

**4702 Chevy Chase Drive
DAP Site Plan Submission
Project Description – Updated January 10, 2023**

I. Introduction

Winthrop Investment Group, Inc. (the “Applicant”) is submitting this application to receive input from the Design Advisory Panel (“DAP”) on the Site Plan for the property located at 4702 Chevy Chase Drive (the “Property”).

The DAP reviewed the proposed development of the Property on July 22, 2020 in connection with Sketch Plan Application No. 320210010. On October 26, 2022 the Applicant presented the Site Plan to the DAP and the DAP had a number of comments including that the Applicant should evaluate the proportionality of some of the aspects of the project; simplify the design; reconsider the attempt of the classical design; try to incorporate the design aspects into a single coherent language.

As reflected in the attached materials, the Applicant has made the following revisions to respond to the DAP’s comments on the Site Plan:

- Simplified materials by reducing the architectural stone to highlight only the building entrance in the north and east façade and making the brick the dominant material of the overall building.
- Simplified materials by eliminating the light color metal panel and replacing with the already used darker panel at the west façade party wall.
- Simplified the materials and design in the upper level/stepped floors/south facade by removing the brick and maintaining a consistent metal panel.
- Simplified details and provide consistency of dimensions for cornices and brick banding.
- Added metal header detail above windows to reduce cornices height.
- Reinforced verticality of pillars and design by removing brick horizontal bandings.
- Standardized balcony widths and details.
- Revised windows above garage with a symmetrical design and reduced the space in between the windows for a lighter appearance above garage cornice.
- Added Juliette balconies on the second floor of the north and south façade above pedestrian level.
- Included massing variations and various change in planes in the east façade.
- Separated massing segments with balcony recess in the east and west facade.
- Increased standardization of window sizes and spacing of pillars.
- Revised the south elevation base proportions by relocating the horizontal bands to create a top single window and a bottom triple window grouping design.
- Aligned the west façade fence pillars with the building pillars beyond.
- Extended brick in the lower floors of the west façade up to the balcony recess.

- Simplified the base of the west façade garage wall by removing the pillars design and aligning a wall recess that aligns with floors above.

II. Project Narrative

A. General Information

The Property is a through lot that fronts on Chevy Chase Drive and extends southward to Nottingham Drive. It is located at the very southern end of the Bethesda Downtown Sector Plan Area (the "Downton Area") – Nottingham Drive is the southern boundary of the Downtown Area. The Property is located just 100 feet west of the intersection of Bradley Boulevard and Wisconsin Avenue, within the South Bethesda District as identified by the *2017 Approved and Adopted Bethesda Downtown Plan* (the "Sector Plan"). The Property is identified as "Part of Lots 3 and 4, Bradley Hills Section 1" subdivision, and contains a gross tract area of 20,725 square feet and a net lot area of 17,270 square feet. The Property is currently improved with a single family house used for a medical office.

The Applicant is proposing to redevelop the Property with an 82,000 square foot building containing 49 residential units, with an overall height of 70 feet (the "Project"). The Project will include a minimum of 15% Moderately Priced Dwelling Units ("MPDUs"). The Site Plan represents a reduction in the overall square footage and the number of units; the Sketch Plan proposed 85,000 square feet and up to 70 units.

The Property is zoned CR-1.5, C-0.25, R-1.5, H-70.

B. Design Overview

In terms of the building architecture, the focus is to provide a high-quality design by creating an elegant but simplified composition that is complementary to its residential use and context. The design will implement a series of massing step backs, changes in elevation planes and variation of elements in the façades that will create visual interest and rhythm, and the composition will provide an appropriate human scale. By implementing these techniques and combining a level of transparency on the ground floor, the pedestrian environment will be enhanced.

The Neighborhood Residential Street façade on the north elevation has the formal three-story entrance in cast stone with setback at the fourth floor. The upper four floors have varied depths of setbacks as noted in Section III narrative below. Façade treatment is masonry with extensive glazing as well as balconies at each floor.

The north elevation is the front façade on Chevy Chase Drive and has high transparency into the formal lobby and main entry to the building. A green "living" wall will be located in the lobby and aligned to be visible from outside. The main entry will have a canopy over the front steps that leads to a covered outdoor landing. Accessible access will be provided at the east

elevation of the lobby entrance directly from the north south connector walkway from Chevy Chase Drive to Nottingham Drive. While not apparent in the elevation, the garage is recessed so that it reads as a secondary component.

The east façade is composed of a series of horizontal steps that provide a transition from the full seven story height at Chevy Chase Drive on the north to the façade facing Nottingham Drive, the residential street at the south. The use of balcony recesses and metal panel wall treatments at the three stepped upper floors starting at the setback terraces creates transition for the masonry steps. The first floor will have walk-out patios along the north-south connector walkway as well as landscape areas for trees and planting beds.

The south façade setback terraces move the upper masonry wall massing away from the street and is framed with the metal panel at the east and west corner. The grade terraces are set below the street level with one access stair centered on the façade and flanked by landscaped and railing screening which reduces the visual height of the Nottingham Drive street-front facade. Privacy fencing encloses the west elevation side yard and planting is located at both corners of the building to increase the depth of the public streetscape greenspace.

The west elevation has masonry wrapping from the front façade and articulated with metal panels to recall windows at the party wall portion of the building. The southern portion of the west elevation has the four-story masonry massing, then changes to metal panel reflecting the east façade. Greenspace at grade is enclosed for privacy for residents in units and amenity areas by a masonry pier and metal screen fence.

Rooftop terraces will have landscaped dividers surrounding outdoor ‘living rooms’ with natural material screens and trellises.

Chevy Chase Drive is designated a Neighborhood Residential Street in the Design Guidelines and the Project will provide streetscape improvements consistent with the Design Guidelines. Specifically, the proposed streetscape includes a six (6) foot planting/furnishing zone and a nine (9) foot pedestrian through zone.

C. Responses to DAP Sketch Plan Comments

Since the Sketch Plan DAP meeting in July 2020, the Applicant has made some significant changes in response to the comments from the DAP Committee and the nearby residents, including:

- Number of units has decreased from 70 to 49.
- As a result of the decrease in the number of units, there is no longer a need for a loading bay. Previously, the loading was located off of Nottingham Drive, which was of concern to the Nottingham Drive residents.
- The trash pick-up has been relocated to Chevy Chase Drive.
- There are no “back of house” operations off of Nottingham Drive.

- The sidewalk along the Nottingham Drive frontage has been extended to the west to provide a connection to the park from Chevy Chase Drive, via the north-south connection on the eastern side of the Property.
- Green open space has been added to the southwest corner of the Property.
- Articulation along the western façade has been added.
- The façade along Chevy Chase Drive was revised to enhance the formal three-story base with cast stone detailing that turns the corner onto the east elevation.

These revisions directly address the DAP Panel’s four recommendations that included provide options for massing along Chevy Chase Drive; develop options for loading; explore the treatment of the Nottingham Drive facade in terms of the pedestrian unit entries; and explore a potential park connection from Chevy Chase Drive.

III. Bethesda Downtown Plan and Bethesda Downtown Plan Design Guidelines

The Project furthers many of the goals of the Design Guidelines, including:

A. Neighborhood Residential Street

Both Chevy Chase Drive and Nottingham Drive are designated Neighborhood Residential Streets. The Project complies with the building placement recommendations by setting back a minimum of 24.5 feet from the Chevy Chase Drive curb and 20 feet from the Nottingham Drive curb. Along Nottingham Drive, the building design complies with both the recommendations of the Design Guidelines and the height compatibility requirements of the Zoning Ordinance by providing a series of step-backs from approximately 8 feet to 11 feet in depth (varies) beginning at a height of 35 feet. The result is a cascading of the southern façade, with that portion of the building with the maximum height of 70 feet being set back approximately 50 feet from the curb.

Along the Chevy Chase Drive frontage, the building complies with the recommended building base height up to the third story. The building employs an upper-story step back across the entire frontage, beginning at the fourth floor. A step-back of 10 to 15’-8” feet is provided in the northwest corner of the building for approximately 20 feet, while an 8 foot step-back is provided in the northeast corner of the building. Along the remaining center portion of the front façade, the upper story step-back ranges from 6 feet to 4.5 feet. The step-backs, in concert with the varying façade depths and massing strategy, address the goals of the Design Guidelines by providing vertical breaks that limit and articulate the upper story face of the building and reinforce the base.

B. Base: Building Placement, Street Activation, Variation and Articulation,

The building is located 20 feet from the back of curb along Nottingham Drive. Along Chevy Chase Drive, the building is located a minimum of 24.5 feet from the back of curb. The frontages will include a high-level of transparency and balconies or terraces that will be oriented along both frontages. The building’s street frontage presence along Nottingham Drive will be

highlighted by an entrance leading directly to the two ground-floor units and includes accompanying patio space. The Chevy Chase Drive façade provides a three-story base and employs a series of vertical and horizontal breaks as well as undulations in the façade to add visual interest to the façade and break up the mass.

C. Tower Separation, Stepback

While the building is only 68'-8" feet in height, it nonetheless incorporates a base/tower design concept. Along the Chevy Chase Drive façade, a base of three stories is provided with a varied stepback between 4.5 feet and 15'-8" feet provided at the fourth floor.

D. Green Cover

In terms of green cover, the Design Guidelines recommend that a minimum of 35 percent green cover be provided. The Property meets this requirement by providing an intensive green roof which is eight inches deep, covering 35 percent of the roof, and providing perimeter landscaping.

E. Environmental Site Design

The Project utilizes environmental site design measures to address stormwater management, including the integration of one of the ESD toolbox items from the Bethesda Downtown Plan Design guidelines: green roof. The proposed green roof thickness is 8 inches to maximize ESD treatment on an otherwise small rooftop that will also have a rooftop amenity areas and mechanical equipment.

IV. Exceptional Design Narrative

The Project seeks 25 Public Benefit Points for Exceptional Design. The Project's design is in compliance with the intents and prescriptions of the Bethesda Downtown Plan Design Guidelines. The Project meets all of the criteria established by the Zoning Ordinance and the Commercial/Residential and Employment Incentive Density Implementation Guidelines for Exceptional Design. Each are addressed below:

1. Providing innovative solutions in response to the immediate context.

The Property is relatively small and has the additional challenge of being situated at the edge of the Downtown Plan area as a through lot with frontage on two very different streets. The Project responds creatively to having its "back door" adjacent to the single-family residential neighborhood by including the series of tiered step-downs along the southern façade that bring down the scale of the Project and providing two entrances directly onto Nottingham Drive to enhance the small-scale residential feel of the building. In contrast, the front façade of the Project is appropriately designed and scaled to respond to the building's location within the Downtown Plan area.

The eastern side yard, resulting in part from the location of the utility easement, will be heavily landscaped and the ground floor units in this area will have direct access to the eastern side

yard and will be enhanced with private patios. A north-south path open to the public will provide a desired-midblock connection in this area.

The Project has been designed to provide residents as much outdoor space as possible with balconies and/or terraces on all four facades and ground floor patios along the eastern and southern facades. For those units that do not benefit from either a balcony or a terrace, the Project includes seven privately screened rooftop terraces. These private roof top terraces are in addition to the public roof top terrace located outside of the rooftop amenity room that will be provided for the benefit of all residents.

2. Creating a sense of place and serves as a landmark.

The Project will be the first new building constructed in this area of Bethesda (the area south of Bradley Boulevard and west of Wisconsin Avenue) in decades. This fact in and of itself will cast a spotlight on the building. The building is designed with a classic, sophisticated style that responds to the very different neighborhoods along its southern and northern facades. The provision of the mid-block connection that was requested by many of the area residents will help the building create a sense of place and serve as a landmark.

3. Enhancing the public realm in a distinct and original manner.

The building will be setback approximately 24 feet from the curb along Chevy Chase Drive and this entire space will be designed to read as public space and welcome the public. This area, which strictly complies with the Design Guidelines, will set the precedent for any future development in the area. The mid-block connection through the Property creates an additional public realm and responds to the requests of the nearby residents for a pedestrian path to facilitate movement from the Nottingham Drive and Nottingham Park area to downtown Bethesda.

4. Introducing materials, forms or building methods unique to the immediate vicinity or applied in a unique way.

The design of the building includes high quality materials that are durable, unobtrusive and recognizable by the community to complement the residential uses within the Bethesda Downtown Area neighborhood. These high-quality materials are light multi-toned brick, dark metal panel, large format windows and glass or ornamental metal railings. Although recognizable materials are being proposed, the simplicity of the color palette, contrasted with the material colors and textures, and their detailed application, such as cornices, plane recesses, banding and edges, results in a unique and elegant composition of the façade design that includes a visual rhythm and sophisticated look.

In terms of forms, the stepped and cascading massing of the building provides significant shape variation and articulation as well as opportunities for individual private terraces along Nottingham Drive. Along Chevy Chase Drive the building proposes a step back at the third floor which is consistent with the Design Guidelines recommendations and reinforces a base and top design approach. The ground floor of the building facing Chevy Chase Drive provides a variety

of plane changes and its highly transparent which adds interest, depth and enhances the pedestrian experience. Varying changes in plane will also be provided in other portions of the building as a strategy to break the mass and provide a better human scale. These varying planes, forms and articulation techniques will result in a building where each floor plate is unique which will add to the building's form and promote uniqueness.

5. Designing compact, infill development.

The single-family house on the Property is *the only* single-family house within this entire area of Bethesda – from Wisconsin Avenue on the east to the Capital Crescent Trail on the west and Chevy Chase Drive on the south and Bradley Boulevard on the north. The area, but for the Property is replete with multifamily buildings and townhouses. The Property, at only 17,270 square feet, is a classic infill site. The building has been designed in a compact manner, taking into account the Zoning Ordinance development standards, the Design Guidelines and the easement that runs north-south along the eastern portion of the Property.

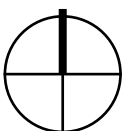
6. Integrating low-impact development methods into the overall design of the site and building.

The Project converts a single-family structure devoted to medical office use to 49 residences that will utilize the existing infrastructure of the Bethesda Downtown Area. The development will include stormwater management by utilizing a green roof to minimize the impact of development. In addition, the Applicant will work with an energy efficiency consultant to ensure the Project's compliance with the Green Construction Code. In addition, the Project will include:

- (a) Structured Parking – All of the parking will be provided in a below grade, two-level structured parking facility.
- (b) Recycling Facility Plan – In addition to the required recycling measures, the Applicant plans to work with the Department of Environmental Protection to provide additional recycling measures.
- (c) Vegetated Roof – The building proposes an intensive green roof with a depth of eight inches that will cover 35 percent of the roof.

V. Conclusion

The Applicant is extremely excited to be able to move forward with this Project, in this most southern district of Downtown Bethesda. The Applicant and its development team believe that the revisions to the design made since the last presentation to the DAP are responsive to the comments from the DAP committee, M-NCCPPC Staff and the Planning Board, and substantially respond to the goals and recommendations of the Bethesda Sector Plan and Design Guidelines. We look forward to appearing before the DAP in connection with the Site Plan application.





