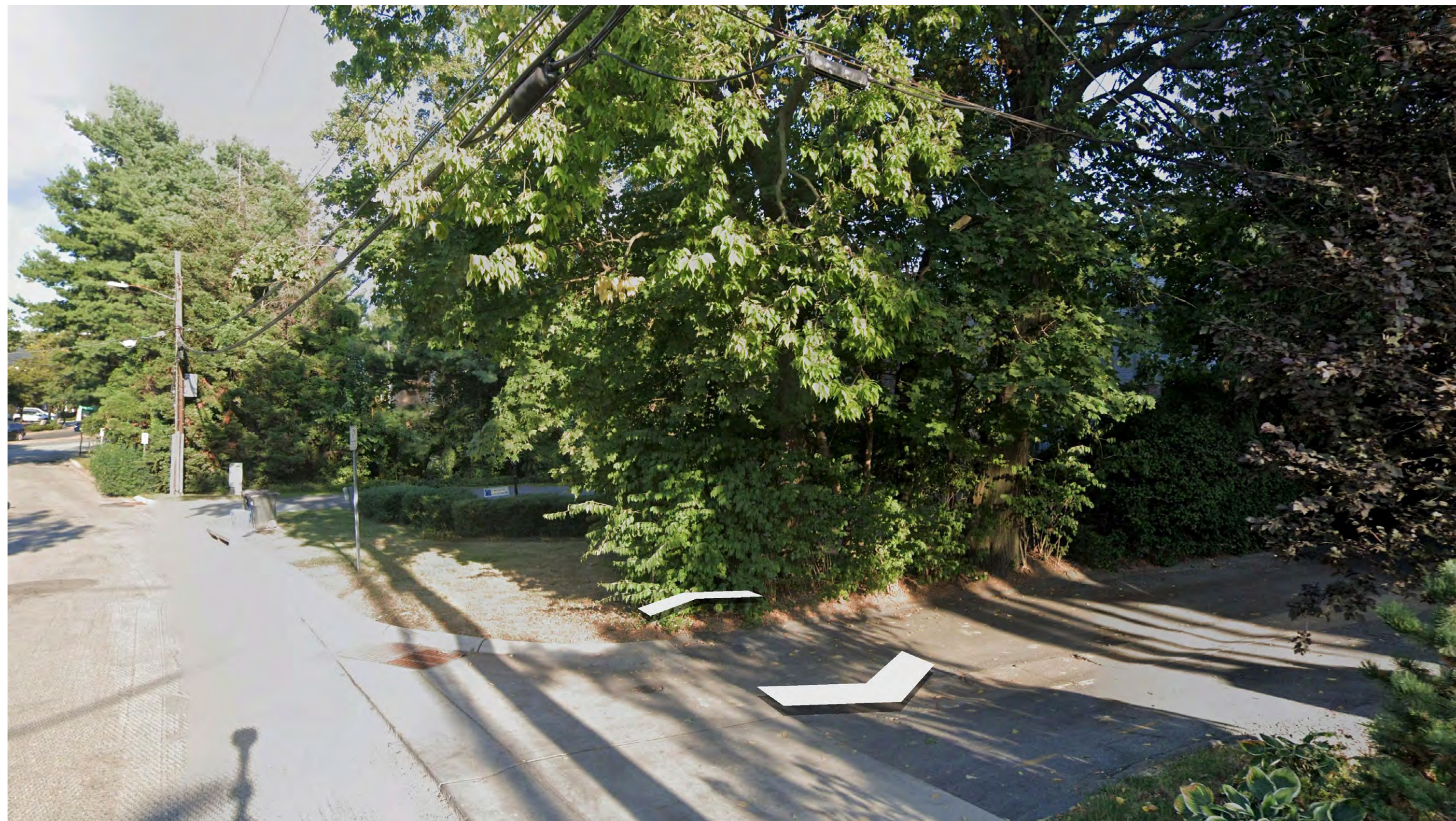
WINTHROP INVESTMENT GROUP

JULY 22, 2020
WIG.001

A.01

0' 25' 50' 100'
SCALE: 1" = 50' (@ 22"x34")





