




DATE: July 14, 2023

TO: Bethesda Downton Plan Design Advisory Panel (DAP)

FROM: Grace Bogdan, Planner III, Downcounty Planning 
Adam Bossi, Planner III, Downcounty Planning
Stephanie Dickel, Regulatory Supervisor, Downcounty Planning

RE: Staff comments for the July 26, 2023 DAP Meeting

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

Item #1

7749 Old Georgetown Road

Stonebridge, Developer

SK+I Architects

Vika, Landscape Architect

- 2nd Sketch Plan presentation, focusing on high-level conformance of building massing and urban design.
- The Project was presented at the June DAP and the Panel requested the Applicant return with the following:
 - Further refinement of the Old Georgetown Road façade perhaps through carrying over geometry from St Elmo façade, showing more detailed materials, and/or stepping back tower
 - Ground the angularity on St Elmo facade
 - Break up cantilever on Old Georgetown Road perhaps through grounding
- The Applicant's resubmittal includes analysis showing how each of the comments above have been addressed in the updated design. Most notably, the angularity of the St Elmo facade has been integrated with the Old Georgetown Road facade.
- The design shows a deeply recessed first floor at the corner of St. Elmo and Old Georgetown with the heavy corner tower element resting on top of a thin canopy. The perceived reading from Arlington Road and Wilson Lane seems to be uncomfortable and the tower seems ungrounded. There is an opportunity to ground the tower and/or enhance the canopy feature to receive the mass of the tower from above. This would result in a wider retail setting and prominent corner entry at this location.