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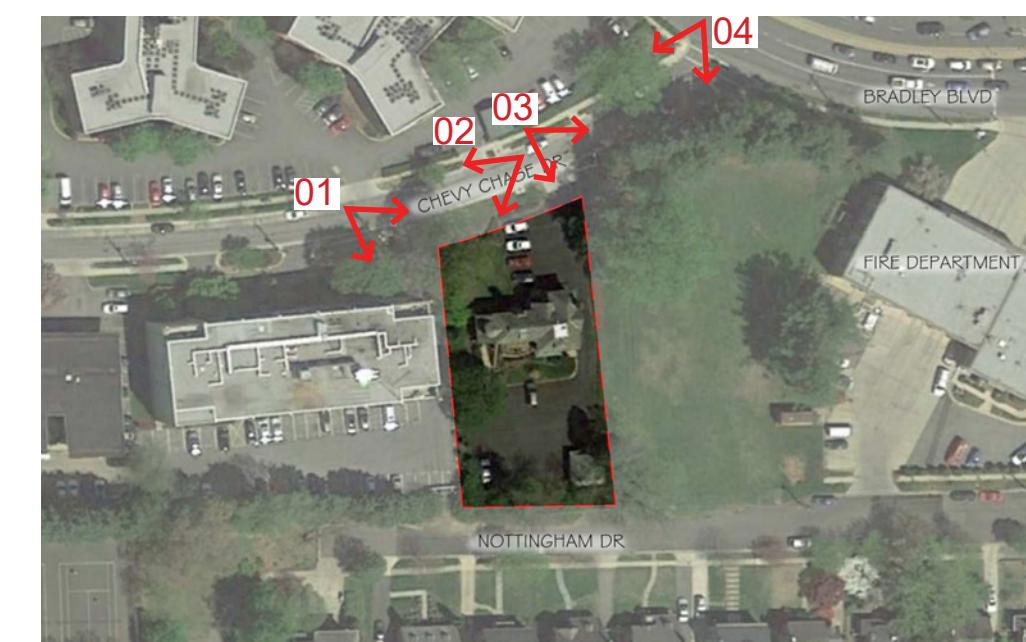
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KEY PLAN



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KEY PLAN

EXISTING CONTEXT

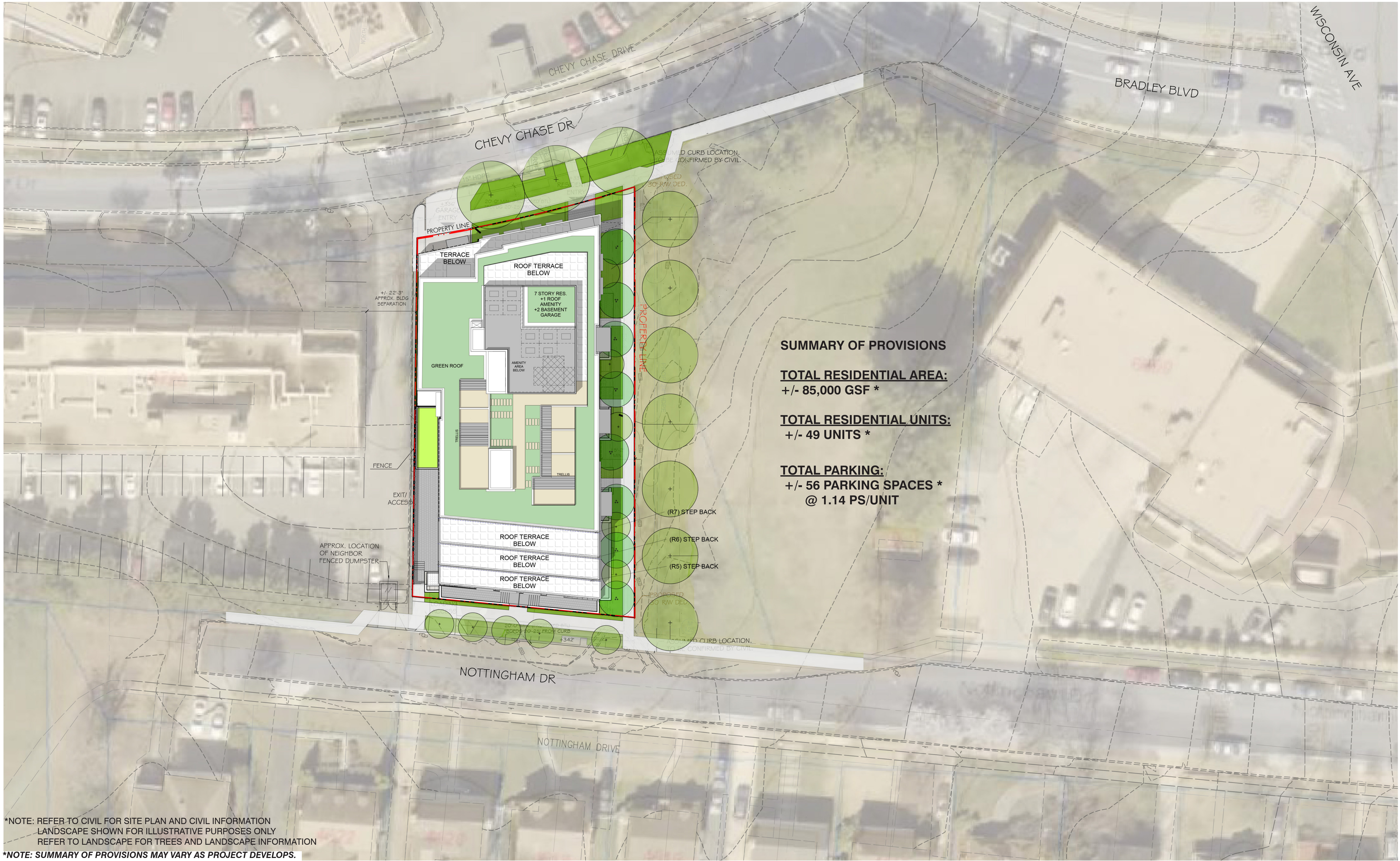
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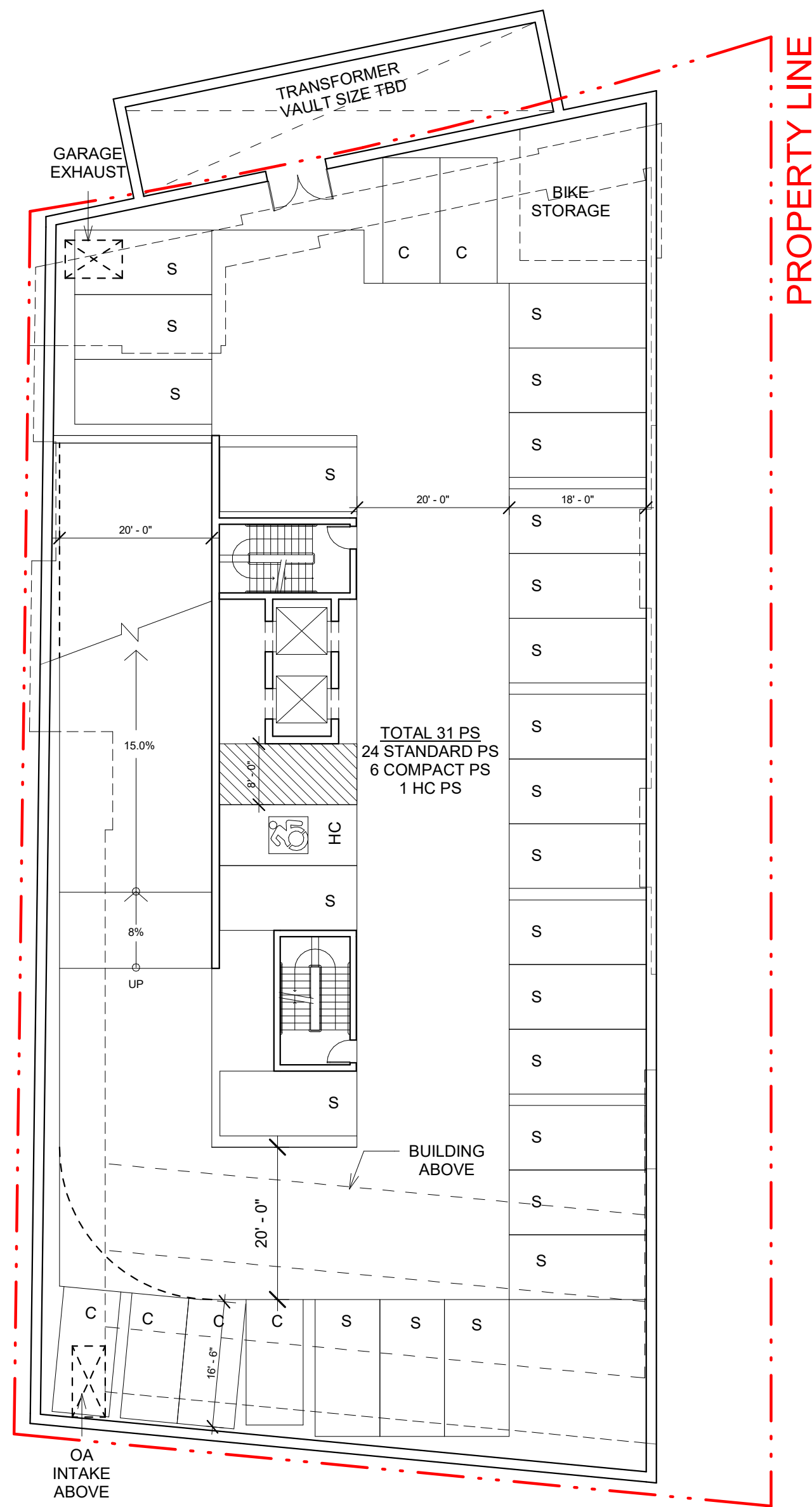
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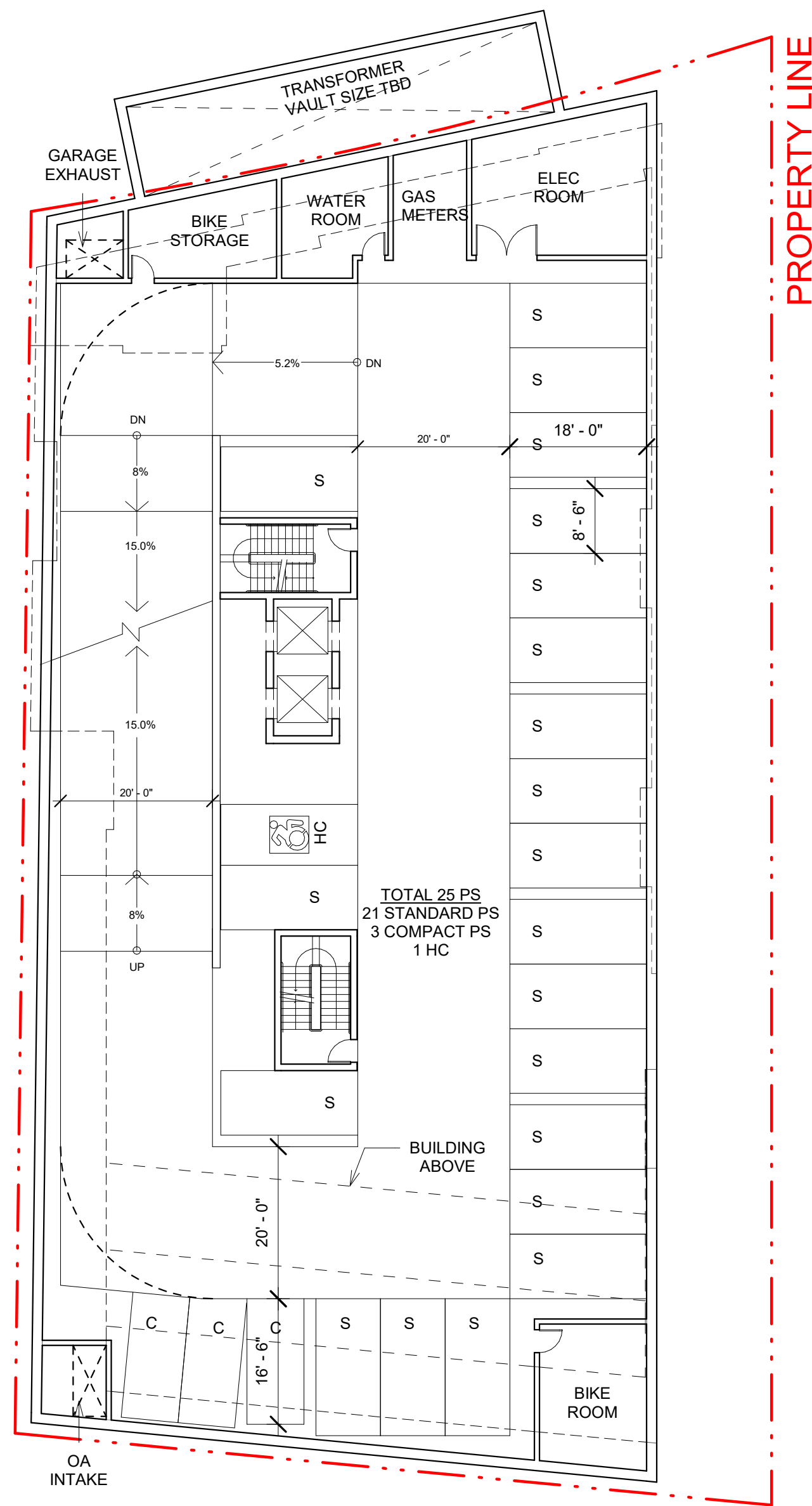
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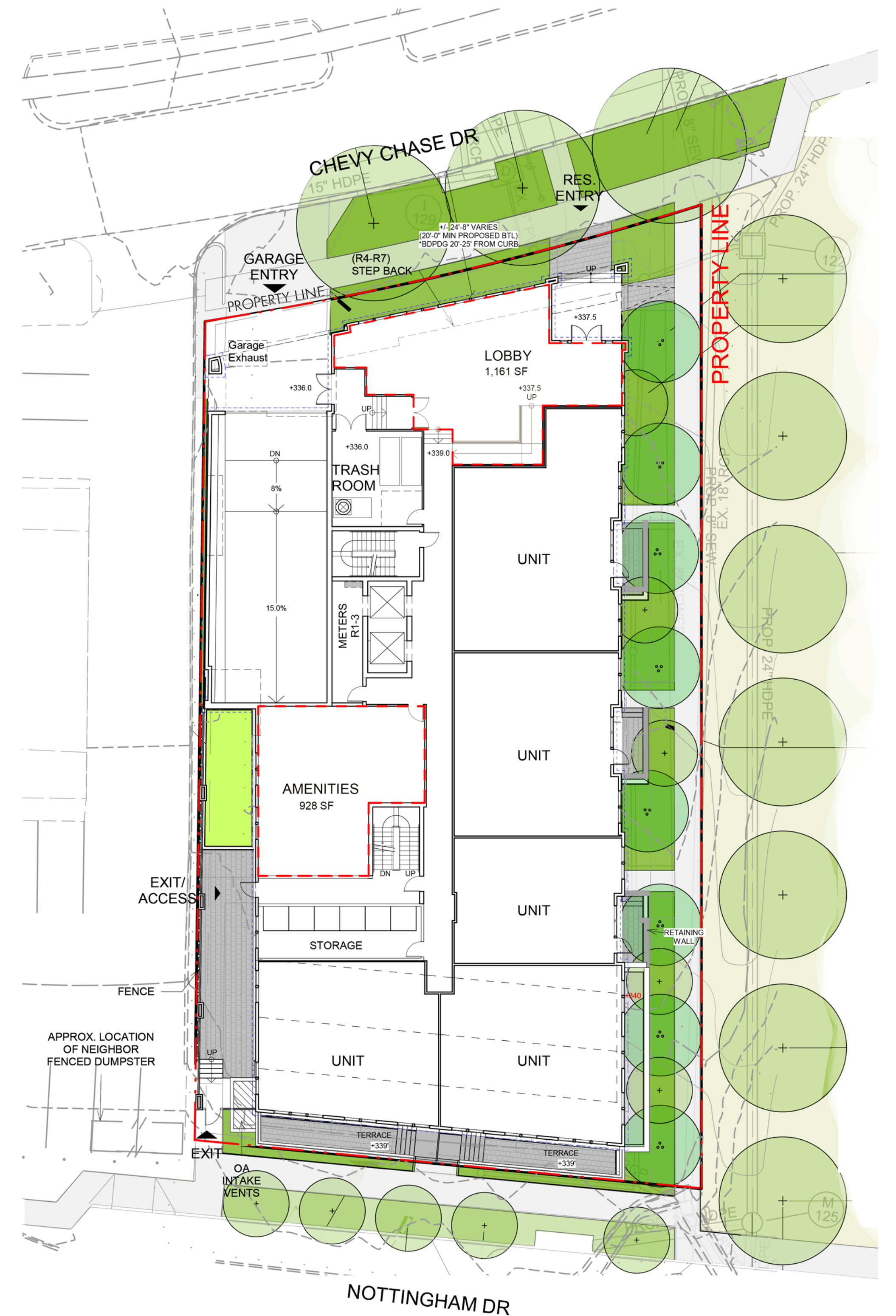




