

Bethesda Downtown Design Advisory Panel

Meeting Minutes

PROJECT: 4725 Cheltenham

DATE: October 27, 2021

The 4725 Cheltenham project was reviewed by the Bethesda Downtown Design Advisory Panel at Sketch Plan on May 27, 2020. On September 22, 2021, the Panel reviewed the project for Site Plan and again on October 27, 2021. The following meeting notes summarize the Panel's discussion, recommendations regarding design excellence, and the exceptional design public benefits points. The project is in the Site Plan stage and the Design Advisory Panel will determine if comments from Sketch Plan have been incorporated and take the final vote for design excellence public benefit points if it is determined the Project is suitable. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.

Attendees:

George Dove
Rod Henderer
Brian Kelly
Damon Orobona
Qiaojue Yu
Paul Mortensen, ex officio member, Senior Urban Designer in the Director's Office

Staff

Gwen Wright, Planning Director
Robert Kronenberg, Deputy Director
Stephanie Dickel, Regulatory Supervisor, DownCounty Planning
Grace Bogdan, Planner Coordinator, DownCounty Planning
Jonathan Bush, Planner Coordinator, DownCounty Planning
Hyojung Garland, Parks Planner
Domonic Quattrocchi, Parks Planner
Darren Flush, Acting Supervisor for Parks
Rachel Newhouse, Parks Planner
Emily Balmer, Administrative Assistant III, DownCounty Planning

Applicant Team

Steve Robbins, Attorney
Elizabeth Rodgers, Attorney
Grant Epstein, Developer
Mwangi Gathinji, Developer
Dave Yampolsky, Developer



Steve Dickens, Architect
Jose Mi Jauregui, Architect
Daniel Park, Engineer

No members of the public were in attendance

Discussion Points:

Staff: The Panel reviewed the Proposal at the September DAP meeting and this *is the second presentation by the Applicant for the Site Plan submission, addressing the main concerns by the DAP including the consistency of the eastern and western base façade.*

General

- I appreciated your presentation and the improvements from last month.
- What is the white material?
 - *Applicant Response: Grey metal panels.*
- On the east side below the balcony, what material is that? At first I interpreted it as different than brick
 - *Applicant Response: It's the same grey brick but the pattern changes to soldier course.*
- Did you look at the western vertical going away so the balcony has an open end that looks west? For the first two floors
 - *Applicant Response: Yes, we did and it was quite a debate, we ended with keeping the vertical given the unknown redevelopment of the CVS site. We ended up with this design but when we turned the corner with the planters and it just didn't look right.*
- What is the material at the base? Concrete?
 - *Applicant Response: No, it is also painted brick, it is hard to convey that in the model.*
- When you turn the corner with the 4th floor parapet, did you ever consider carrying that over and framing the western wall? May help tie in the material a little more
 - *Applicant Response: Yes, we did look at that and with your flexibility we may go back to it. I do think more than one solution could have resulted and we are open to it.*
- Is there a LEED rating for the building?
 - *Applicant Response: Yes, we are going after LEED silver and it may end up at LEED gold but we can't promise that right now.*
- Very good move to not provide any parking.

Panel Recommendations:

The Applicant is requesting 23 design excellence points. The Panel voted unanimously that the Project received 20 points for design excellence with the following comment:

- The financial contribution to the Park be prioritized to remove vegetation and improve overall appearance of the Cheltenham Drive Urban Park.