01



02



03



04



KEY PLAN



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EXISTING CONTEXT

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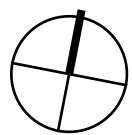
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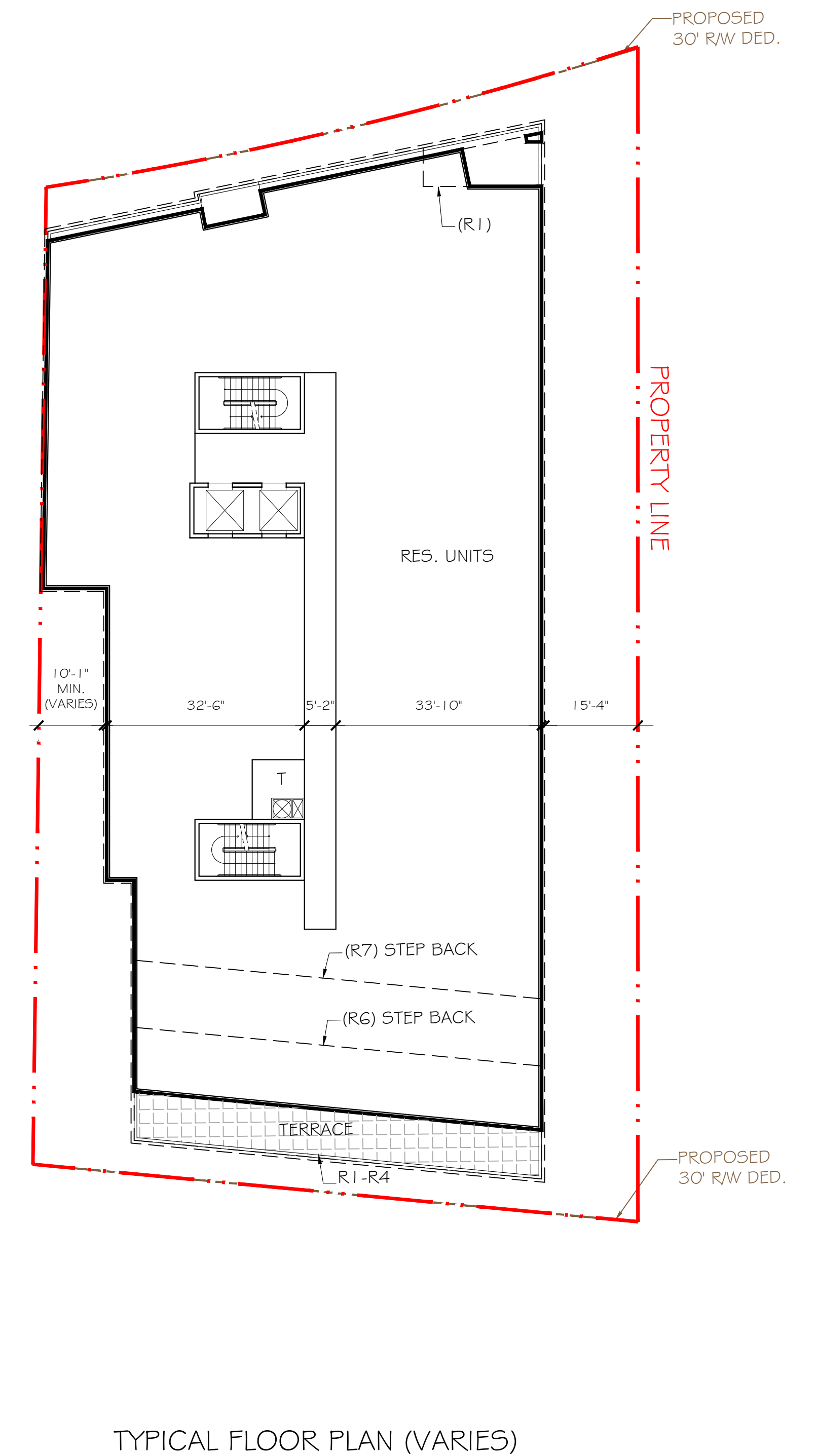
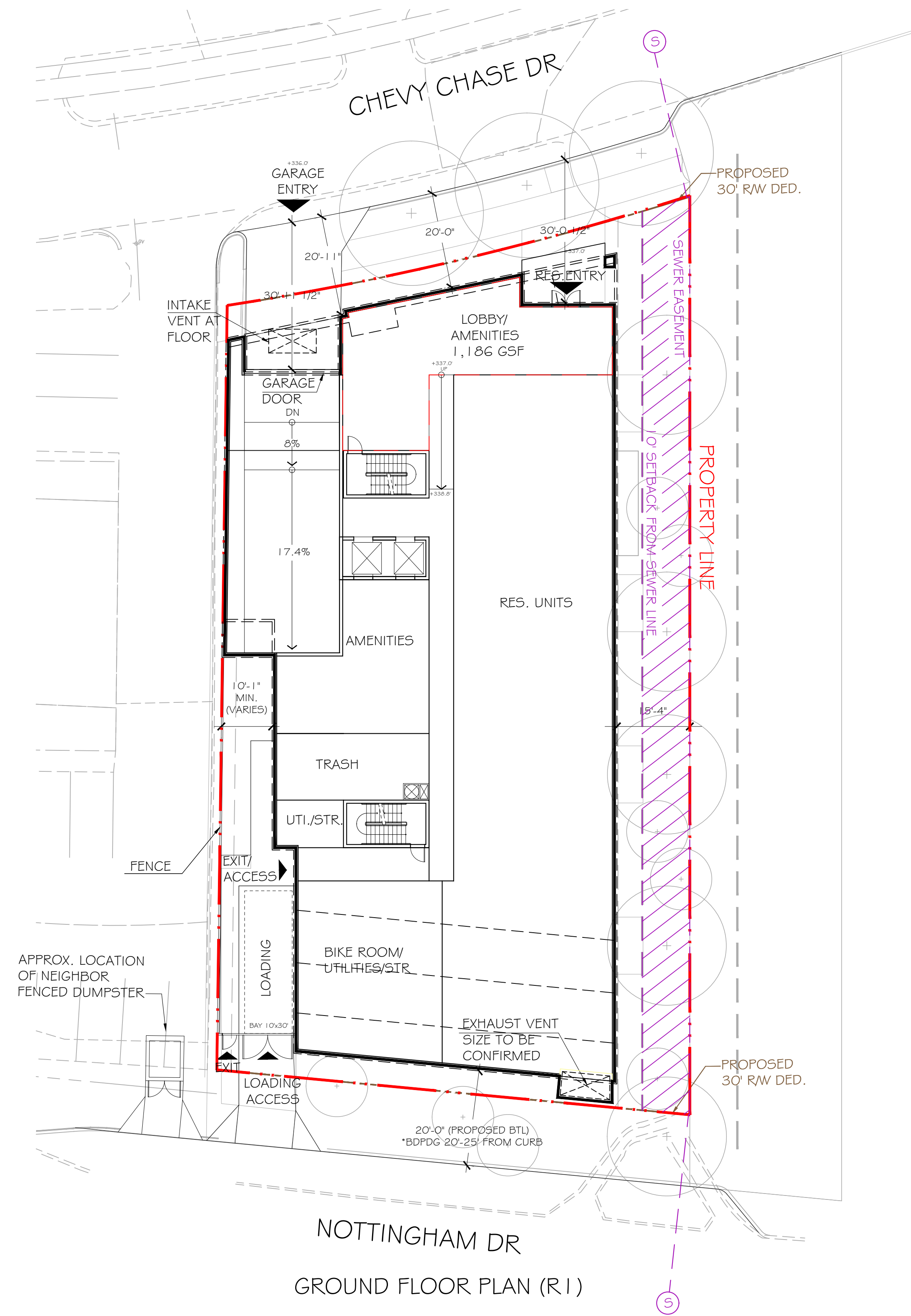
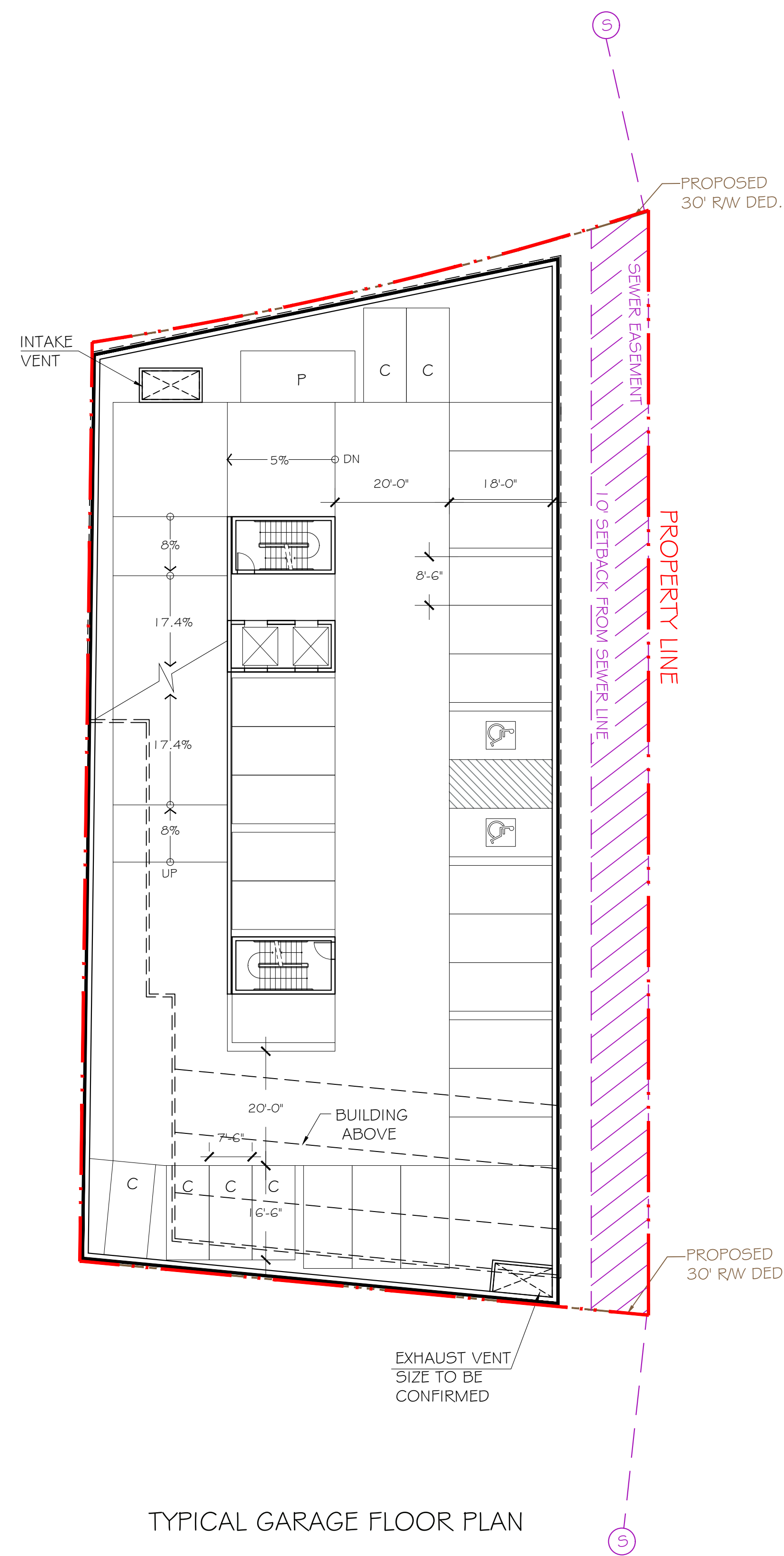


08



KEY PLAN





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION



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SCHEMATIC FLOOR PLANS

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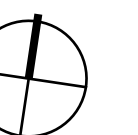
BETHESDA, MD

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JULY 22, 2020
WIG.001

0' 8' 16' 32'
SCALE: 1/16" = 1'-0" (@ 22"x34")