BASEMENT FLOOR PLAN (B2)

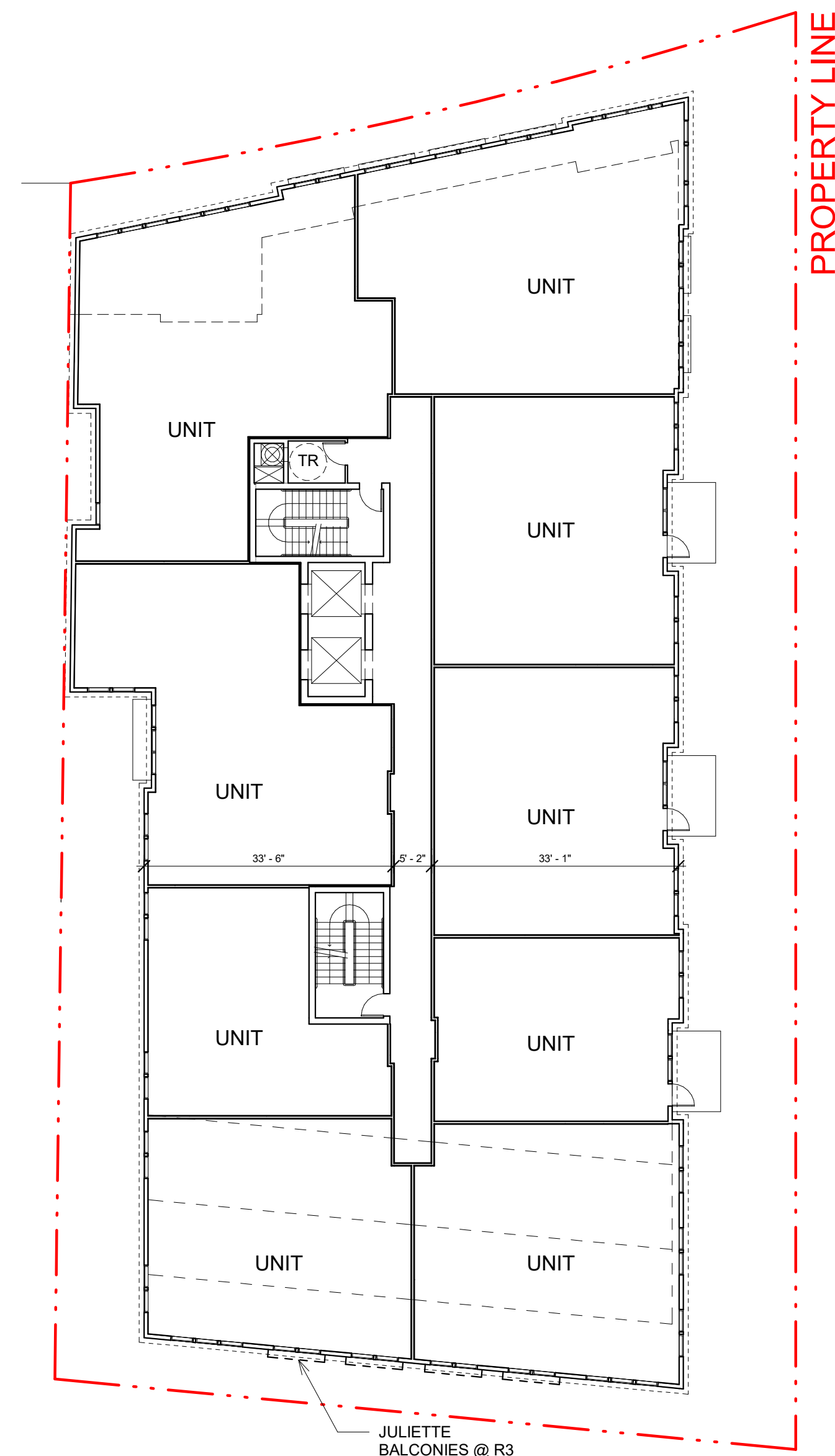


BASEMENT FLOOR PLAN (B1)

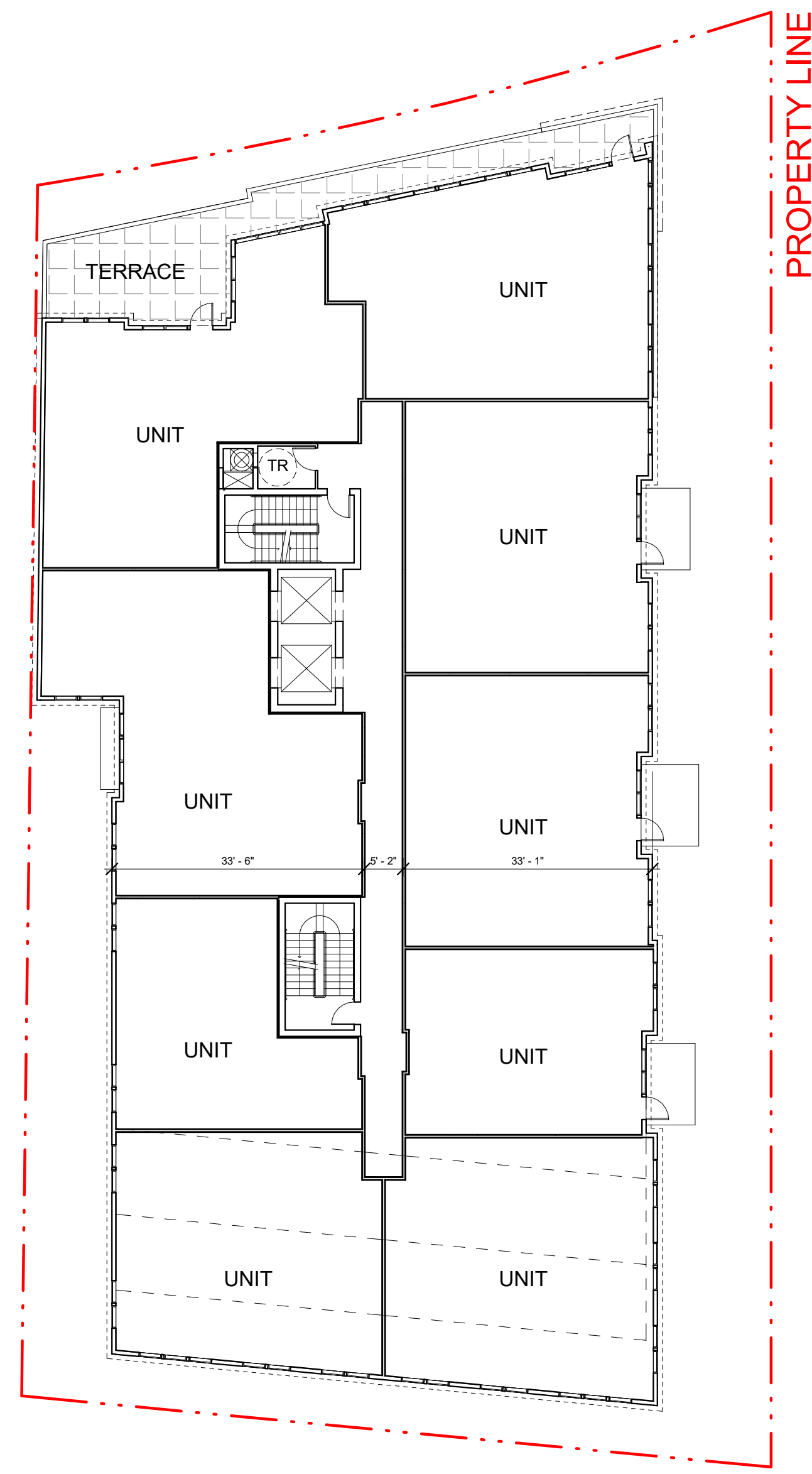


GROUND FLOOR PLAN (R1/G1)

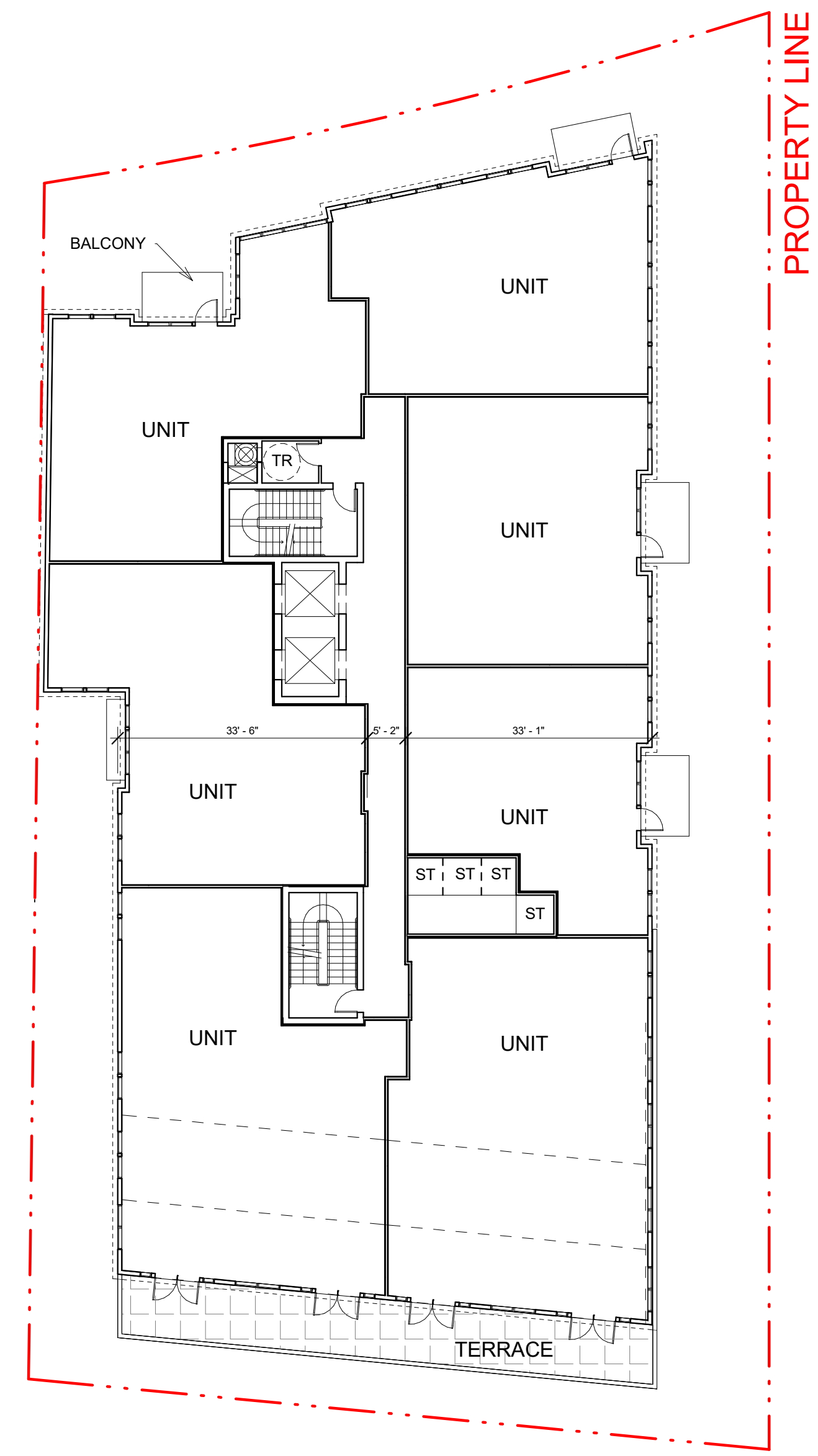
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RESIDENTIAL FLOOR PLAN (R2-R3)



RESIDENTIAL FLOOR PLAN (R4)



RESIDENTIAL FLOOR PLAN (R5)

