

# Bethesda Downtown Design Advisory Panel

## Meeting Minutes

**PROJECT:** 4824 Edgemoor Lane

**DATE:** June 24, 2020

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*The **4824 Edgemoor** project was reviewed by the Bethesda Downtown Design Advisory Panel on June 24, 2020. 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. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.*

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### **Attendance:**

#### Panel

George Dove

Karl Du Puy

Rod Henderer

Damon Orobona

Qiaojue Yu

Paul Mortensen, ex officio, Senior Urban Designer in the Director's Office

#### Staff

Gwen Wright, Planning Director

Robert Kronenberg, Deputy Director

Elza Hisel-McCoy, Area 1 Division Chief

Stephanie Dickel, Area 1 Regulatory Supervisor

Grace Bogdan, Planner Coordinator

Jonathan Bush, Planner Coordinator

Matthew Folden, Planner Coordinator

Emily Balmer, Area 1 Principal Administrative Assistant

#### Applicant Team

Pat Harris, Attorney

Bill Bonstra, Architect

Shawn Weingert, Developer

Robert Kuentzel, Architect

Wade McKinney

Pat La Vay, Engineer

### **Discussion Points:**



*Staff:* This project is at Site Plan, the Panel saw this project many times at the Sketch Plan stage, the main issue which was conditioned to be addressed at Site Plan is the treatment of the south façade and the relationship with the Chase Condominium. Also at Site Plan the Panel should be looking for a detailed analysis and conformance with the Design Guidelines.

- I think the design has certainly improved on Woodmont and at the south facing façade. The evolution of this project has definitely moved in the right direction.
- Why do you have the wide two stories line above the base and then the additional two stories high at the southern end of the east elevation? The integration seems awkward. I really like the top 6-7 stories, but the base doesn't seem to wrap the corner and relate to the Woodmont piece. I think it needs some attention and not convinced it needs the four-story base at the southern end.
  - *Applicant Response: The thinking was Woodmont has the high 3-4 story base and use it as a transition for the tower.*
- What is the material and role for the two-story spandrel at the corner?
  - *Applicant Response: The whole building will be brick but the idea was this white mass would be distinct from the ground.*
  - *Applicant Response: We could continue the spandrel at the 2 stories to a 4 story level at the base to help frame the mural on the upper stories at the west elevation.*
- I hear you and can understand the logic but concerned the two-story horizontal spandrels will defeat the verticality of the tower. I think eliminating the gray spandrel at the corner may allow continuity at the corner and will allow the tower to extend to the ground. It may be a rendering issue, but the spandrel seems very heavy at the 2<sup>nd</sup> story, and at the 4<sup>th</sup> floor it will be too high.
  - *Applicant Response: What if the 4<sup>th</sup> level just became spandrel only? I hear what you're saying but we can refine it so its not so competing between vertical and horizontal.*
- Agreed, breaking the spandrel would be an improvement and address comments we've had in the past, while making the corner more pronounced.

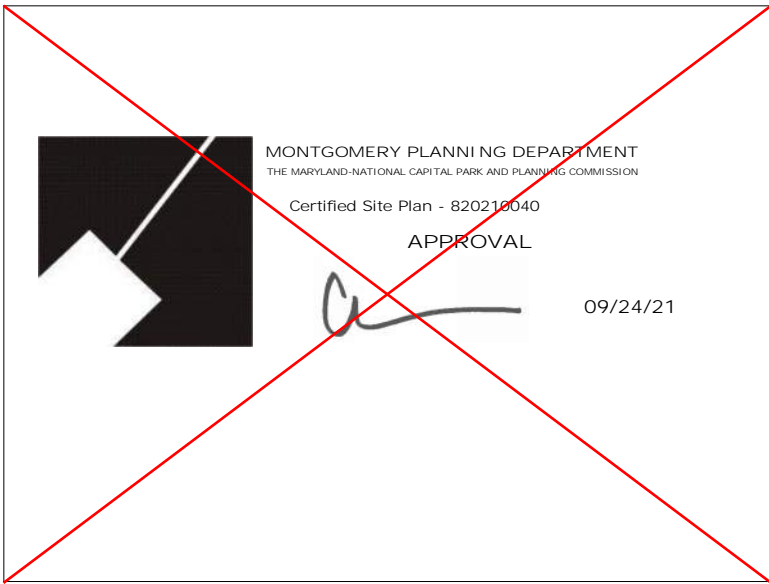
### **Panel Recommendations:**

At Site Plan a final vote is taken to determine the amount of design excellence public benefit points to award the Project. The Applicant requests 15 points, the Panel voted 3-2 in support of the 15 points requested (2 in support of 10). The following condition should be incorporated and reviewed by staff during the Site Plan process.