A.05



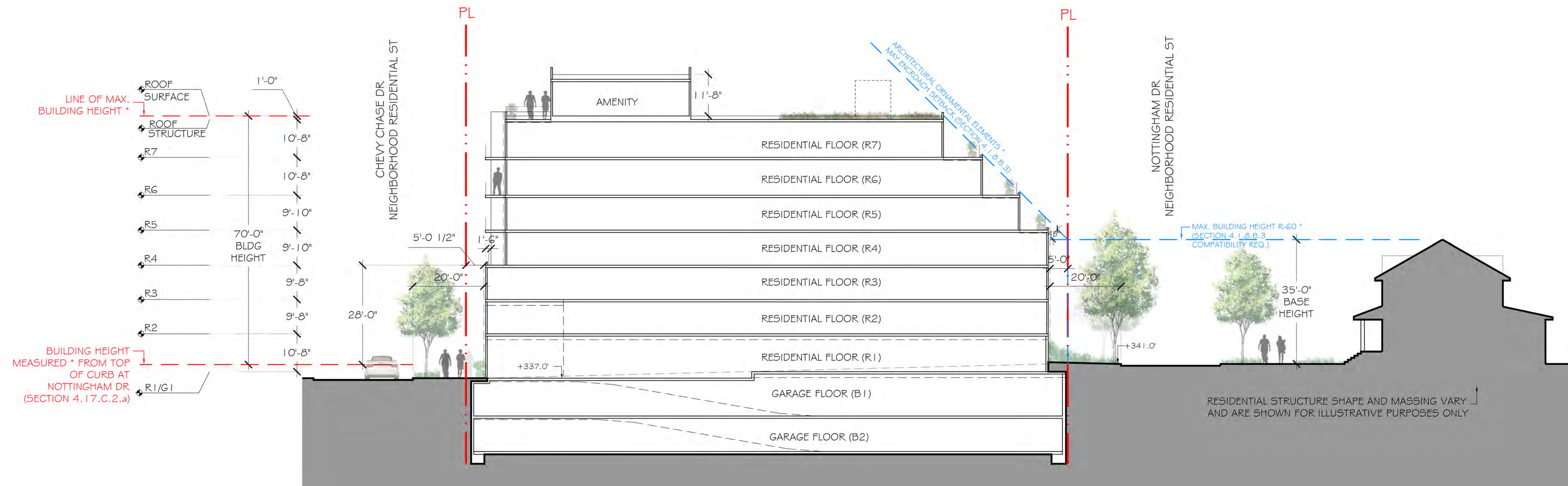


Table 2.07: Neighborhood Residential Street

Sidewalk Zones

A. Planting/Furnishing Zone: 6 - 8 ft.
B. Pedestrian Through Zone: 6 - 10 ft.
C. Frontage Zone: 5 - 8 ft. min.

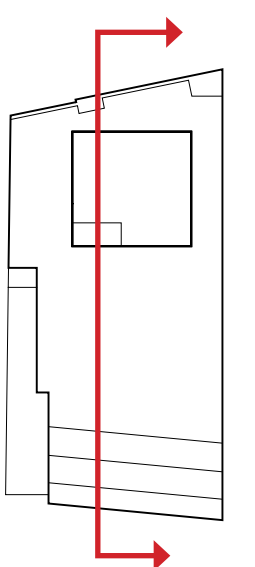
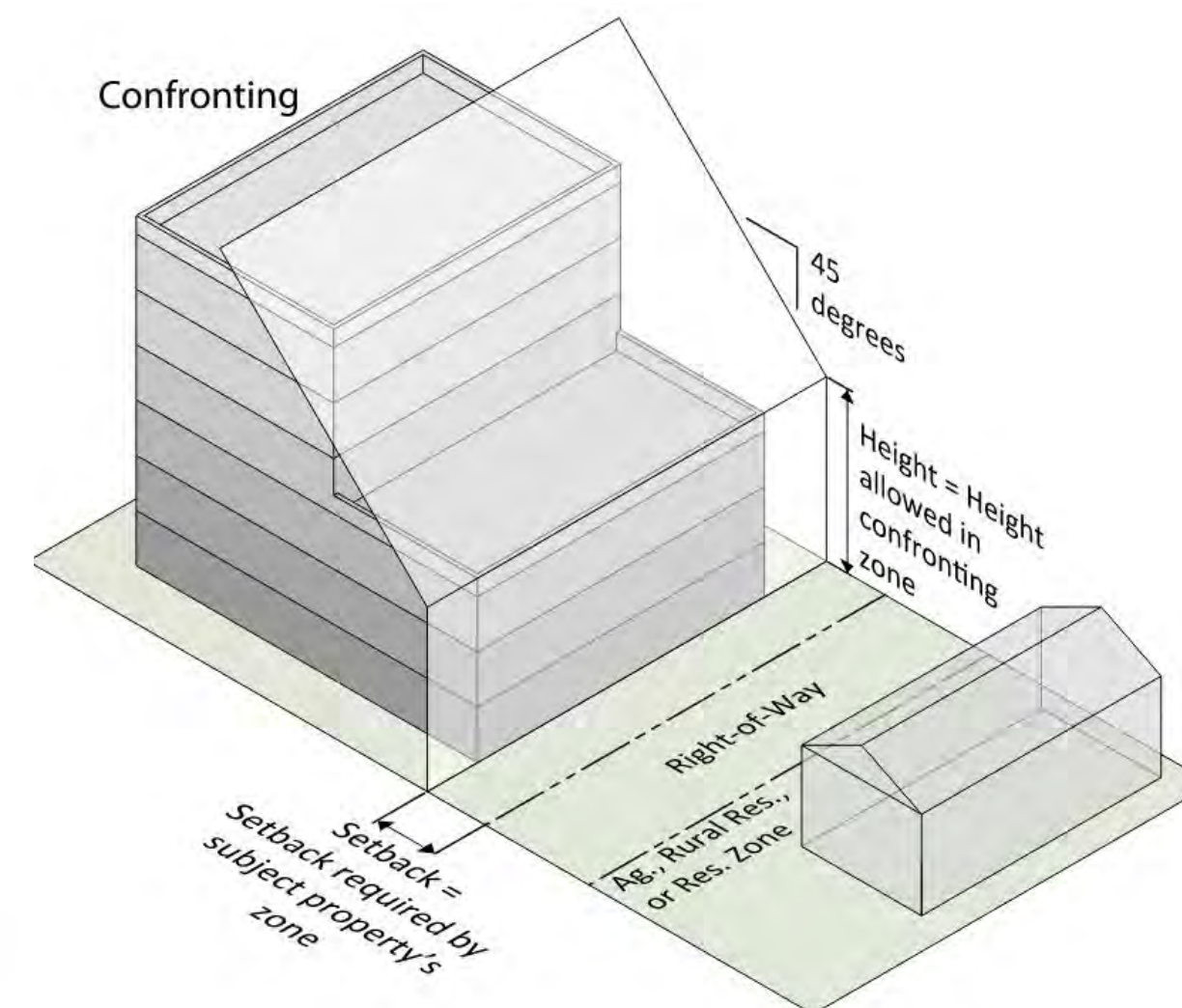
Building Placement

D. Build-to Line: 20 - 25 ft. from street curb

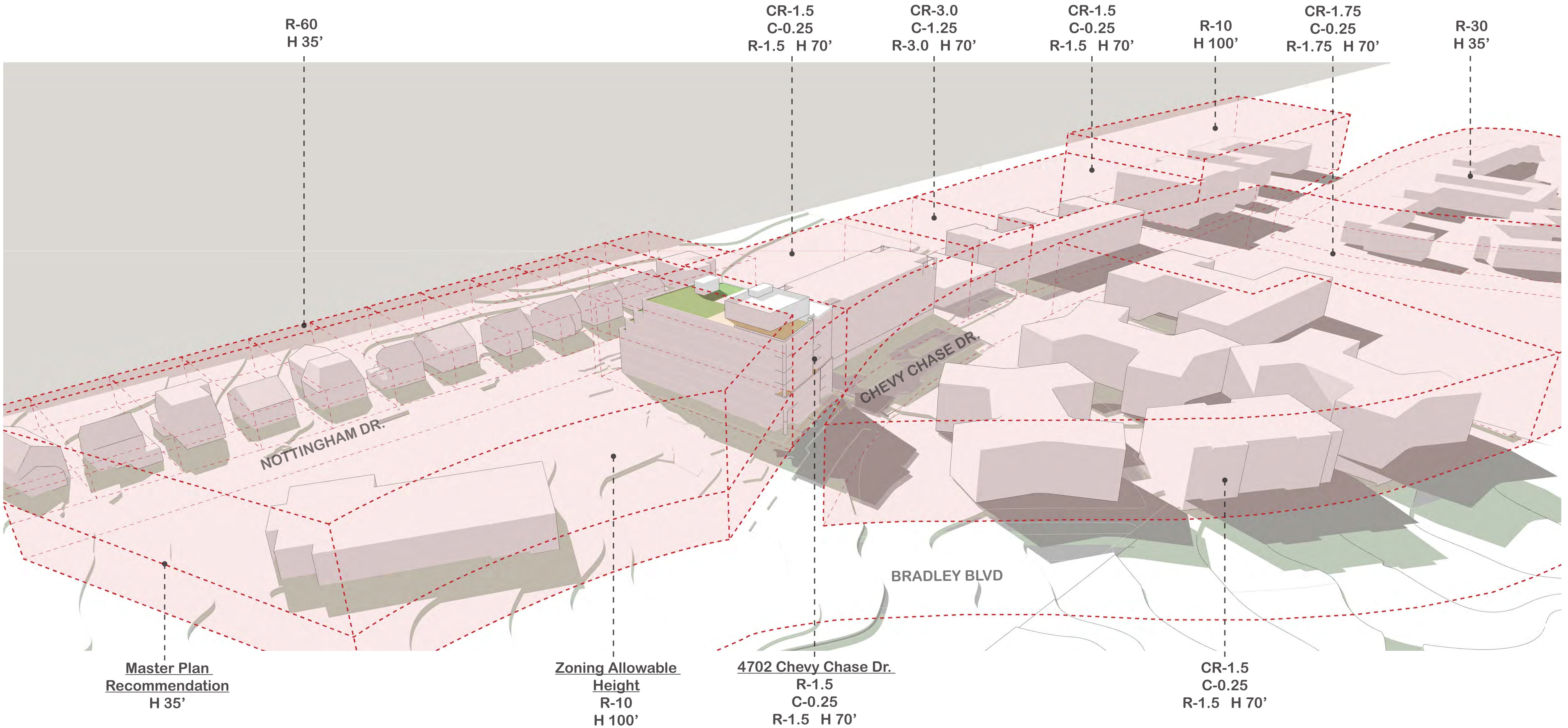
Building Form

E. Base Height*: 2 - 3 stories (25 - 35 ft.)
F. Step-back*: 15 - 20 ft.

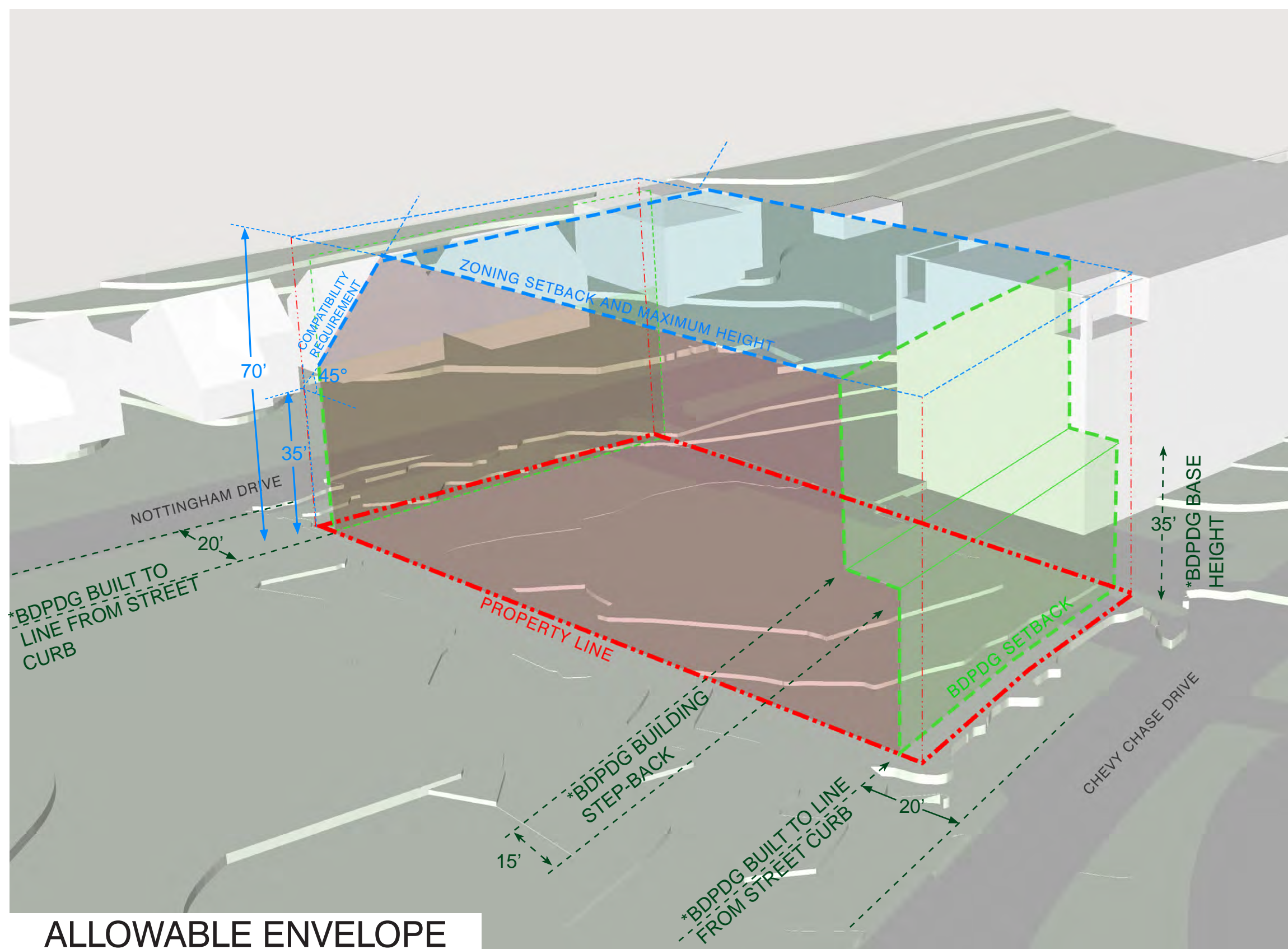
** Properties on a Neighborhood Residential Street confronting a Residential Detached or Residential Townhouse zone should see the Montgomery County Code Chapter 59 Section 4.1.8 Compatibility Requirements for base height and upper floor step-backs.*