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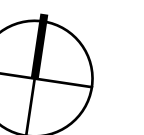
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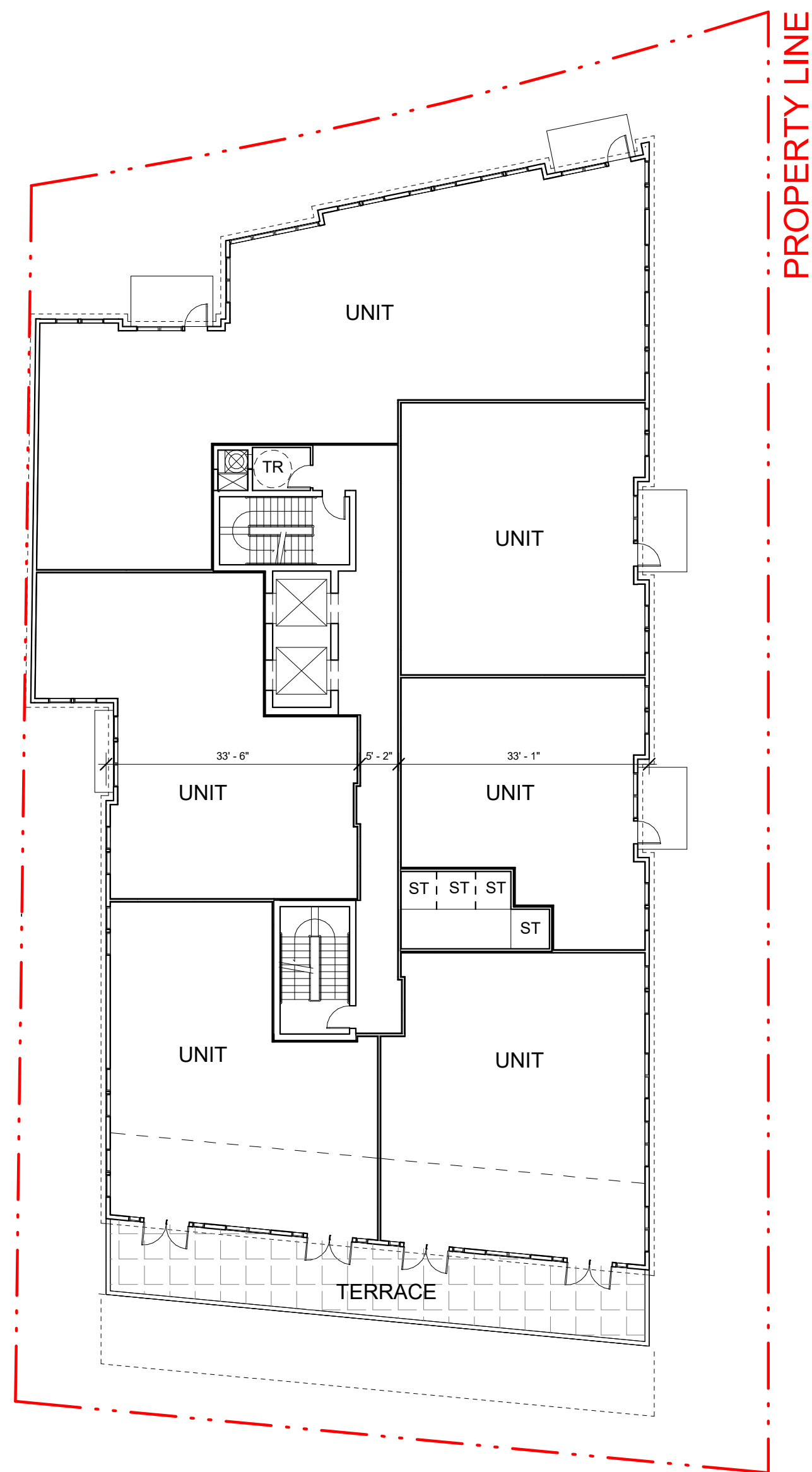
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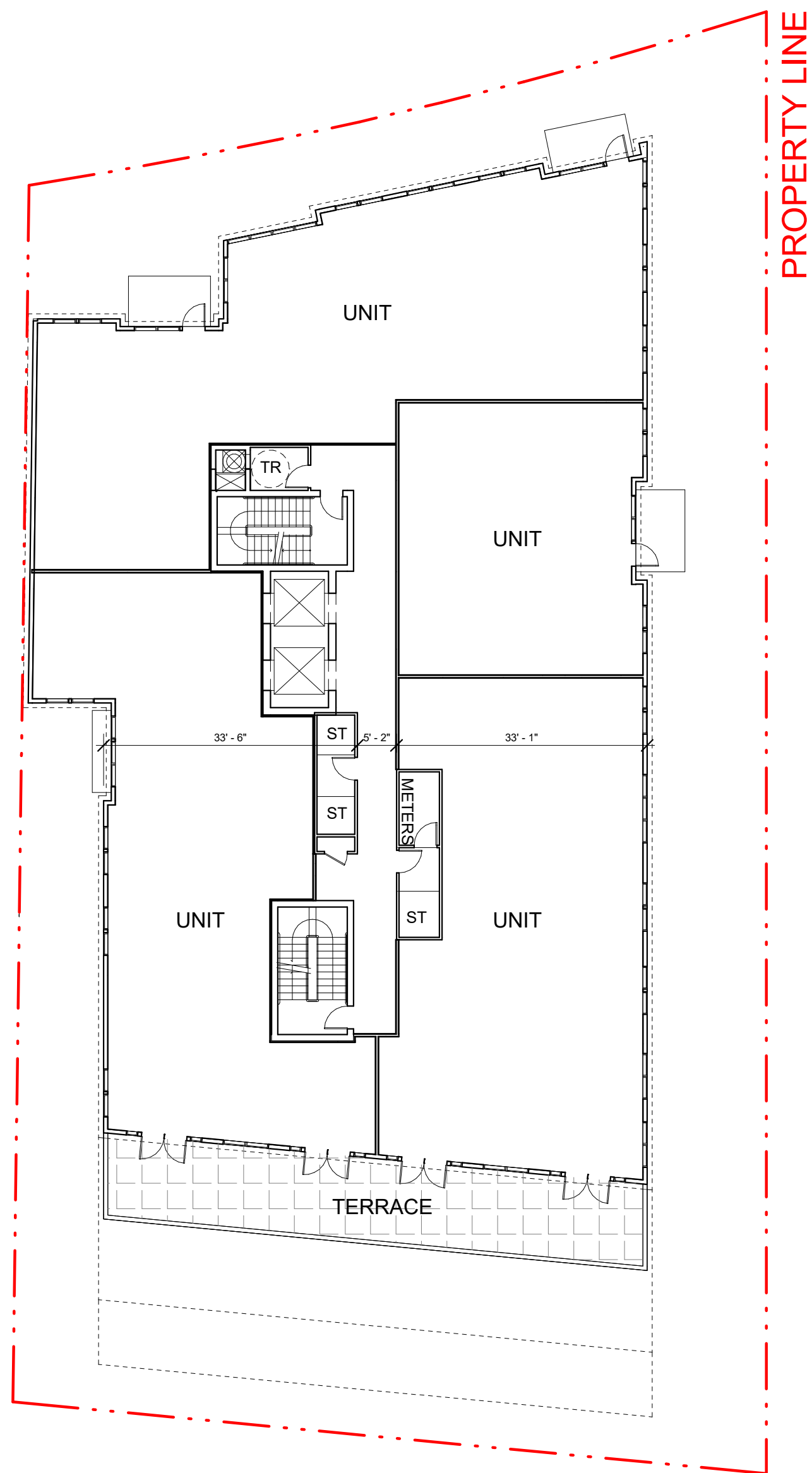
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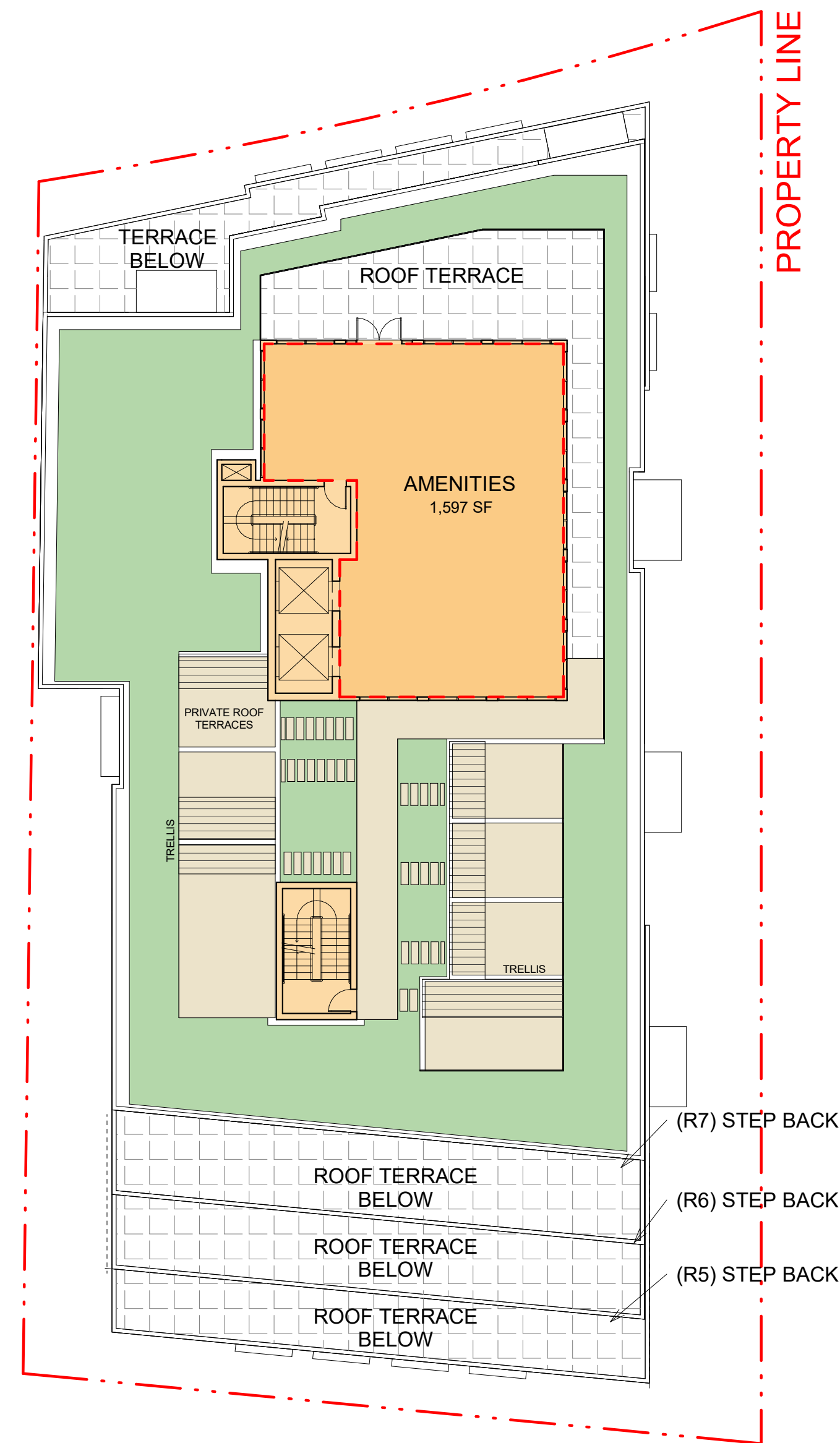
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RESIDENTIAL FLOOR PLAN (R6)

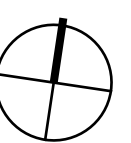


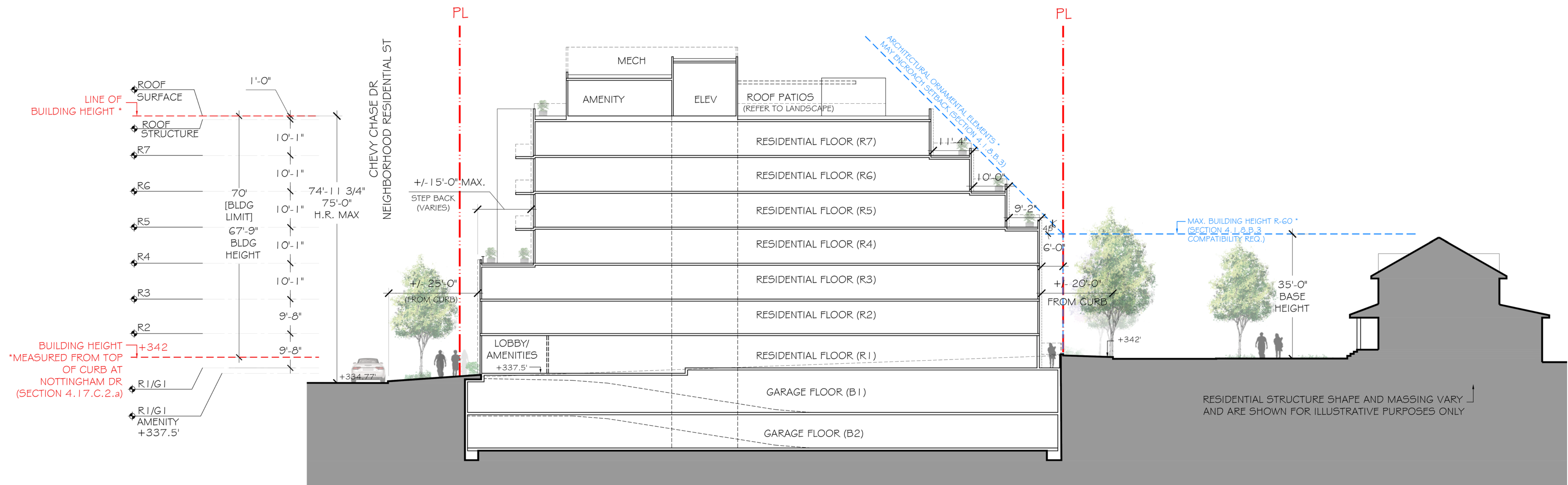
RESIDENTIAL FLOOR PLAN (R7)



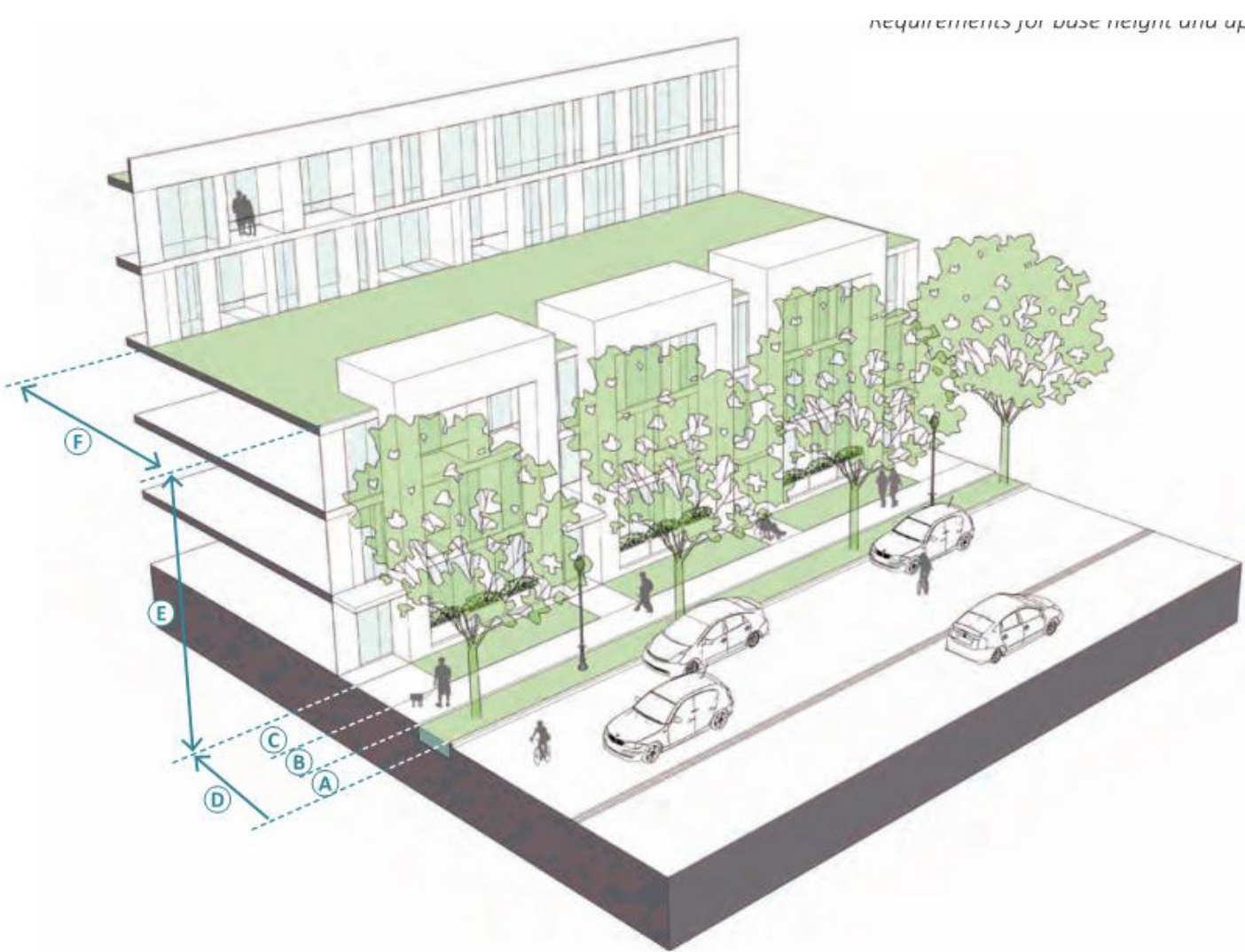
ROOF/AMENITY PLAN

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CONCEPTUAL SECTION

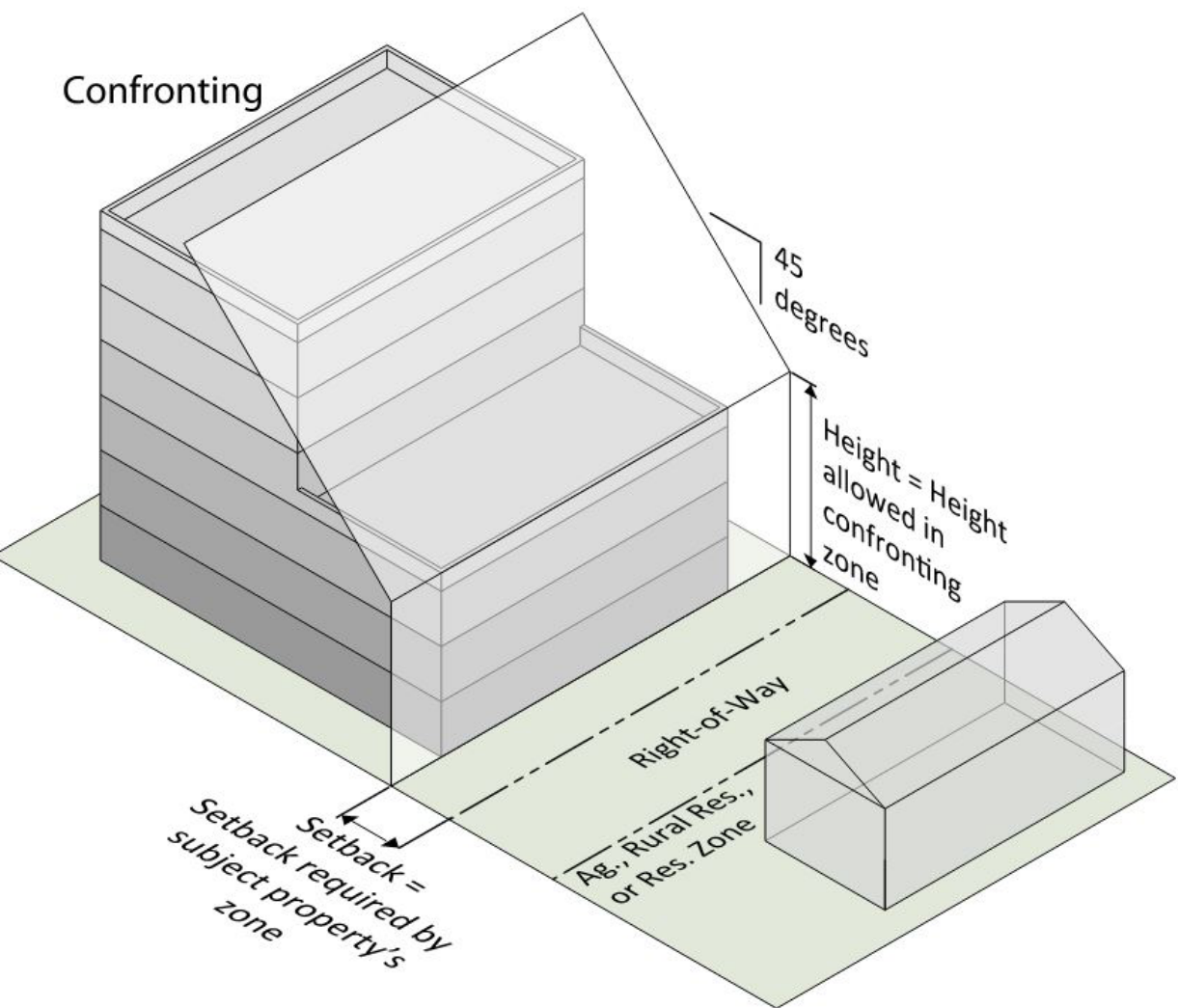


NEIGHBORHOOD RESIDENTIAL STREET

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.