- Simplify the façade at the prominent corner so the gray horizontal spandrel doesn't interrupt the vertical reading of the tower.







PENTHOUSE  
SCREENING

BRICK 1

BRICK 2

BRICK 3

BRICK 4



1 NORTH ELEVATION  
0201 3/32" = 1'-0"

- LIST OF AMENDMENT ITEMS
1. CHANGE NUMBER OF MULTI-FAMILY DWELLING UNITS FROM 76 TO 112, WITH THE OPTION TO CONVERT UP TO 65 OF THE TOTAL NUMBER OF UNITS TO SHORT TERM (HOTEL) RENTALS.
  2. UPDATE BICYCLE PARKING REQUIREMENTS.
- △ MINOR CHANGES IN THE EASTERN AND NORTHERN FACADES.
- △ ADDITIONAL WINDOWS ADDED TO ALL ELEVATIONS.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820210040 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: EDGEWOOD 48, LLC C/O ACUMEN COMPANIES COMPANY SHAWN WEINGAST CONTACT PERSON

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301-587-9234

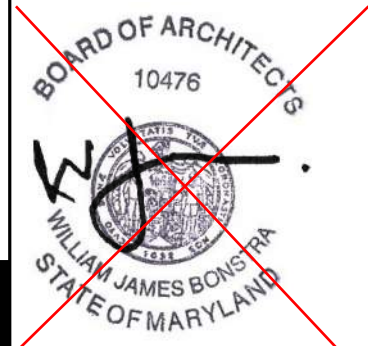
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& GLASCOCK  
9220 WIGHTMAN ROAD  
MONTGOMERY VILLAGE,  
MD 20886  
301-670-0640

OWNER

4824 EDMOOR LANE,  
BETHESDA MD  
4824 Edmoor Lane  
Bethesda, MD 20814

REVISIONS


DATE: 06/03/2021  
PROJECT NO: 2019-004  
DRAWN BY: RK / JM  
CHECKED BY: BB / WM



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NORTH ELEVATION





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PENTHOUSE  
SCREENING

BRICK 1

BRICK 2

BRICK 3

BRICK 4

MAXIMUM HEIGHT OF 120' ALLOWED  
BUILDING HEIGHT OF 119'-0" SHOWN

1 NORTH ELEVATION  
0201

DEVELOPER'S CERTIFICATE:

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CIVIL

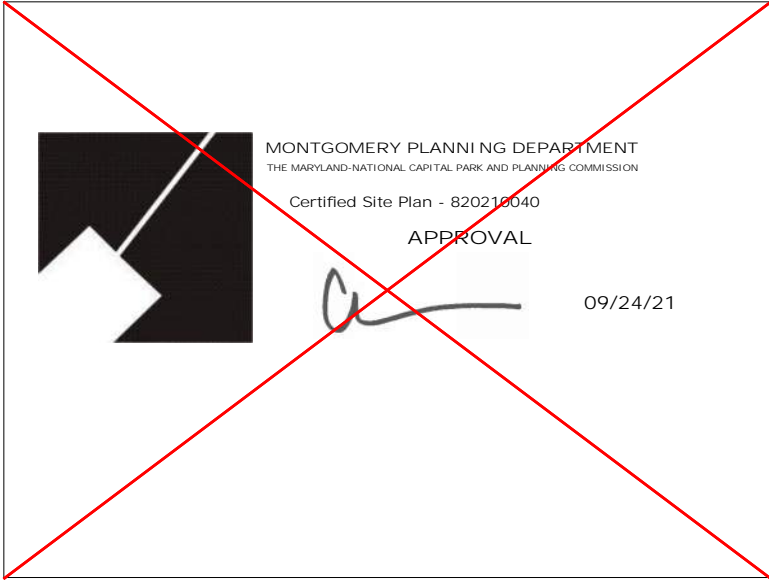
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301-670-0840

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BETHESDA MD  
4824 Edgemoor Lane  
Bethesda, MD 20814

REVISIONS


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PROJECT NO.:	2019-004
DRAWN BY:	RK / JM
CHECKED BY:	BB / WM





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- METAL PANEL
- BRICK 3 (SOLDIER COURSE)
- BRICK 3 (RUNNING BOND)
- BRICK 2 (SOLDIER COURSE)
- BRICK 1 (RUNNING BOND)
- METAL PANEL
- BRICK 3 (SOLDIER COURSE)
- BRICK 3 (RUNNING BOND)
- BRICK 2 (SOLDIER COURSE)
- BRICK 1 (RUNNING BOND)



BRICK 3 (SOLDIER COURSE)

BRICK 4 (SOLDIER COURSE)

METAL CANOPY & SIGNAGE

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4824 EDGEWOOD LANE, BETHESDA MD