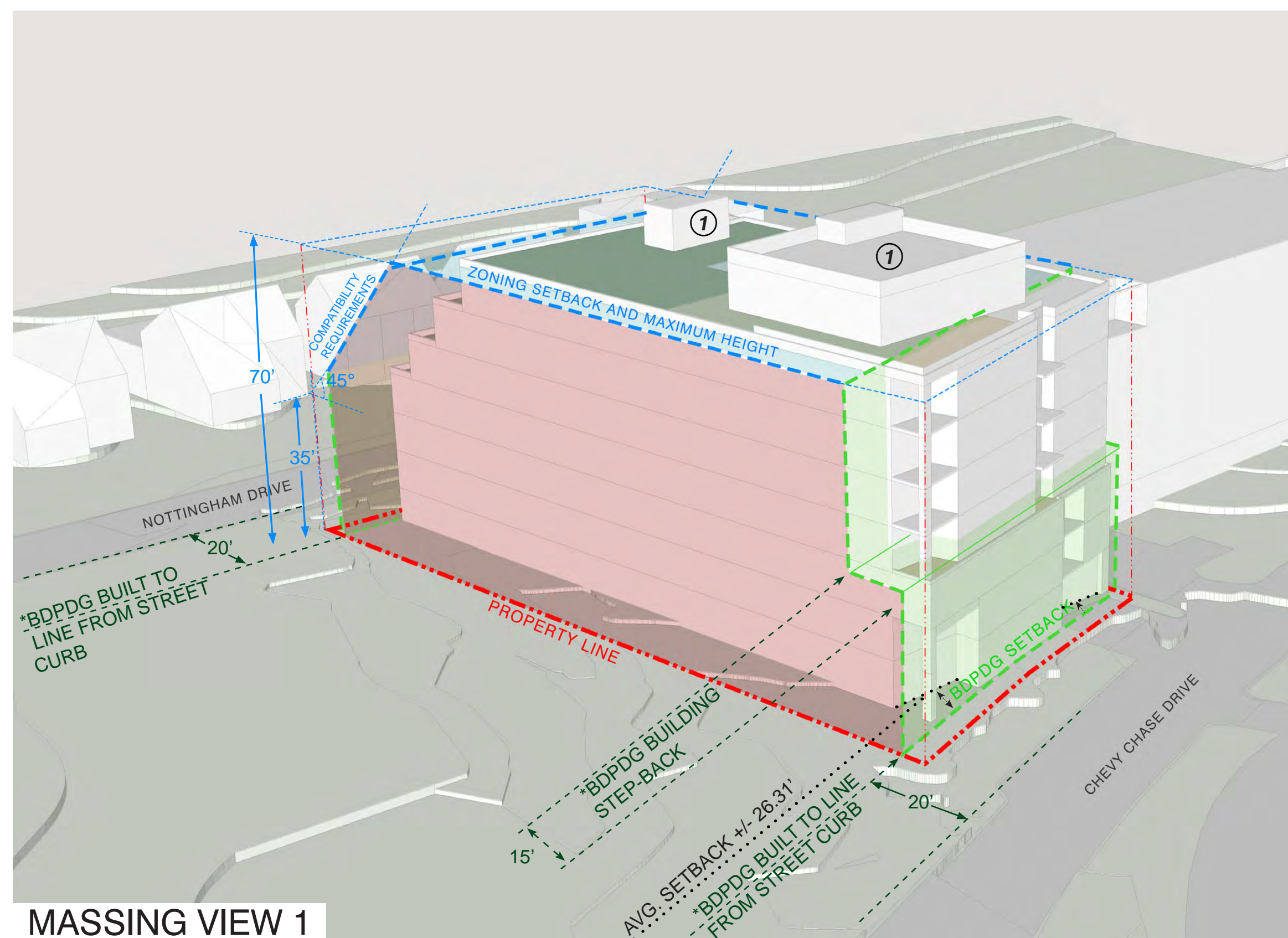
NOTE: LOCATION OF LANDSCAPE AND STREETScape ELEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



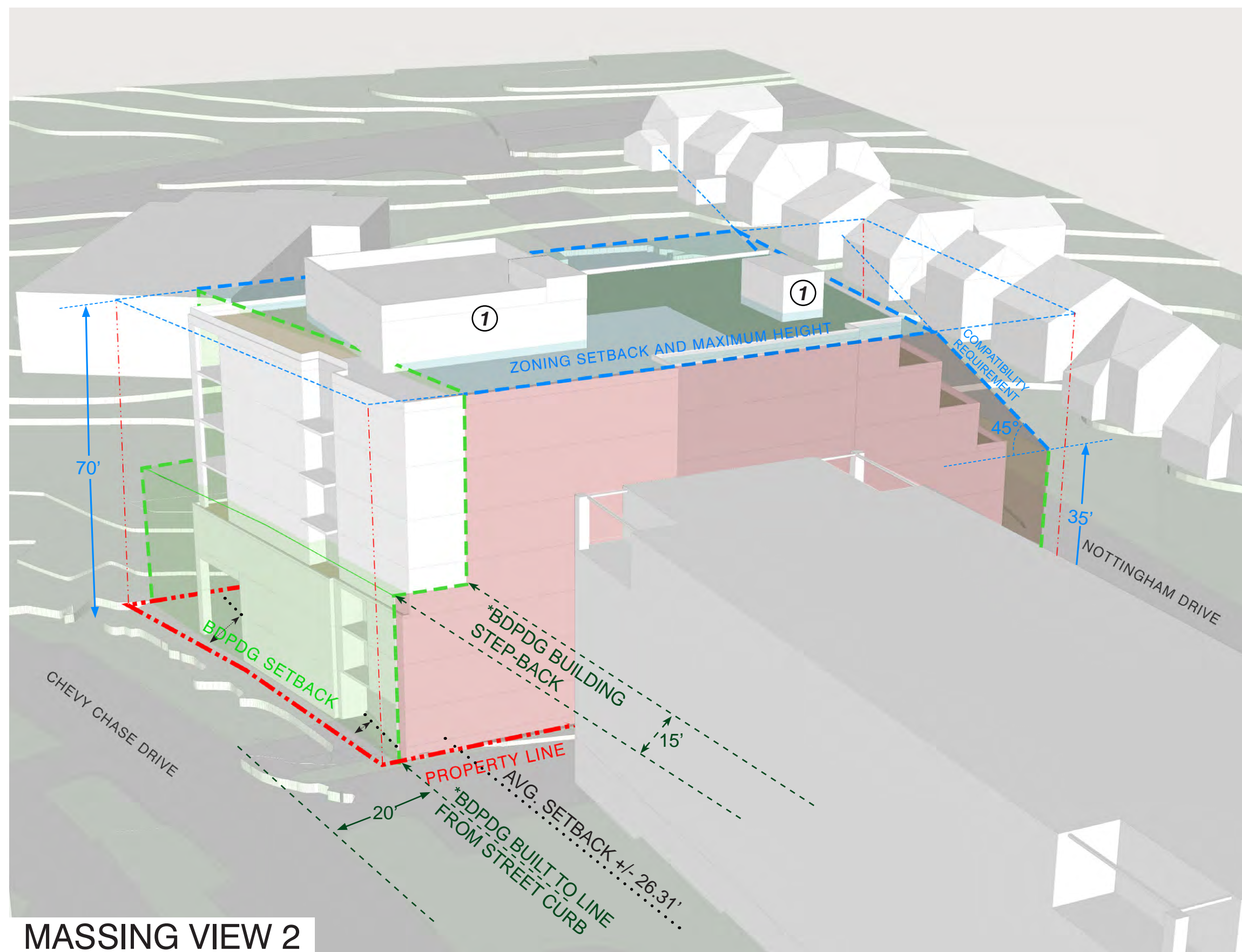
NOTE: MASSING OF CONTEXT AND EXISTING CONDITIONS IS APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.