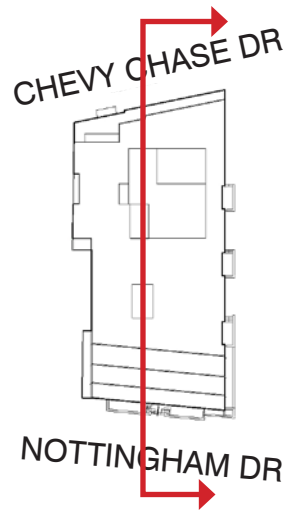
* Properties on a Neighborhood Residential Street confronting a Residential Detached or Residential Townhouse zone should see the Montgomery County Code Chapter 59 Section 4.1.8 Compatibility Requirements for base height and upper floor step-backs.



COMPATIBILITY REQUIREMENTS

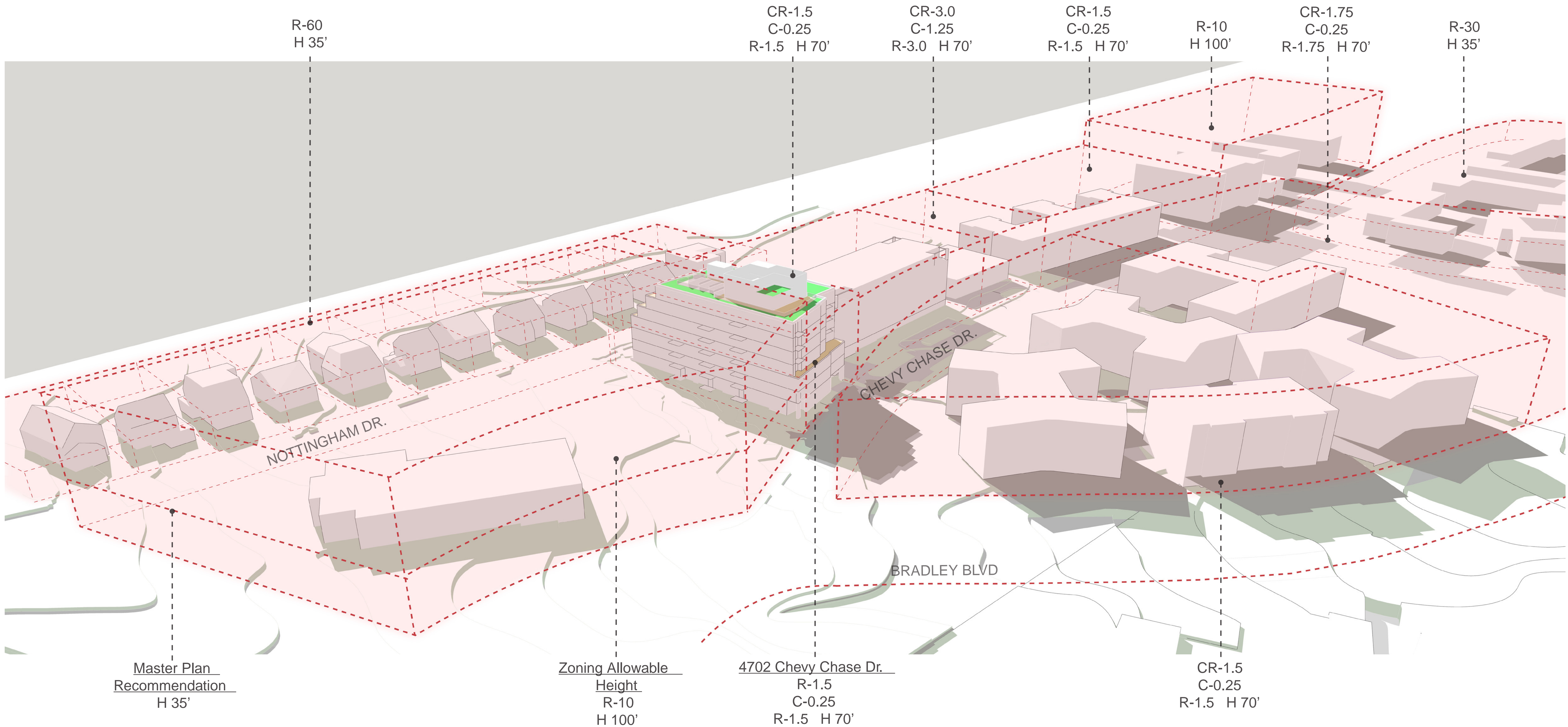


CONCEPTUAL STEP BACKS AND TERRACES

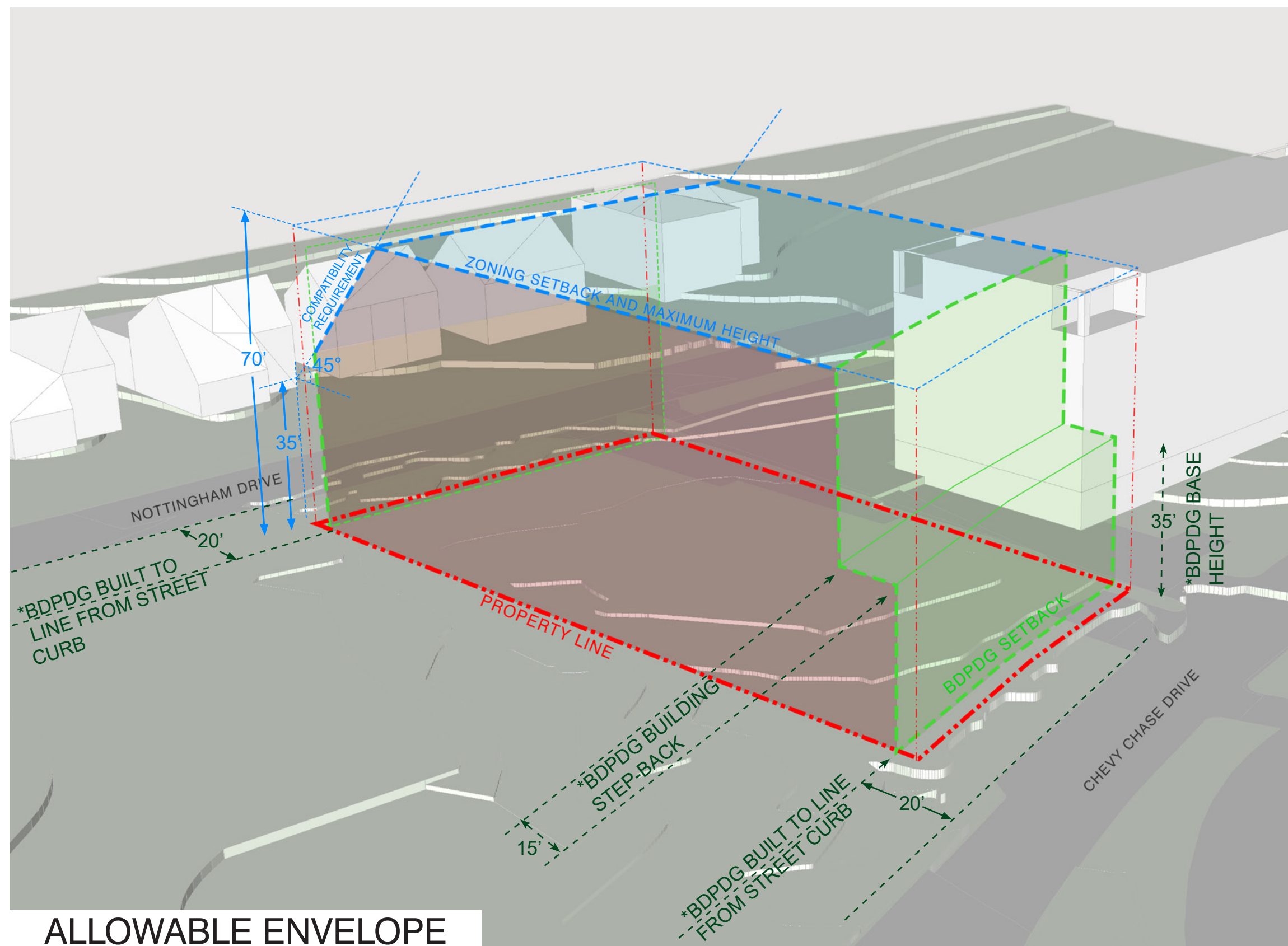


KEY PLAN

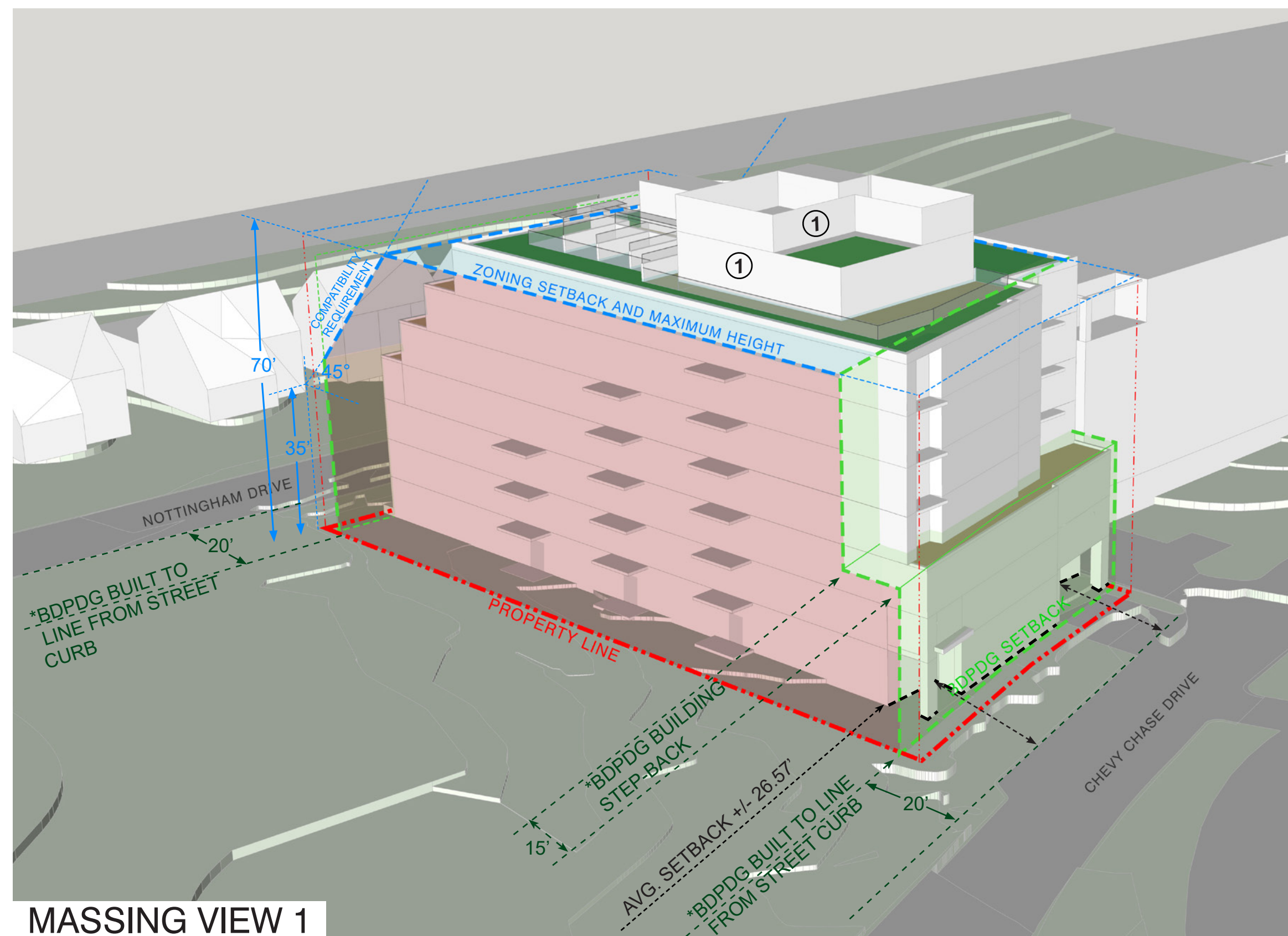
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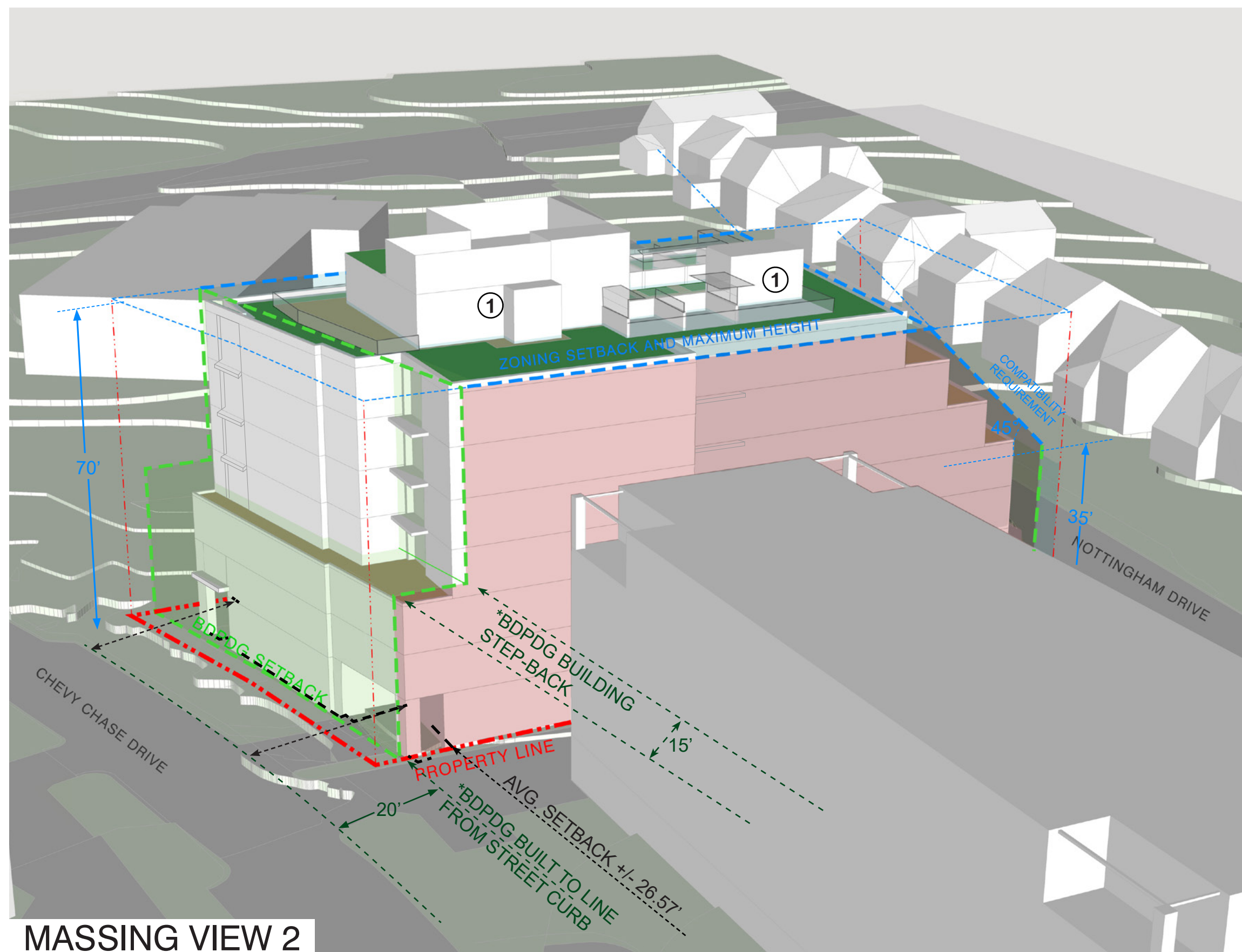
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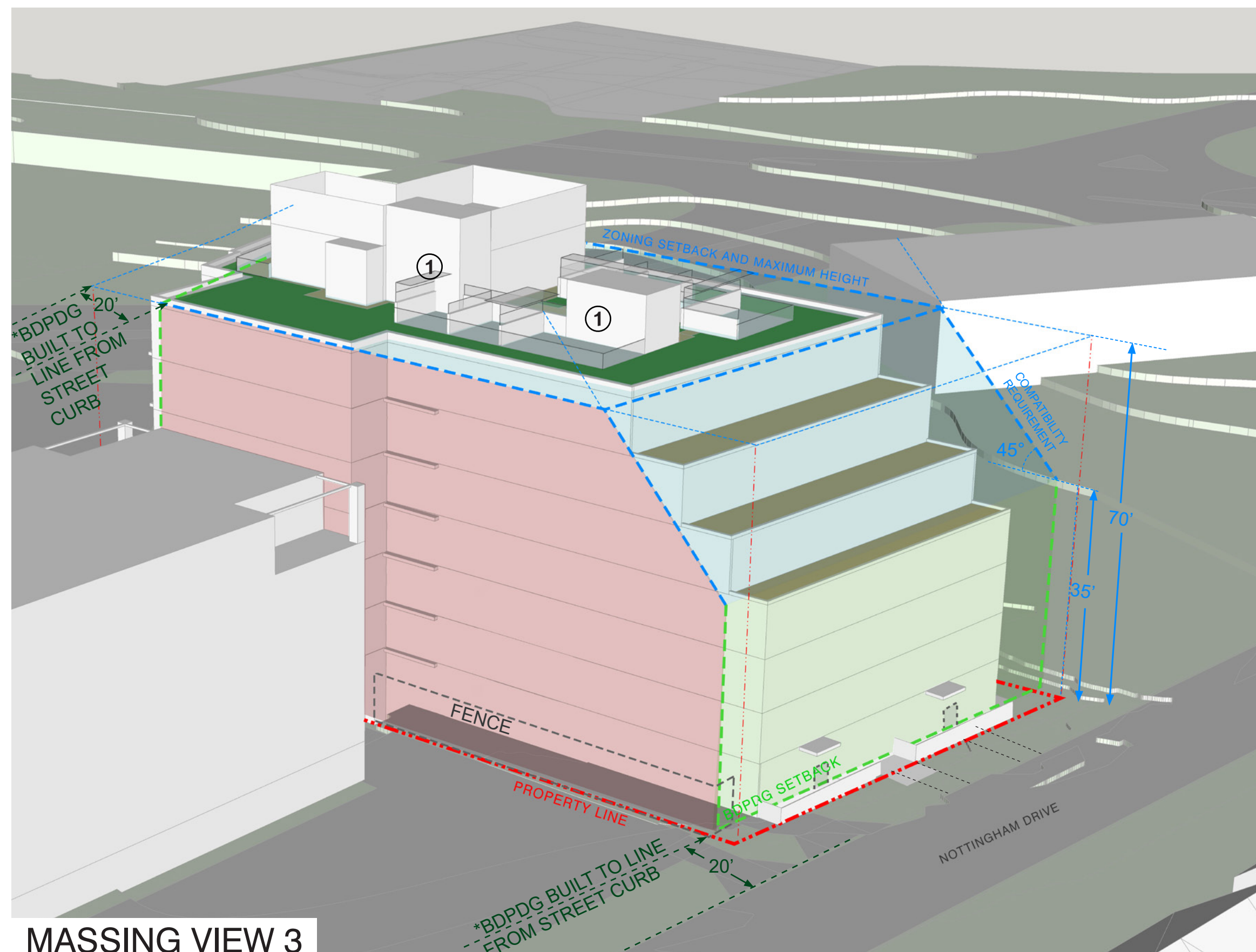
ALLOWABLE ENVELOPE



