



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE: July 15, 2020
TO: Bethesda Downton Plan Design Advisory Panel (DAP)
FROM: Elza Hisel-McCoy, Chief, Area 1 Division
RE: Staff comments for the July 22, 2020 DAP Meeting

Staff has identified the following issues for the projects to be presented at the July 22 meeting. There will also be a discussion item regarding the DAP rules of procedure and requests for reconsideration of DAP decisions.

4702 Chevy Chase Drive

Lessard Design
Winthrop Investment Group

- Sketch Plan, focusing on high-level conformance of building massing and urban design; 1st presentation
- Individual patio areas on eastern side of building seem isolated and may better connect with the building form as individual unit entries, with a pathway down the side of the building so it is more integrated with site and surroundings.
- East façade should better address potential redevelopment of the adjacent fire station site.
- Design Guidelines recommend 15-20' stepback above 2-3-story base. The Project is only providing 1' stepback.
- The 2-story base on Chevy Chase Drive seems defined only through the double height entry and windows, no change in material or other defining features.

The Avondale

Perkins Eastman
SJ Investments

- Sketch Plan, focusing on high-level conformance of building massing and urban design; 2nd presentation
- Per the June 24 DAP meeting comments, the Panel requested to see the project again with incorporation of the Panel's comments prior to voting. Issues the applicant should address:
 - Develop a diagrammatic overall vision for the urban design of the future redeveloped street as a starting point to set the context for this design.

- Explore options to reduce the overall bulk and better conform the massing to the Design Guidelines, including:
- The massing and articulation of the base itself and its relationship to both the existing conditions on the street and the envisioned future context;
- The massing of the tower;
- The Applicant is encouraged explore all options that may provide a solution, including a building that does not have a base if the plane of the building aligns better with the rest of the street.