4824 Edgewood Lane

Bethesda, MD 20814

REVISIONS

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DRAWN BY: RK / JM

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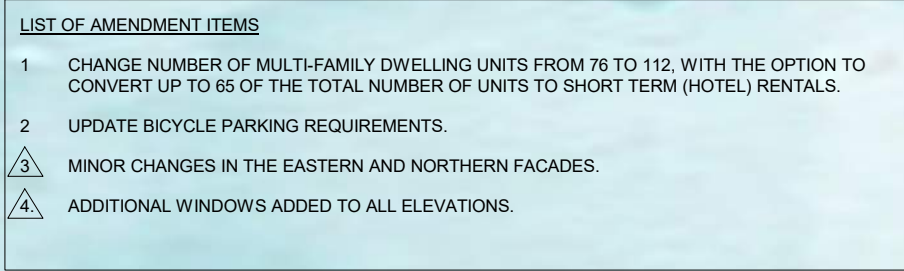
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EAST ELEVATION

0202





MAXIMUM HEIGHT OF 120' ALLOWED  
BUILDING HEIGHT OF 119'-0" SHOWN

BRICK 4

**METAL PANEL**

**BRICK 3 (SOLDIER COURSE)**

**BRICK 3 (RUNNING BOND)**

**BRICK 2 (SOLDIER COURSE)**

**BRICK 1 (RUNNING BOND)**

## METAL CANOPY & SIGNAGE

SIGNATURE

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11 ROCKVILLE PIKE  
SUITE 950  
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4824 Edgemoor Lane  
Bethesda, MD 20814

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100

S EAST ELEVATION

No: 82021004A

0202

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PENTHOUSE  
SCREENING

BRICK 1

BRICK 2

BRICK 3

BRICK 4

MAXIMUM HEIGHT OF 120' ALLOWED  
BUILDING HEIGHT OF 119'-0" SHOWN

1  
0203 SOUTH ELEVATION  
3/32" = 1'-0"



METAL PANEL

BRICK 3  
(SOLDIER  
COURSE)

METAL PANEL

BRICK 3  
(RUNNING  
BOND)

METAL PANEL

BRICK 1  
(RUNNING BOND)

BRICK 2 (SOLDIER  
COURSE)

BRICK 3  
(RUNNING BOND)

BRICK 3 (SOLDIER  
COURSE)



METAL PANEL  
BRICK 3  
(SOLDIER  
COURSE)

METAL PANEL  
BRICK 2  
(RUNNING  
BOND)

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MD 20886  
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4824 EDGEWOOD LANE,  
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SOUTH ELEVATION

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0203



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- 1

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- 3

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- ⚠

ADDITIONAL WINDOWS ADDED TO ALL ELEVATIONS.

PENTHOUSE  
SCREENING

BRICK 1

BRICK 2

BRICK 3

BRICK 4

MAXIMUM HEIGHT OF 120' ALLOWED  
BUILDING HEIGHT OF 119'-0" SHOWN

METAL PANEL

BRICK 3  
(SOLDIER  
COURSE)

METAL PANEL

BRICK 3  
(RUNNING  
BOND)

METAL PANEL

BRICK 1  
(RUNNING BOND)

BRICK 2 (SOLDIER  
COURSE)

BRICK 3  
(RUNNING BOND)

BRICK 3 (SOLDIER  
COURSE)

METAL PANEL

BRICK 3  
(SOLDIER  
COURSE)

METAL PANEL

BRICK 2  
(RUNNING  
BOND)

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SIGNATURE:

1 SOUTH ELEVATION  
0203

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SOUTH ELEVATION

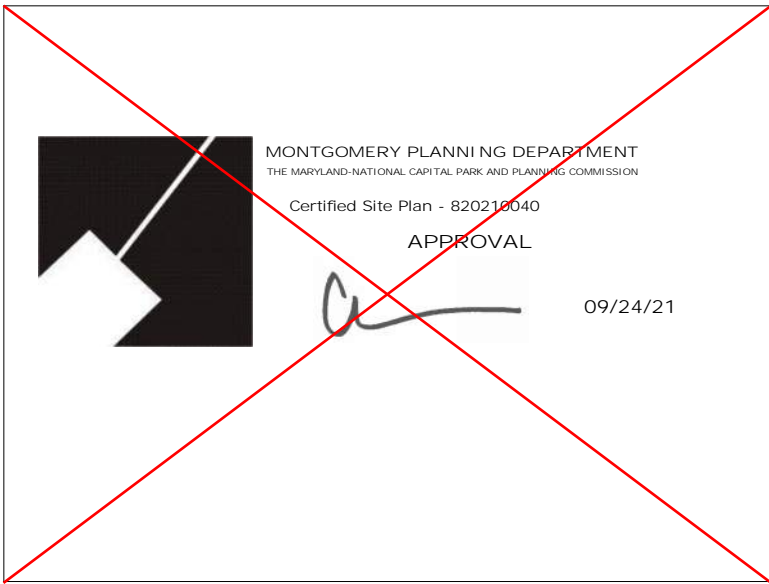
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0203