MASSING VIEW 1



MASSING VIEW 2

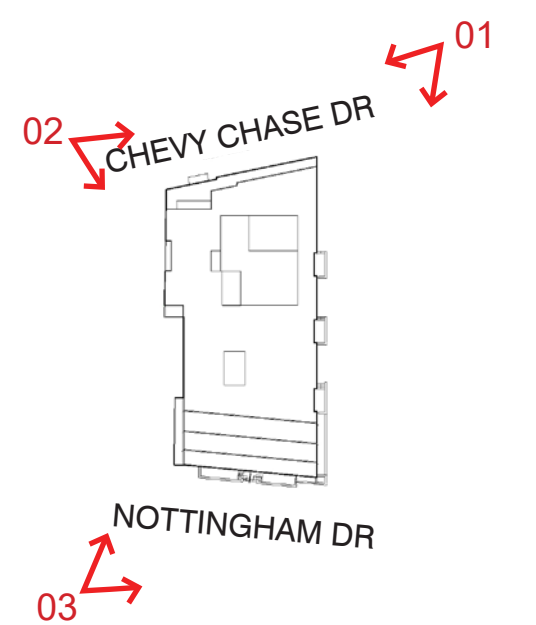


MASSING VIEW 3

① INDOOR ROOF AMENITY SPACE, MECHANICAL AND EGRESS STAIRS ALLOWED ABOVE BUILDING HEIGHT.

* BDPDG = RECOMMENDED BETHESDA DOWNTOWN PLAN DESIGN GUIDELINES

* BUILDING MASSING AND ARTICULATION MAY VARY. REFER TO FLOOR PLANS, ELEVATIONS AND RENDERINGS FOR PROPOSED DESIGN.



KEY PLAN

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BUILDING MASSING

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1 Green Cover ✓

Intensive green roof areas will be on 35 % of rooftop

Irrigation system will be employed to insure sustainability

**Exact location to be defined 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

Include canopy and signage to create a visually engaging and inviting building edge

4 Base: Variation and Articulation ✓

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

Varied wall materials and colors to add texture to lower floors

No cantilever will be provided in order to not interfere with trees nor access to sunlight and sky views for pedestrians

5 Corner Treatments ✓

The entry canopy and entry arcade will provide a signature design elements on the prominent corner and will be a focal point

6 Compatibility ✓

Provide transitions to surrounding residential neighborhood by including individual entries to ground floor units

Provide stepped-down building heights

Provide building articulation such as variations in wall planes, colors, materials and textures

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 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

Various steps will be implemented in the building to reduce massing

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

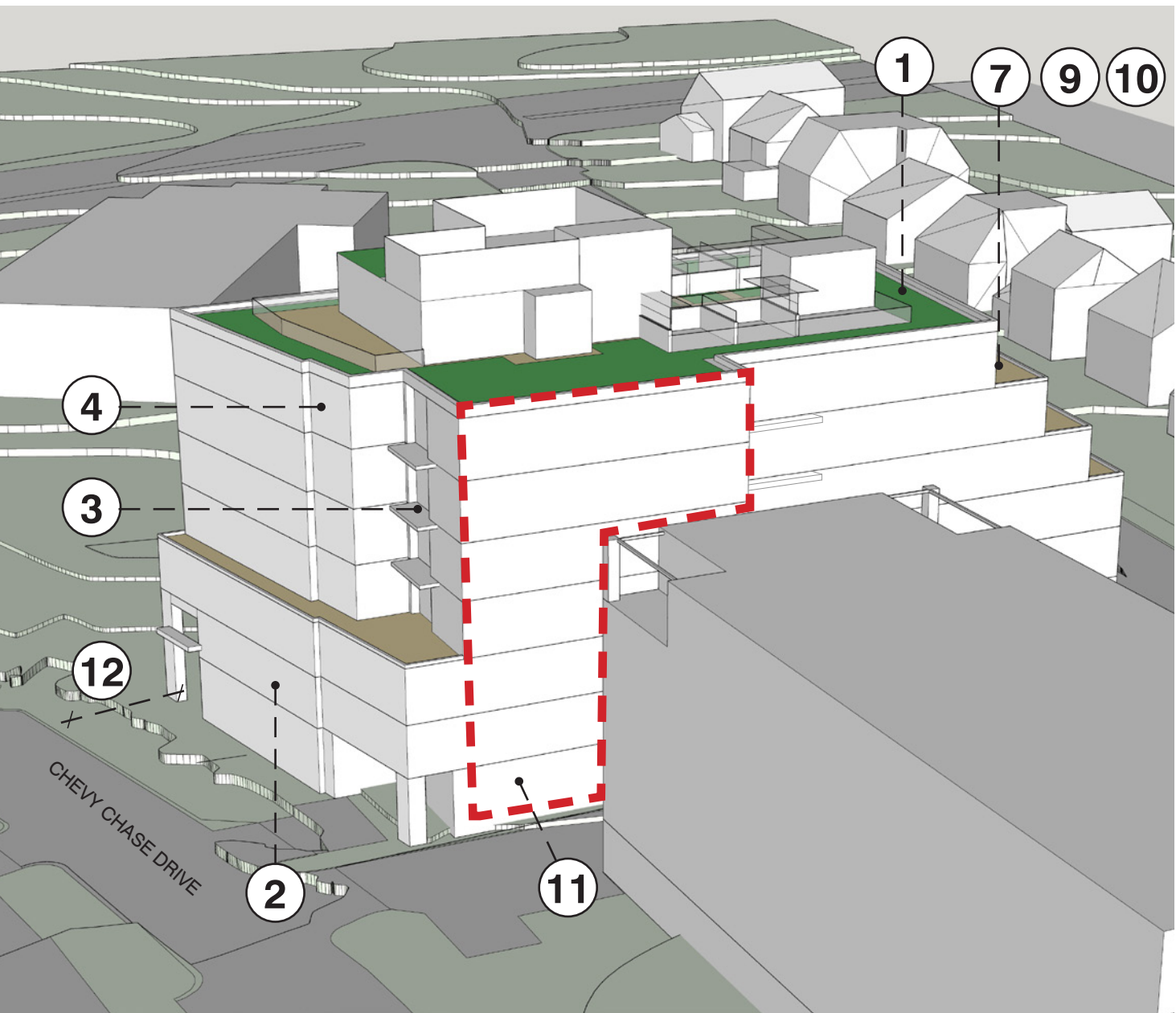
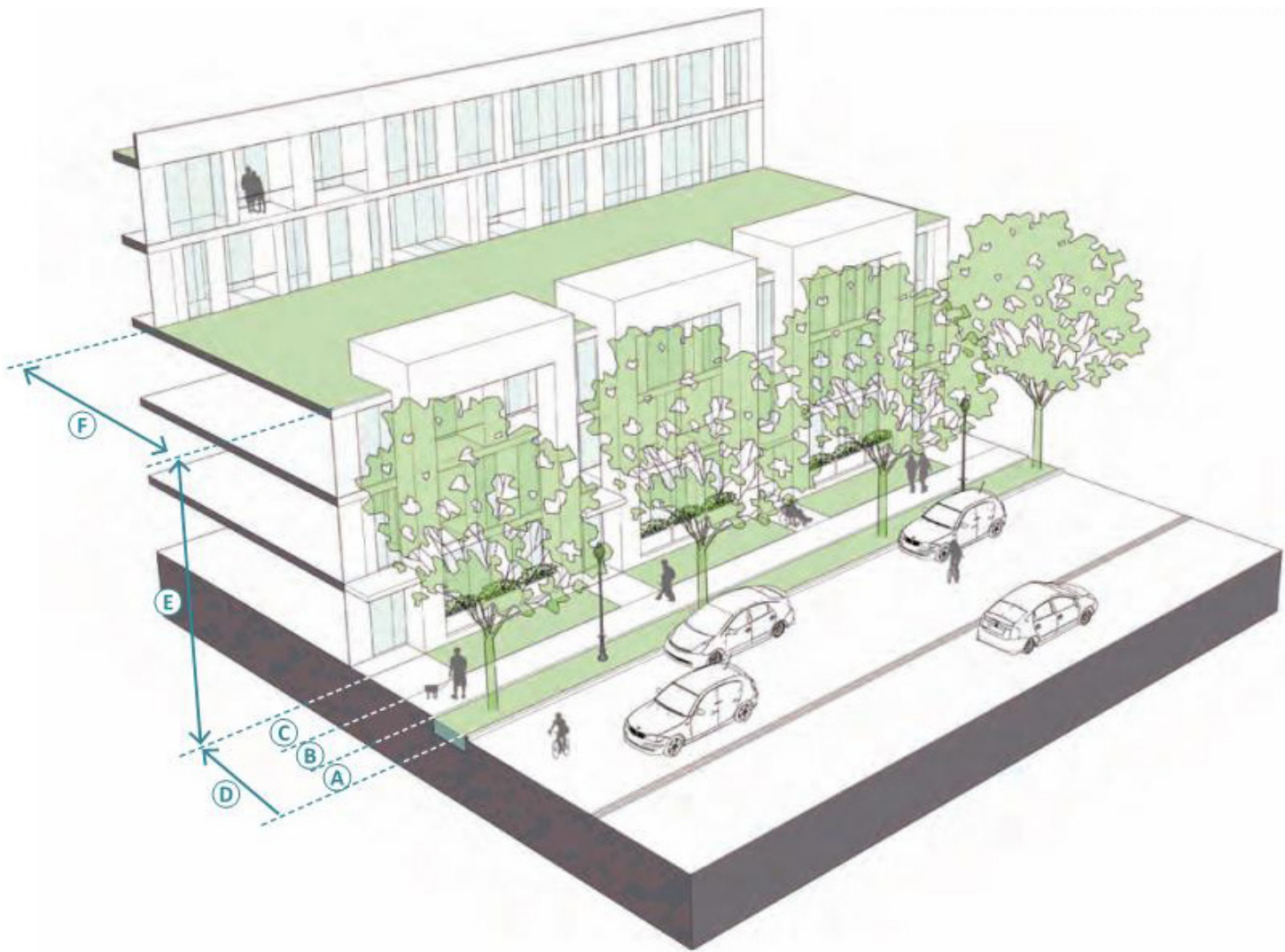
11 Separation Distance ✓