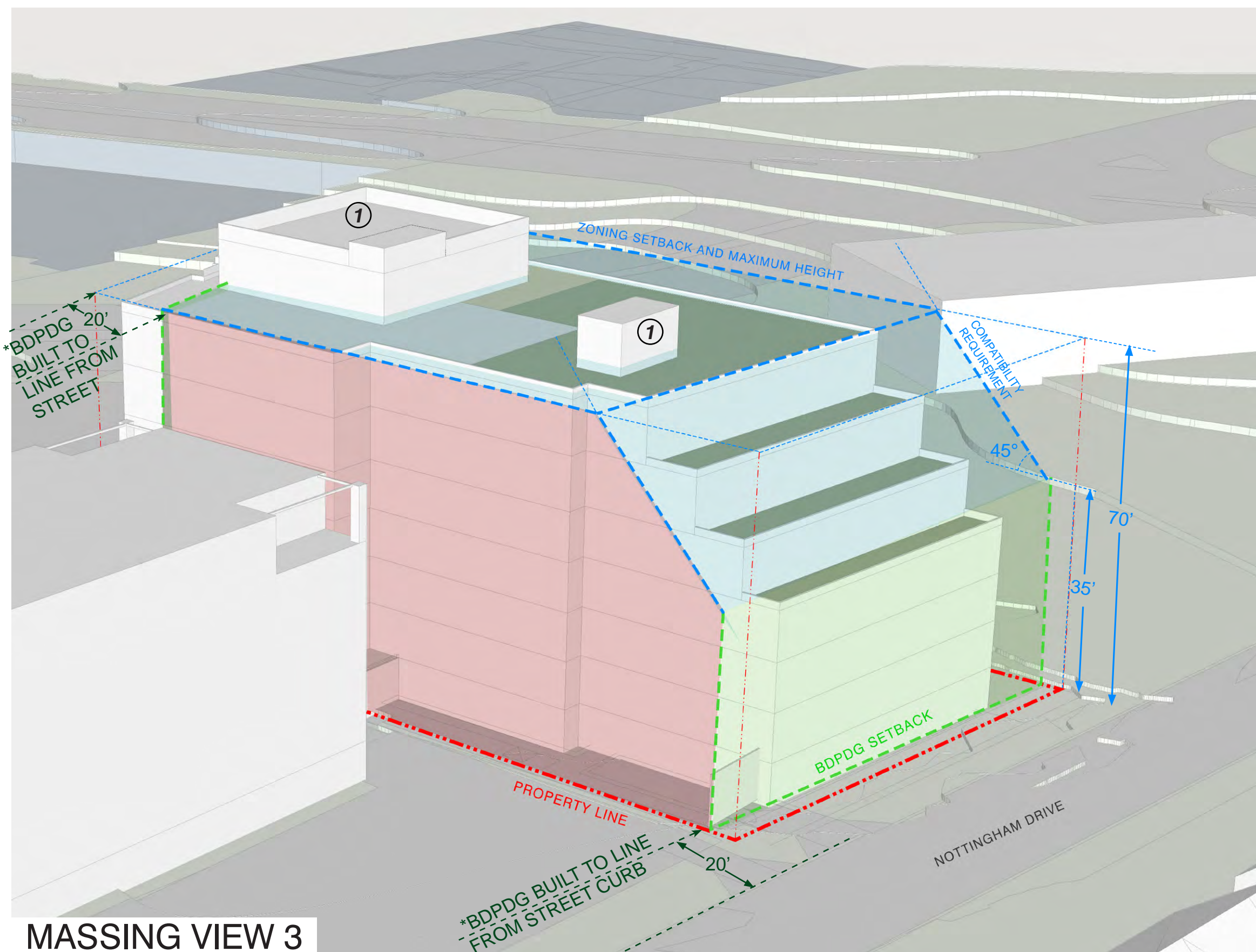
ALLOWABLE ENVELOPE



MASSING VIEW 1

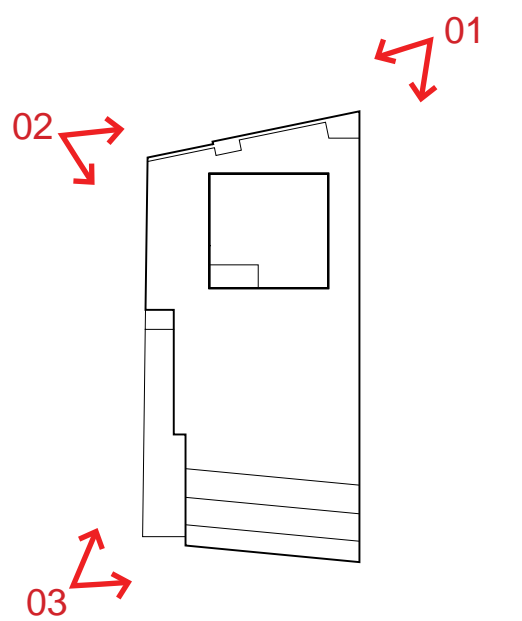


MASSING VIEW 2



MASSING VIEW 3

① INDOOR ROOF AMENITY SPACE, MECHANICAL AND EGRESS STAIRS ALLOWED ABOVE BUILDING HEIGHT.
 * RECOMMENDED BDPDG: BETHESDA DOWNTOWN PLAN DESIGN GUIDELINES



KEY PLAN

1 Green Cover ✓

*Intensive green roof (6 inches or deeper) on 35 percent of rooftop.
*Exact location to be define as project develops

2 Base: Building Placement ✓

Place the facade of the building base along the recommended build-to-line to create a continuous street edge

3 Base: Street Activation ✓

Orient private balconies and terraces toward the street to encourage an interface between the private and public realms and to create eyes on the street.

4 Base: Variation and Articulation ✓

Provide plane changes in the facade that create significant vertical and horizontal breaks, shadow lines on the facade.

5 Corner Treatments ✓

Provide signature design elements on prominent corners or intersections as focal points.

6 Compatibility ✓

Provide transitions to surrounding neighbourhood by including individual entries to ground floor units.

7 Methods to Reduce Bulk ✓

Modulate and Articulate Facades

Techniques to break up large facades and reduce perceived building bulk include shifts in massing to allow for upper floor terraces, green roofs and balconies; changes in facade planes; and varied fins, frames and mullions to add depth to glass facades.

8 Methods to Reduce Bulk ✓

Limit Apparent Face

The apparent face is the length of the facade plane that is unbroken by vertical changes in depth. Limiting this length reduces the perceived bulk of a long building facade.

9 Methods to Reduce Bulk ✓

Vary tower heights

Variation in building height can reduce the imposing massing of several large structures built adjacent to each other.

10 Methods to Reduce Bulk ✓

Limited footprint

Reduced floor plates limit shadows on the public realm and allow access to sky view while also improving the quality of the building's indoor environment.

11 Separation Distance ✓

Alternative Treatments

Buildings below 120 feet or with limited property size/width/depth may reduce tower separation or consider party walls. If party walls are necessary, mitigate their visual impact with elements such as public art, lighting, texture and/or patterning that provide visual interest and are appropriate to the context and architecture of the building.

