




DATE: November 18, 2022

TO: Bethesda Downton Plan Design Advisory Panel (DAP)

FROM: Grace Bogdan, Planner III, DownCounty Planning 
Stephanie Dickel, Regulatory Supervisor, DownCounty Planning

RE: Staff comments for the November 30, 2022 DAP Meeting

This will be a hybrid meeting, attendees can participate in person or virtually.

Item #1

Novel Bethesda

Design Collective

Crescent Communities

- Concept Plan review for general feedback prior to moving forward with combined Sketch Plan & Site Plan review.
- 1st submission with this assemblage of properties and design team to the Panel.
- The Panel has seen a handful of development proposals at concept stage for this block in downtown Bethesda, however none of those proposals have moved forward.
- The *Bethesda Downtown Sector Plan* identifies three civic greens for the plan area: the Capital Crescent Civic Green at the Purple Line Station, Bethesda Market at the Bethesda Farm Womens Market, and Veterans Park in Woodmont Triangle. The Plan vision is to provide a green open space connection from the existing Veteran's Park at Woodmont Avenue and Norfolk Avenue along Norfolk Avenue across Wisconsin Avenue to Cheltenham Urban Park to the east.
 - See pages 103-105 in *Sector Plan* and pages 89-91 of the *Design Guidelines* for further description of recommendations on open space and building design
- The concept proposal provides an open space along Norfolk Avenue, however the size of this space is undefined in the submittal and the proposed upper floors of the massing would overhang a portion of this space.
- The existing building at the corner of Woodmont and Norfolk Avenues is not part of the proposal.

Item #2

Informational Item

4824 Edgemoor Lane

Site Plan Amendment

- The DAP reviewed this project several times during the Sketch and Site Plan review process and ultimately voted (3-2) that the project receive 15 points, while 2 members voted in support of 10 points for design excellence (see attachment for DAP notes).
- The Applicant has requested a Site Plan amendment that would allow an increase in units from 76 to 112, without an overall change in density of 89,000 square feet, height, or building footprint.
- Due to the increase in units, the Applicant proposes to increase the amount of windows and on all building elevations and additional balconies with minor shifting of fenestration on the eastern and northern elevations. No other exterior changes are proposed. See attachment for redline changes.
- Would the DAP like to review this project again?