Alternative Treatments

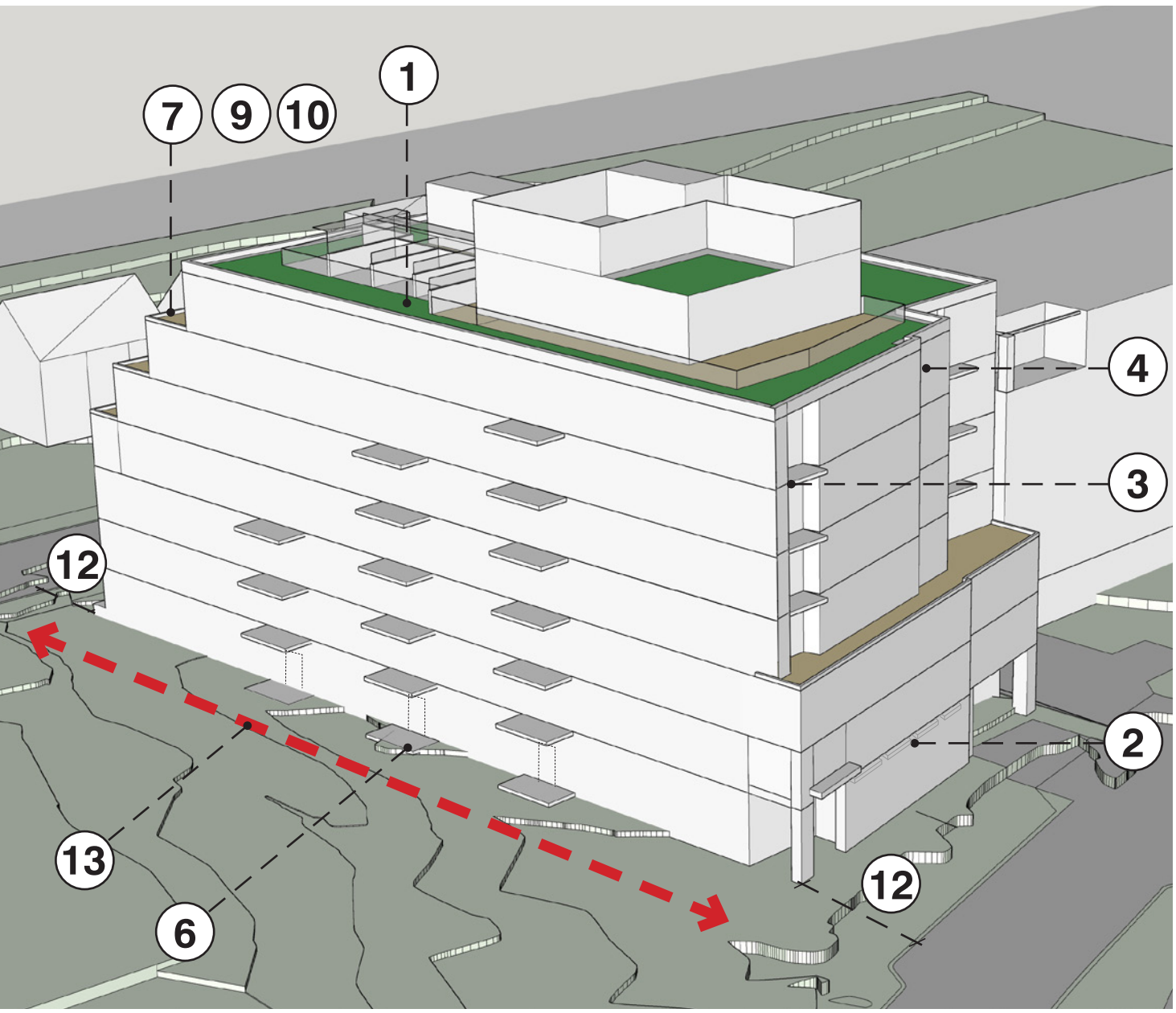
Buildings below 120 feet or with limited property size/width/depth may reduce tower separation of consider party walls

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 ✓



MASSING VIEW 1



MASSING VIEW 2

13 Public Through-Block Connections and Trails ✓

Public Through-block Connections

To improve connectivity for people to walk throughout Downtown Bethesda and create additional outdoor public spaces for residents and visitor to enjoy

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-back*



CONCEPTUAL ELEVATION

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



1



4



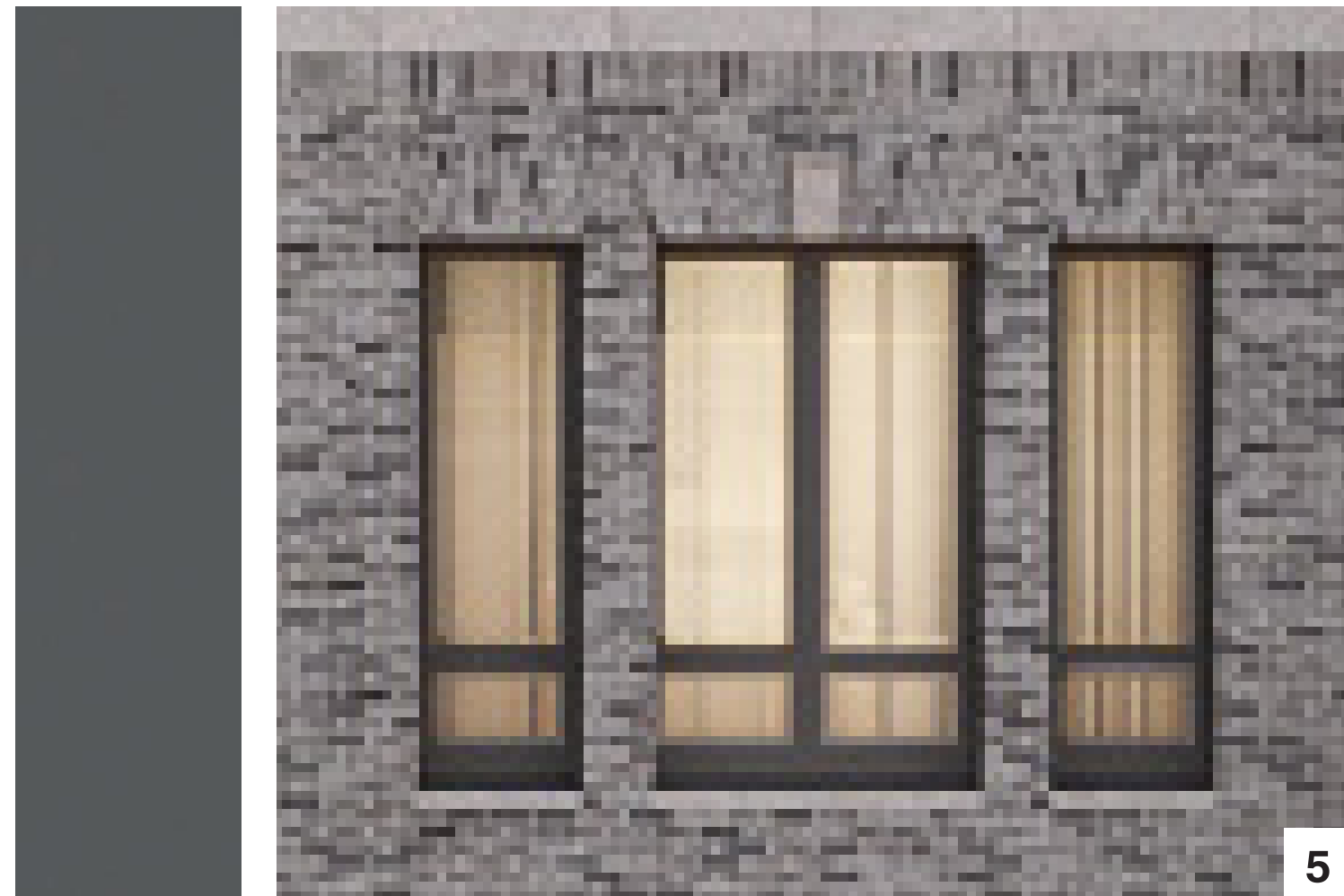
7



8



2



5



9



3



6



10



11

INSPIRATION IMAGES

DESIGN ADVISORY PANEL STAFF SUBMISSION

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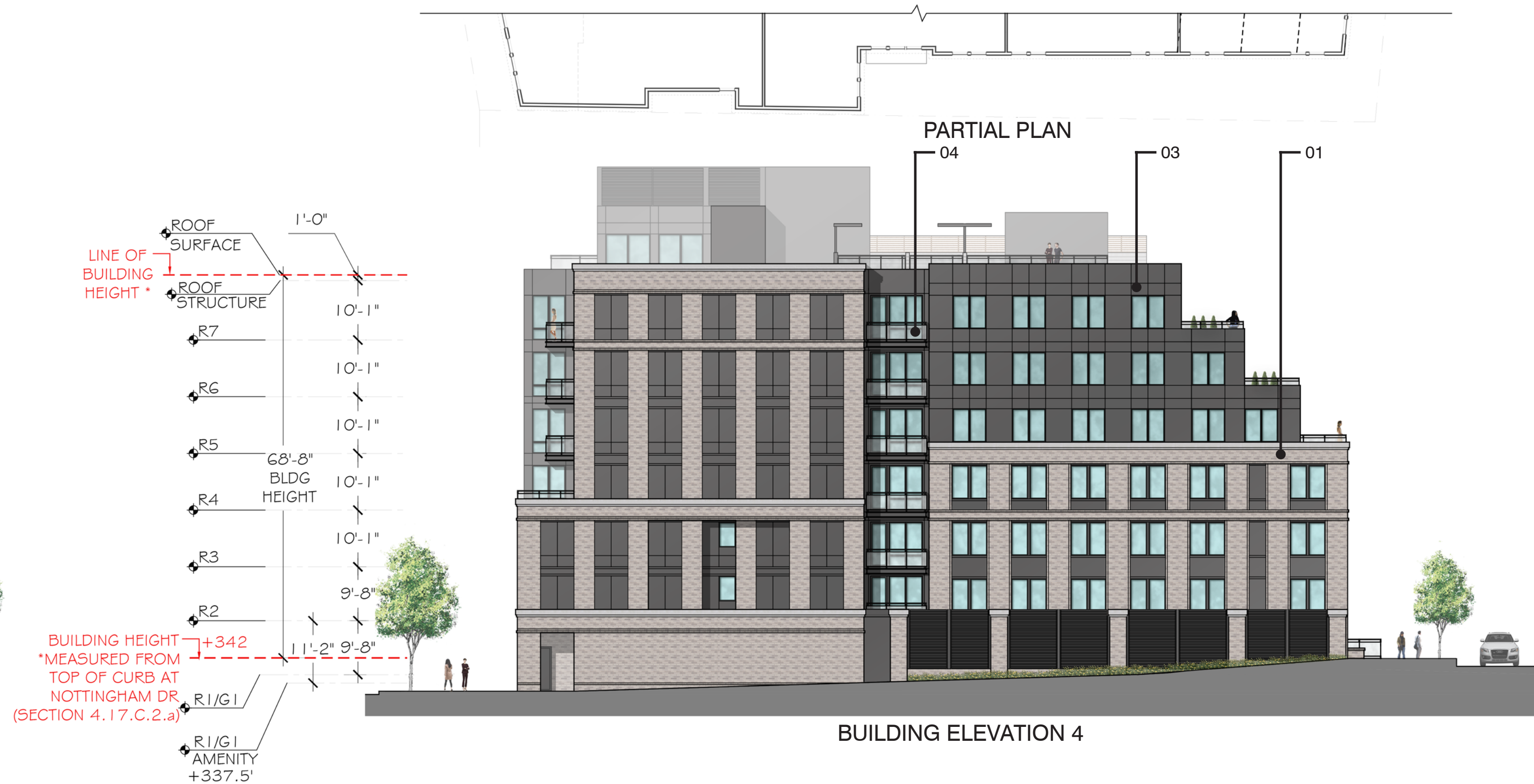
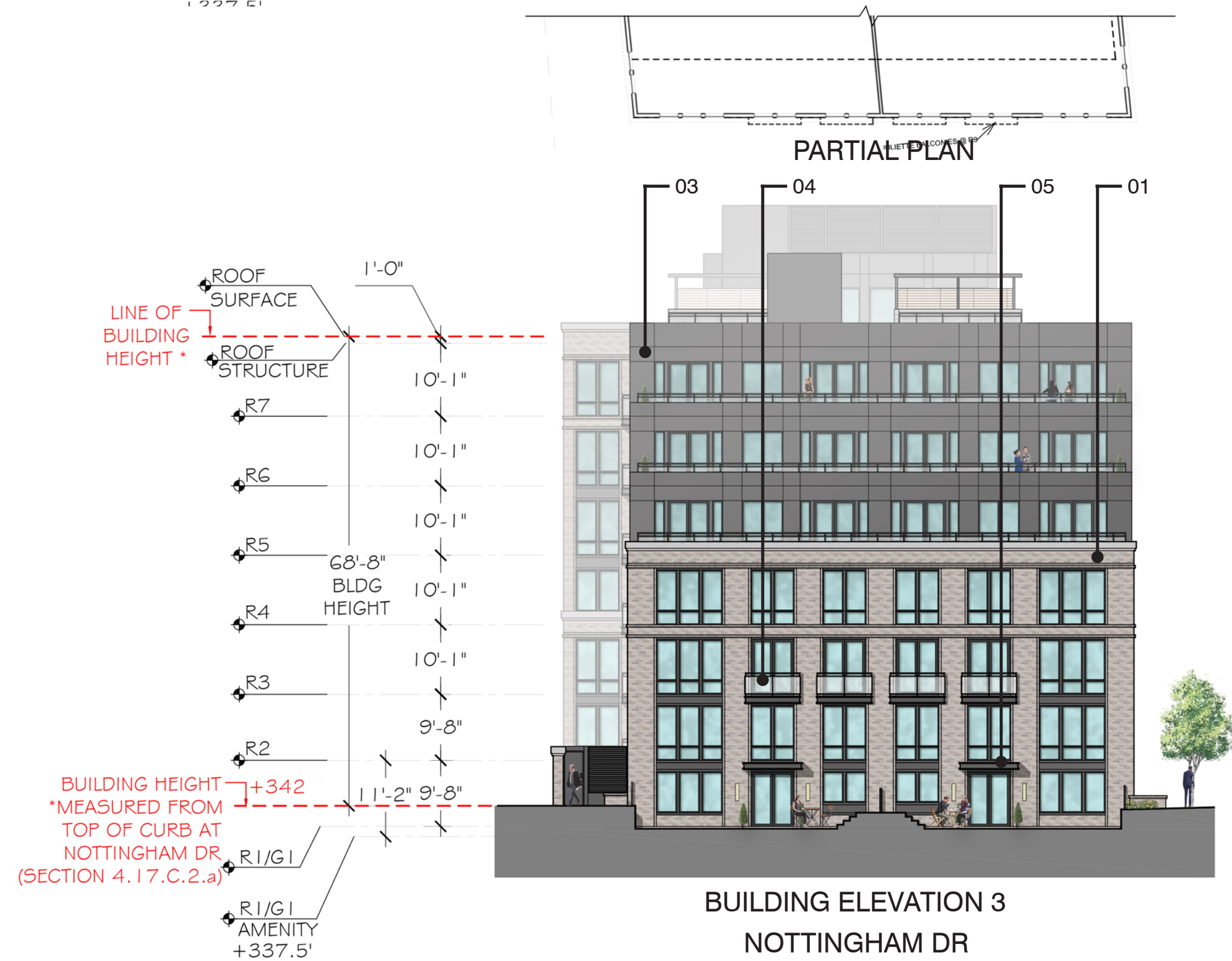
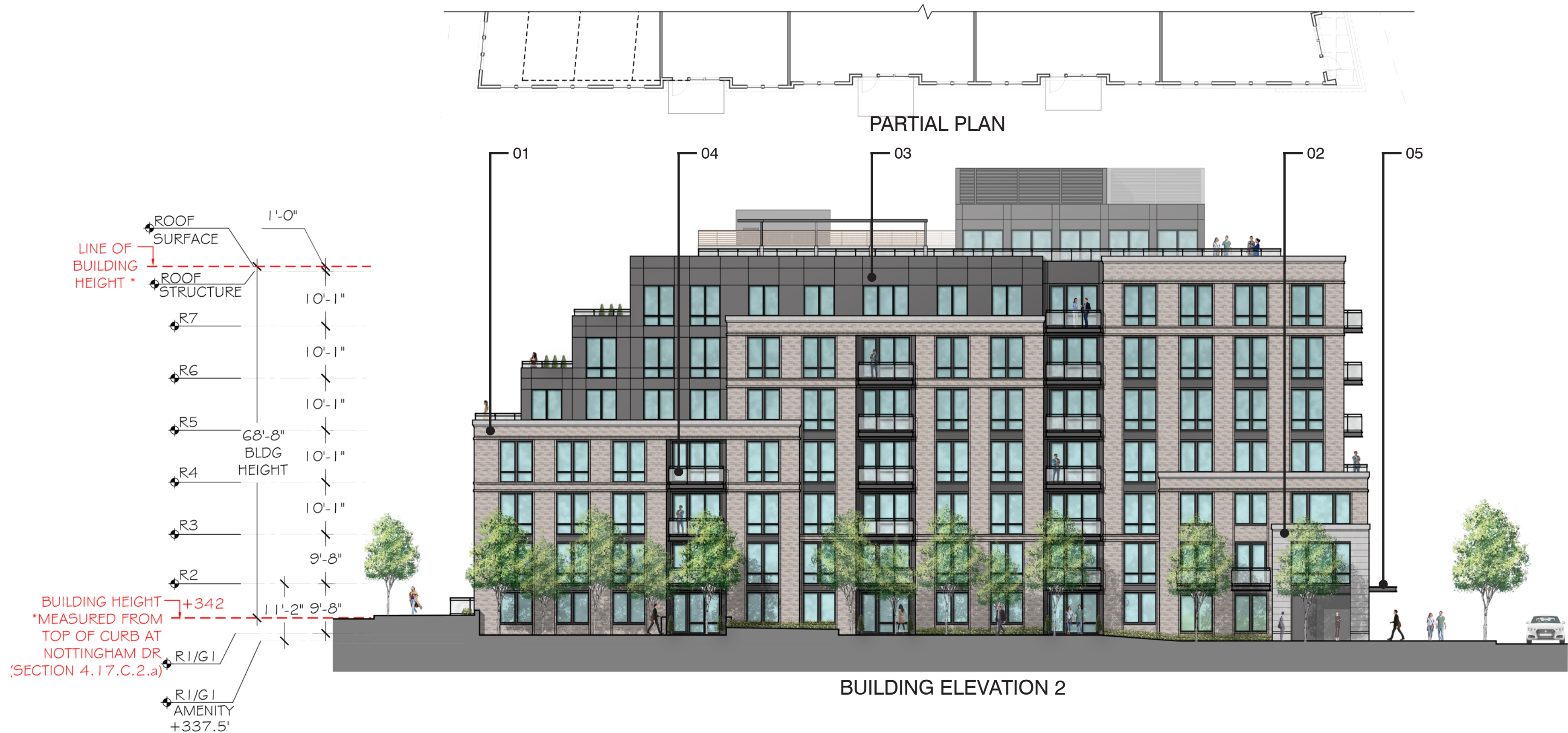
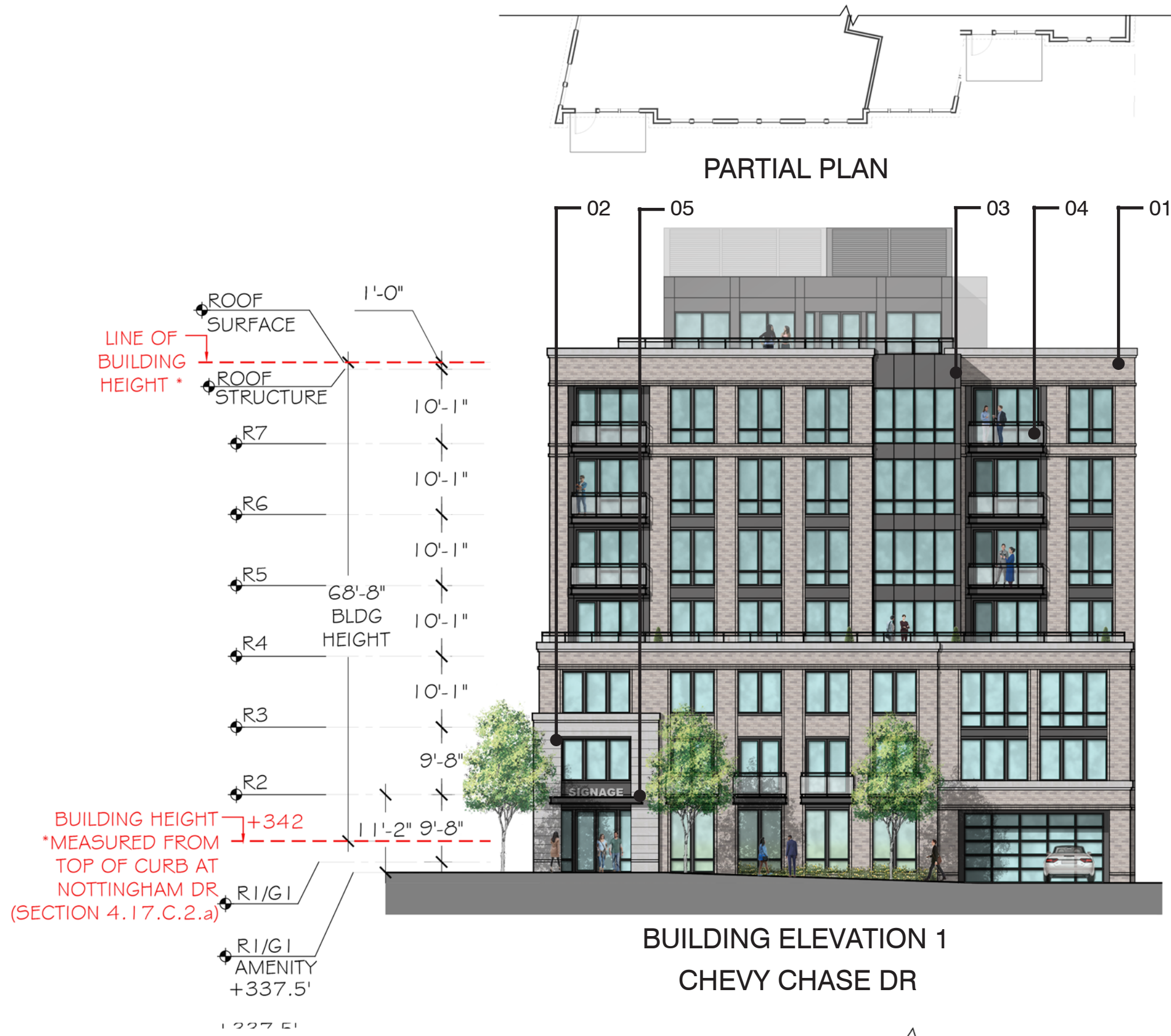
4702 CHEVY CHASE DR.
The "GreCo"