12 Neighborhood Residential Street ✓

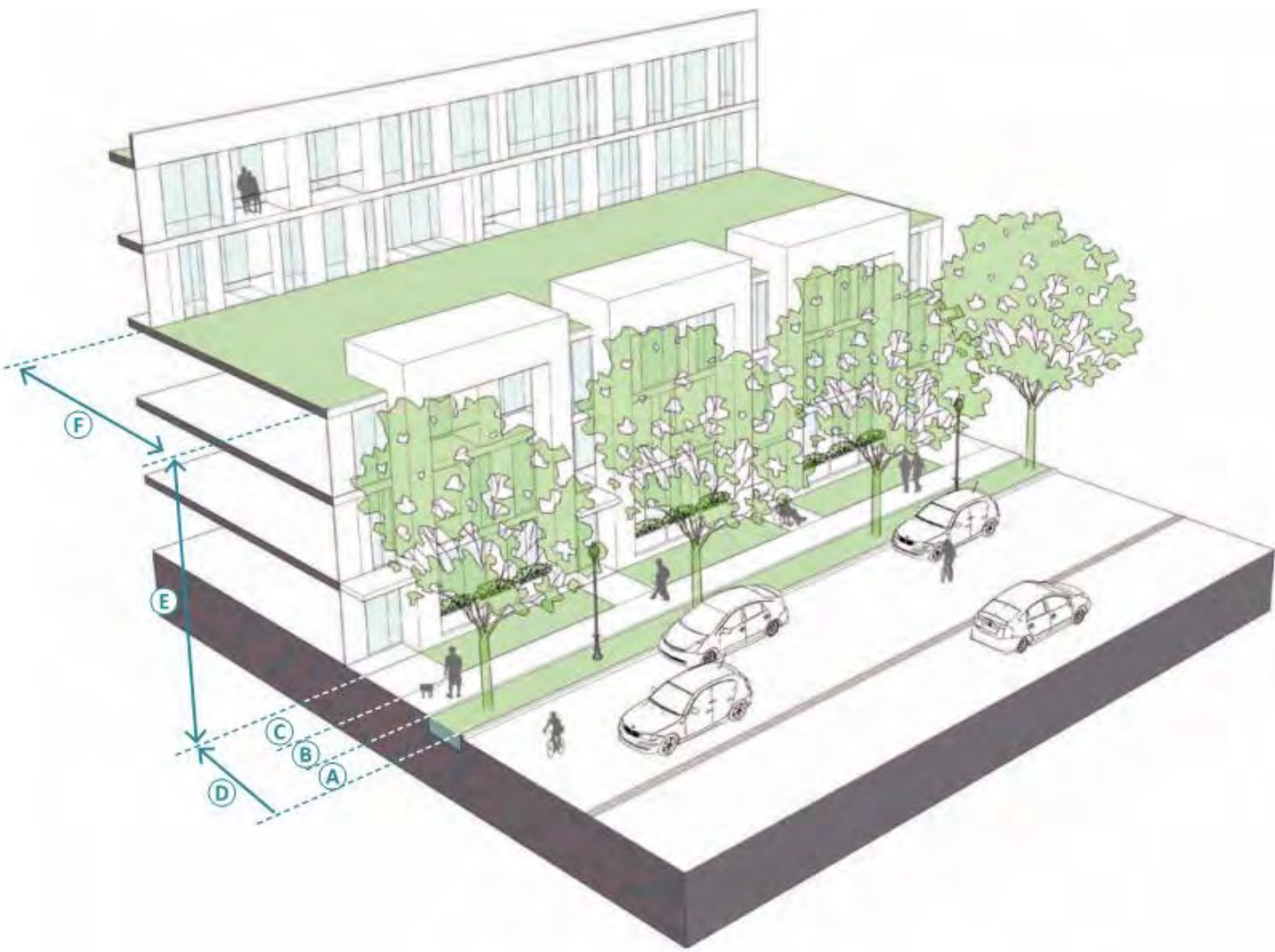


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Building Placement

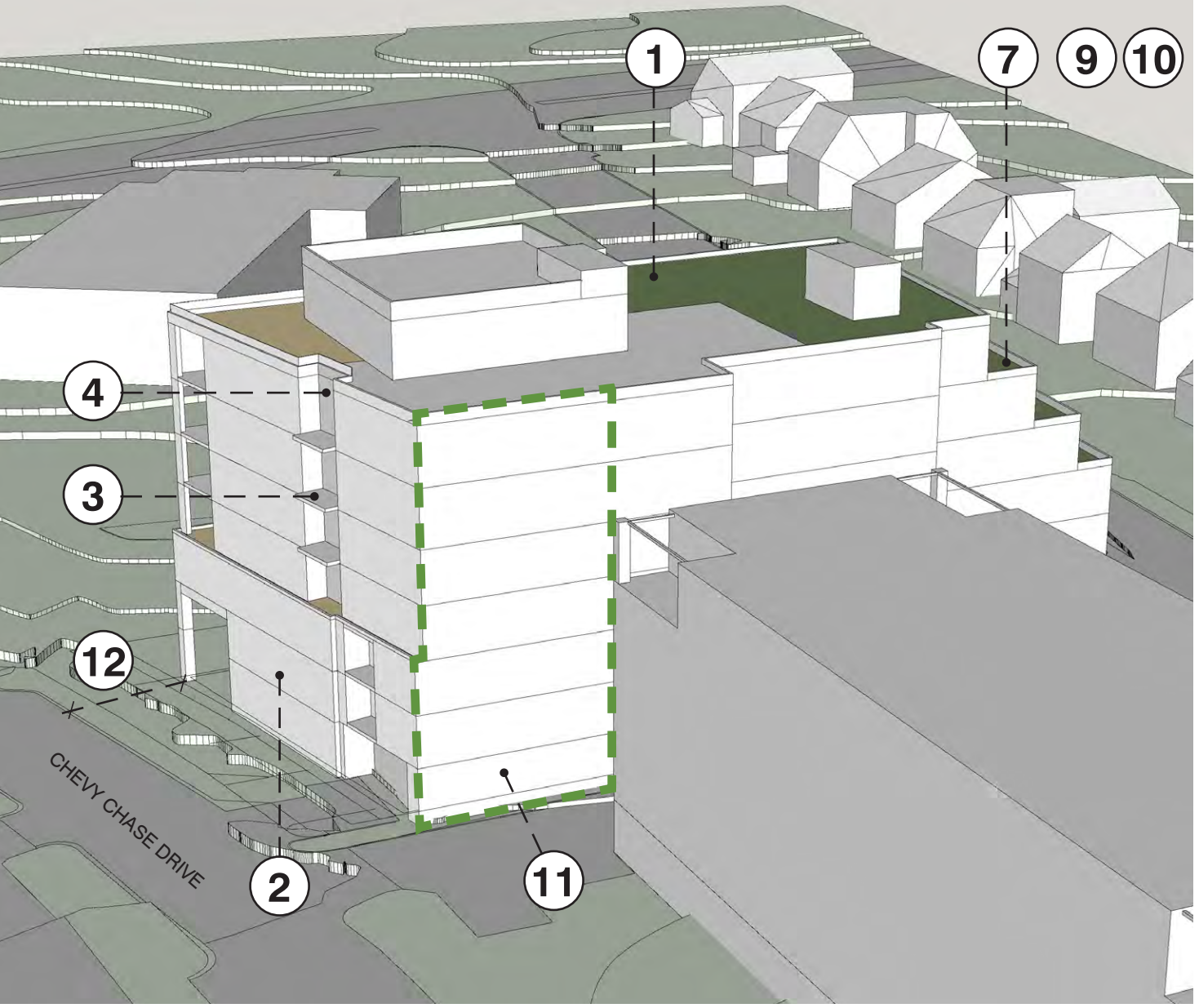
- D. Build-to Line: 20 - 25 ft. from street curb

Building Form

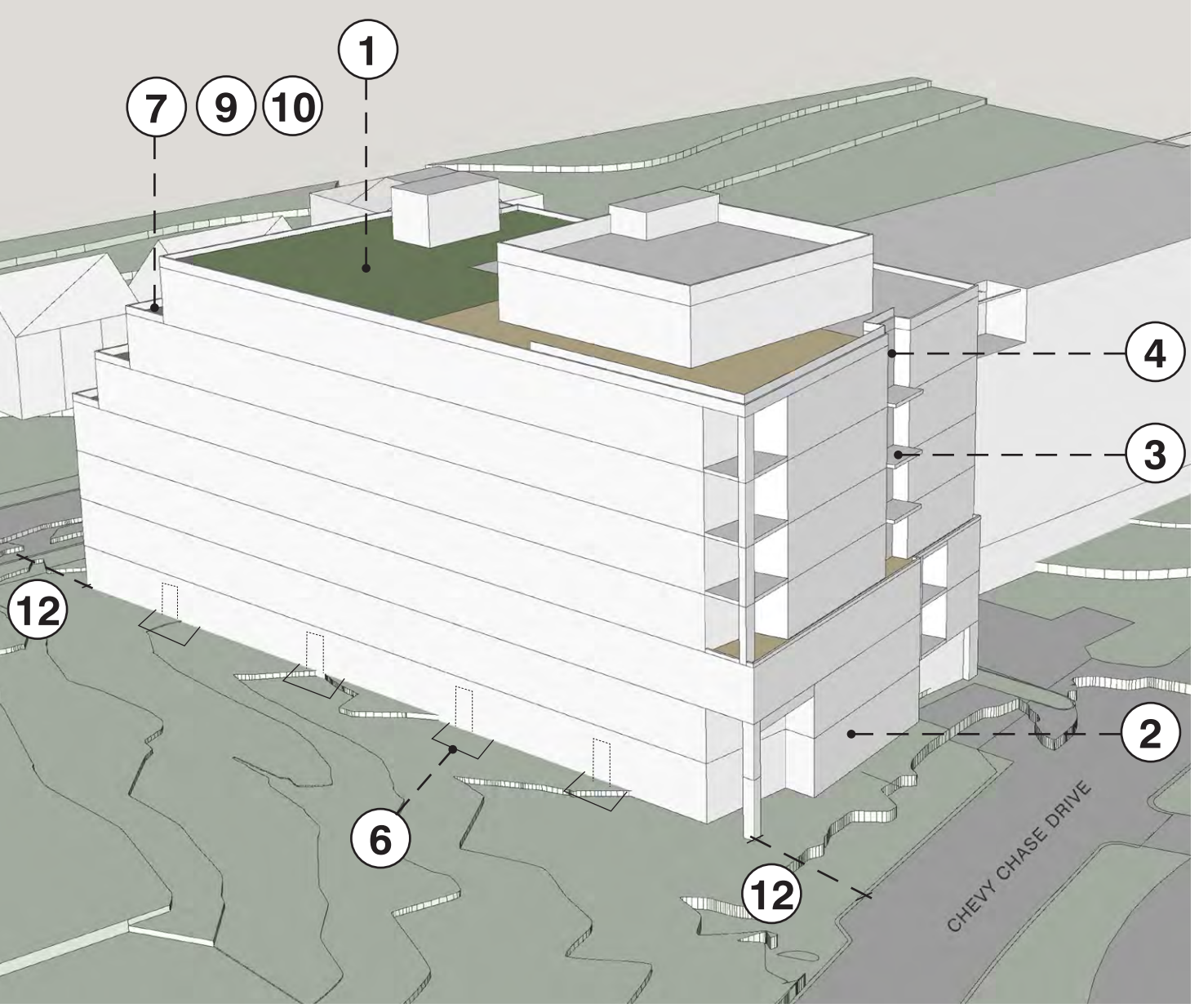
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MASSING VIEW 1