PENTHOUSE  
SCREENING

BRICK 1

BRICK 2

PUBLIC ART

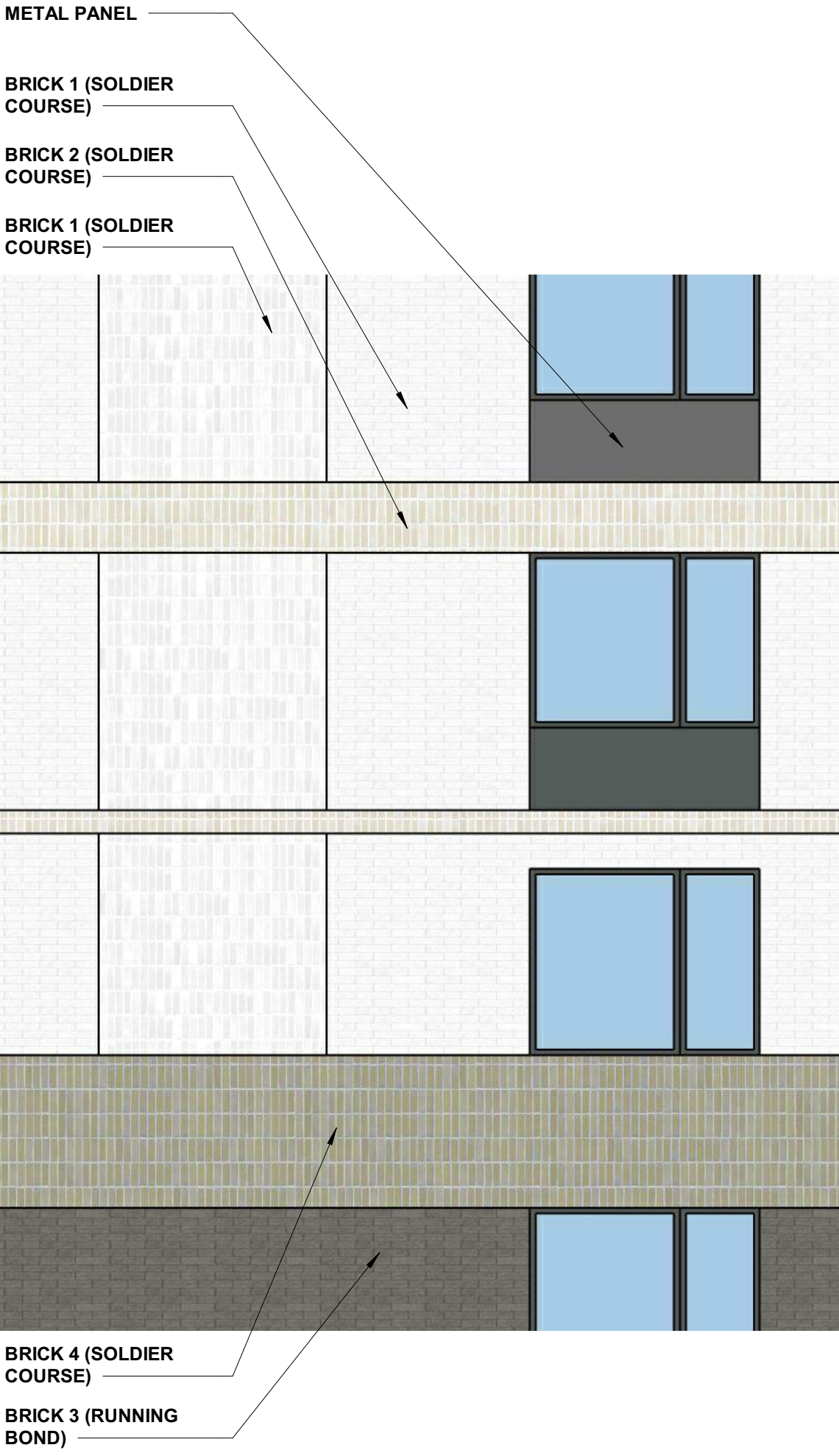
BRICK 3

BRICK 4

1  
0204 WEST ELEVATION  
3/32" = 1'-0"  
1 / 0302

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REVISIONS

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CHECKED BY: BB / WM

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10476  
WILLIAM JAMES BONSTRA  
STATE OF MARYLAND

WEST ELEVATION

0204





4

1  
0204

- BRICK 3 (RUNNING BOND) \_\_\_\_\_

DATE:	06/03/2021
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