BETHESDA, MD

WINTHROP INVESTMENT GROUP

JAN 17, 2023
WIG.001

A.12



BRICK
MEDIUM GREY



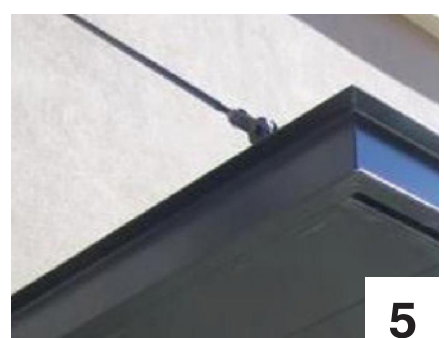
ARCH. STONE
LIMESTONE



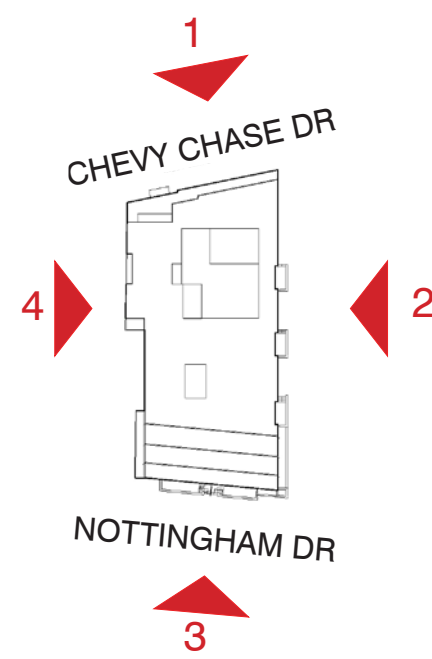
METAL PANEL
DARK GREY



GLASS RAILING
DARK GREY



METAL CANOPY
DARK GREY



KEY PLAN

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS. ELEVATIONS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. ELEVATIONS MAY CHANGE OR VARY AS PROJECT DEVELOPS.



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ARCHITECTURAL CHARACTER

DESIGN ADVISORY PANEL STAFF SUBMISSION

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A.13

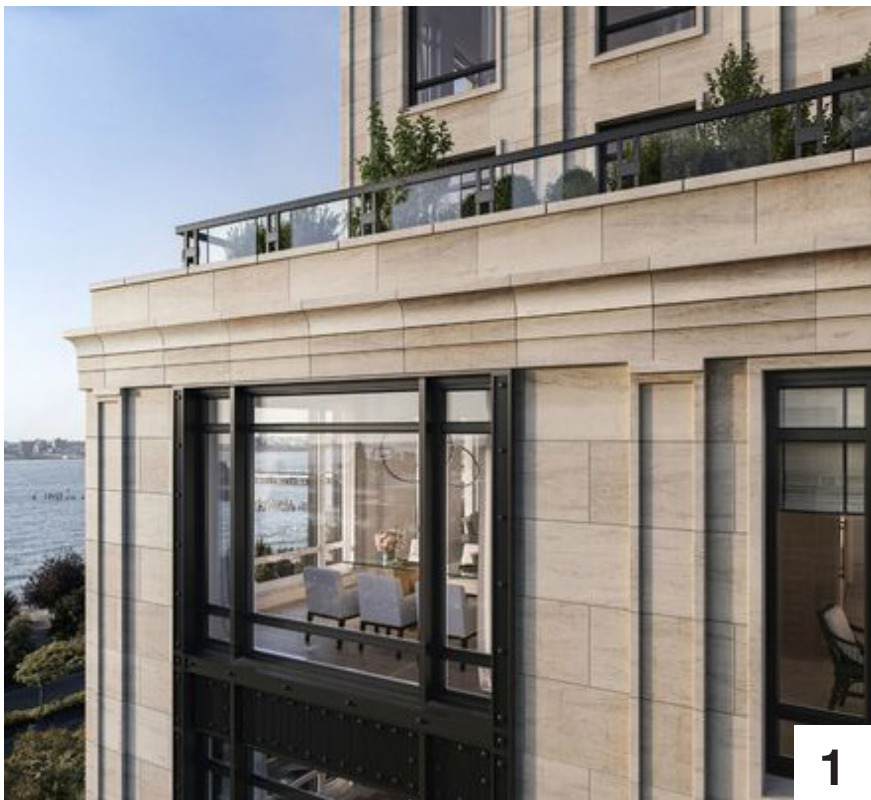
0' 8' 16' 32'
SCALE: 1/16" = 1'-0" (@ 22"x34")



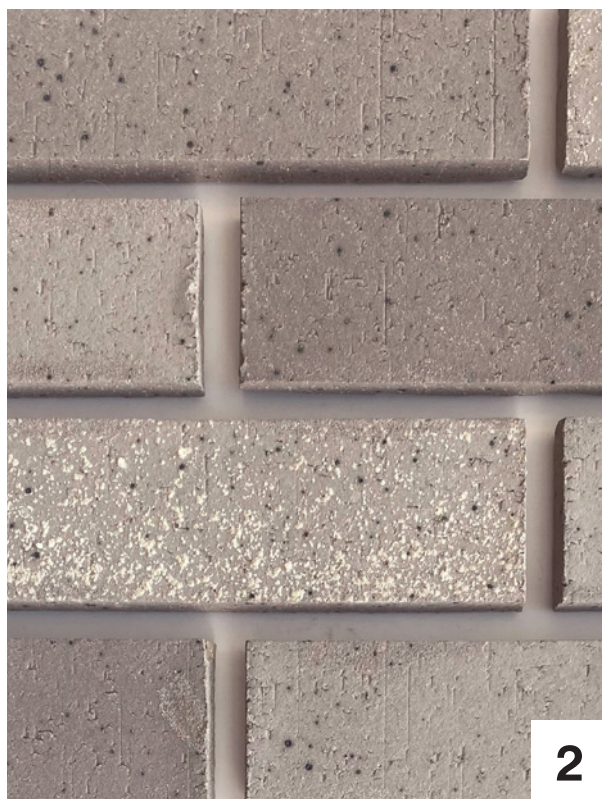
PARTIAL CONCEPTUAL BUILDING ELEVATION 1



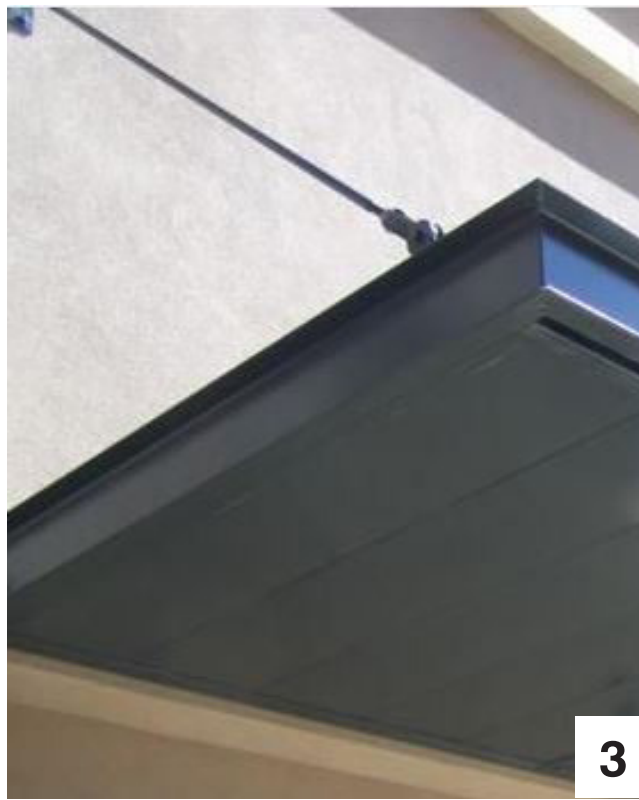
PARTIAL CONCEPTUAL BUILDING ELEVATION 2



1
TOP CORNICE / STEP



2
BRICK



3
CANOPY



4
ENTRY GATE



5
LIGHTS



6
DECORATIVE FENCE



7
STEPPED TERRACES



8
MTL. PANELS

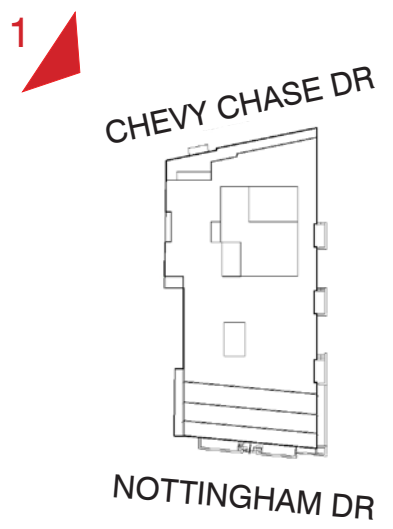


9
MTL. PANELS



1
KEY PLAN

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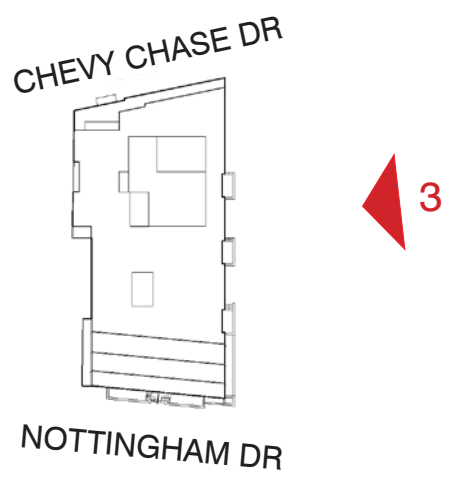


KEY PLAN

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