MASSING VIEW 2

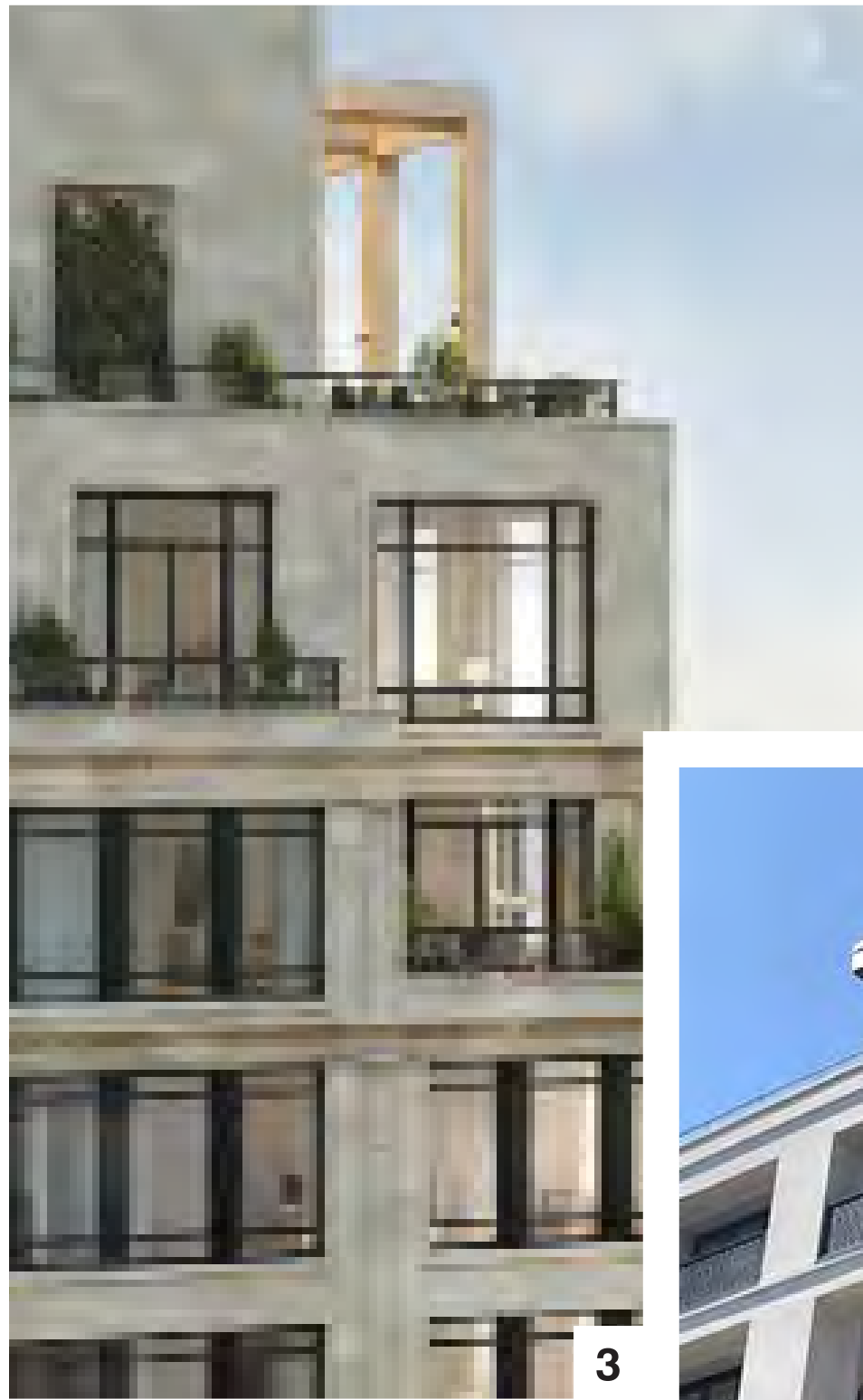


CONCEPTUAL ELEVATION

*NOTE: RECOMMENDATION EXCERPTS OF DESIGN GUIDELINES SHOWN FOR REFERENCE PURPOSES.
CONCEPTUAL DESIGN TO USE THESE AS GUIDE ONLY



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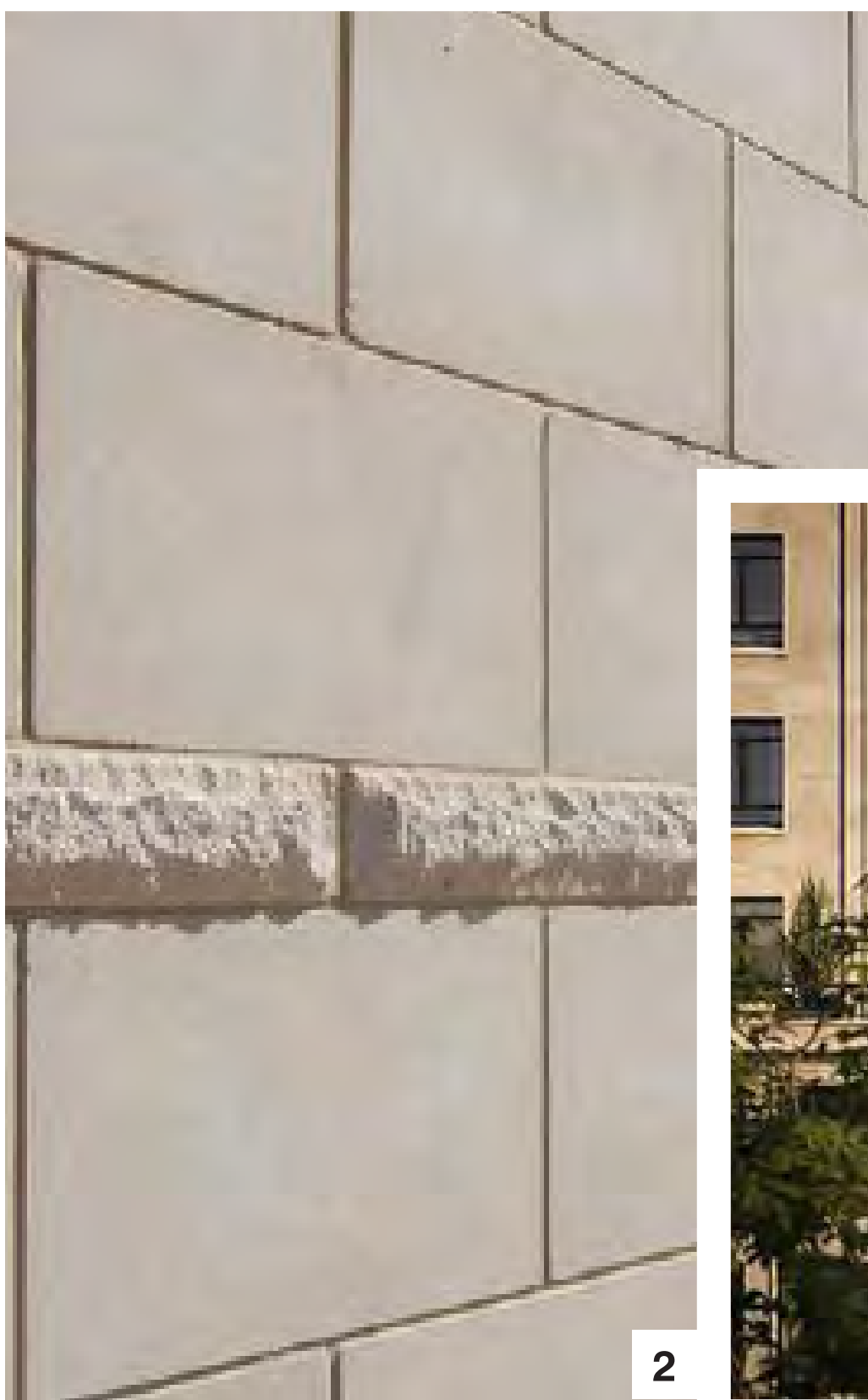
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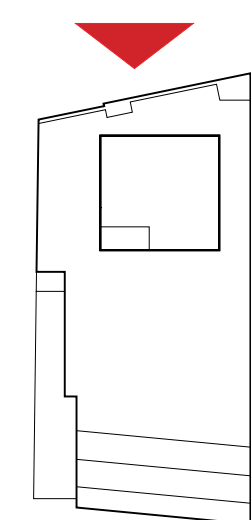
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5



CONCEPTUAL ELEVATION
"GLASS AND STONE - LIGHT PALETTE"



KEY PLAN

A.10

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



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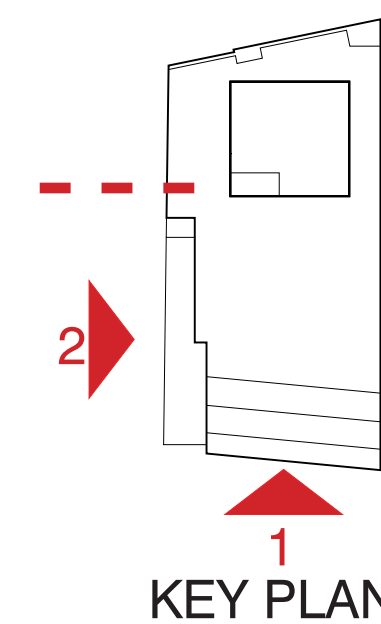
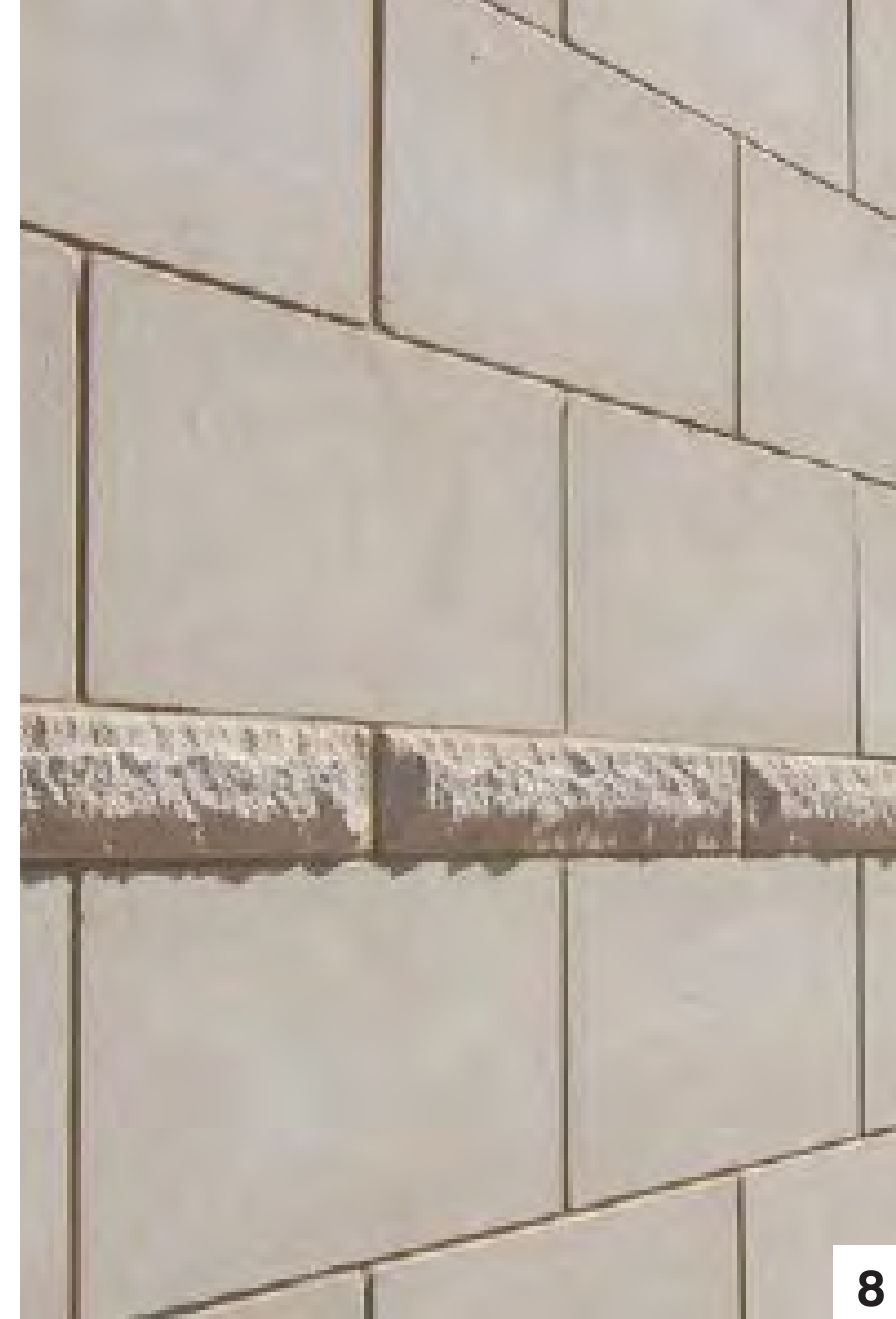
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PARTIAL CONCEPTUAL ELEVATION 1



PARTIAL CONCEPTUAL ELEVATION 2



KEY PLAN

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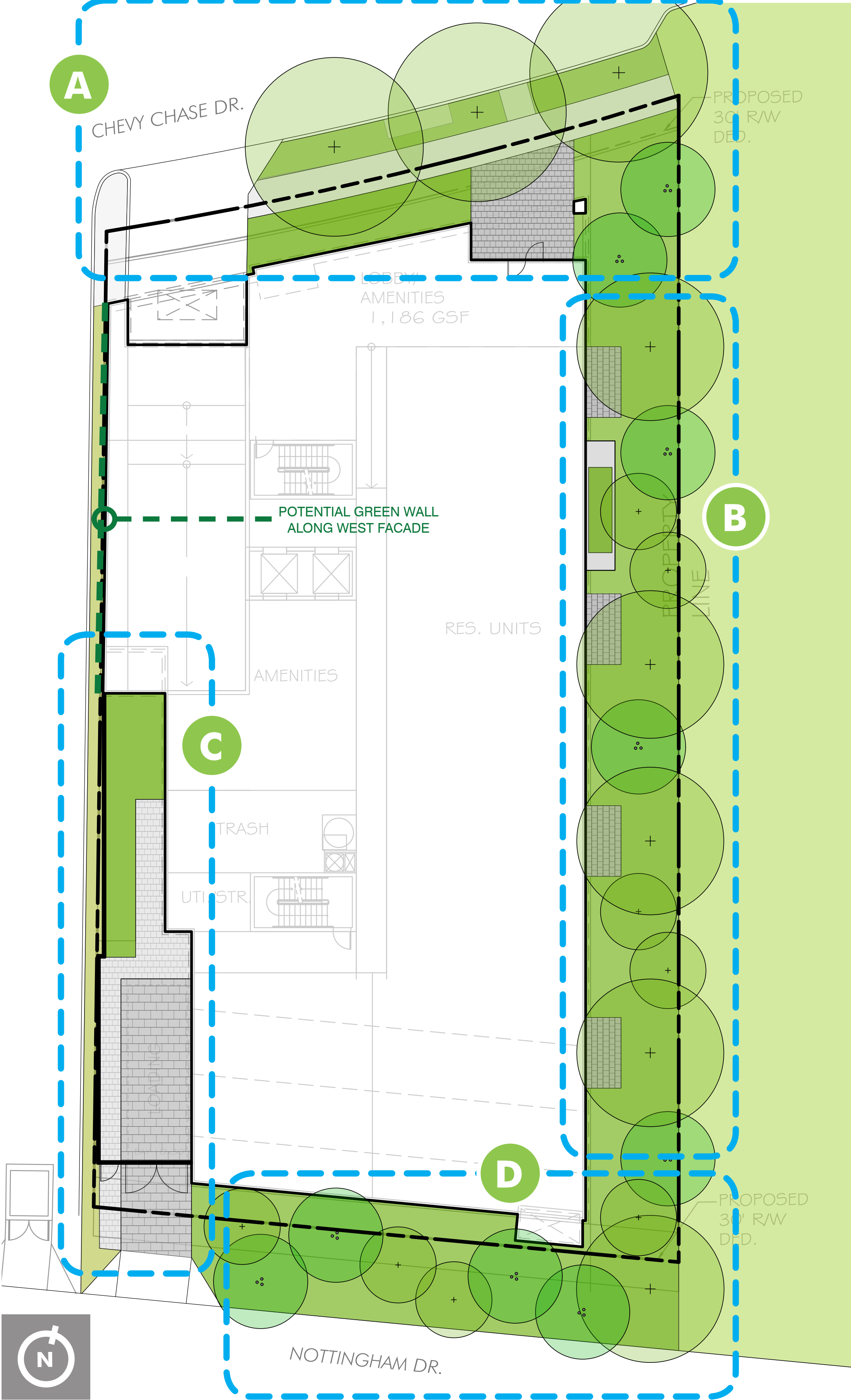
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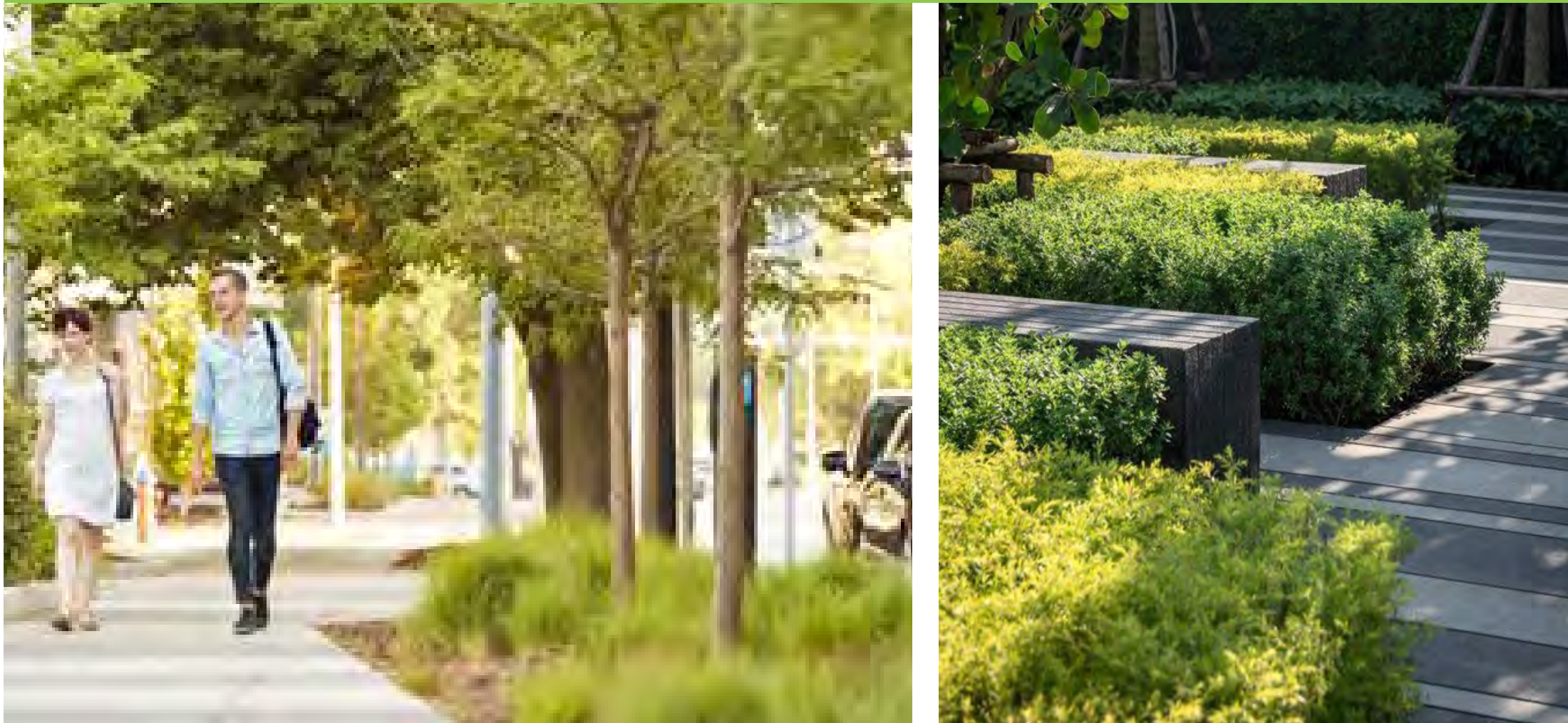
NTS

A.11

4702 CHEVY CHASE DRIVE | GROUND LEVEL SITE PLAN



A | Streetscape at Chevy Chase Drive



B | Private Patios at eastern building edge



C | Planting & Paving at loading area



D | Planting at Nottingham Drive

