Sketch Plan DAP Submission

LOT 25 - BETHESDA, MD

Wisconsin Ave, Bethesda, MD

January 24th, 2024

TORTI GALLAS + PARTNERS | Monument REALTY | MOSAIC REALTY PARTNERS

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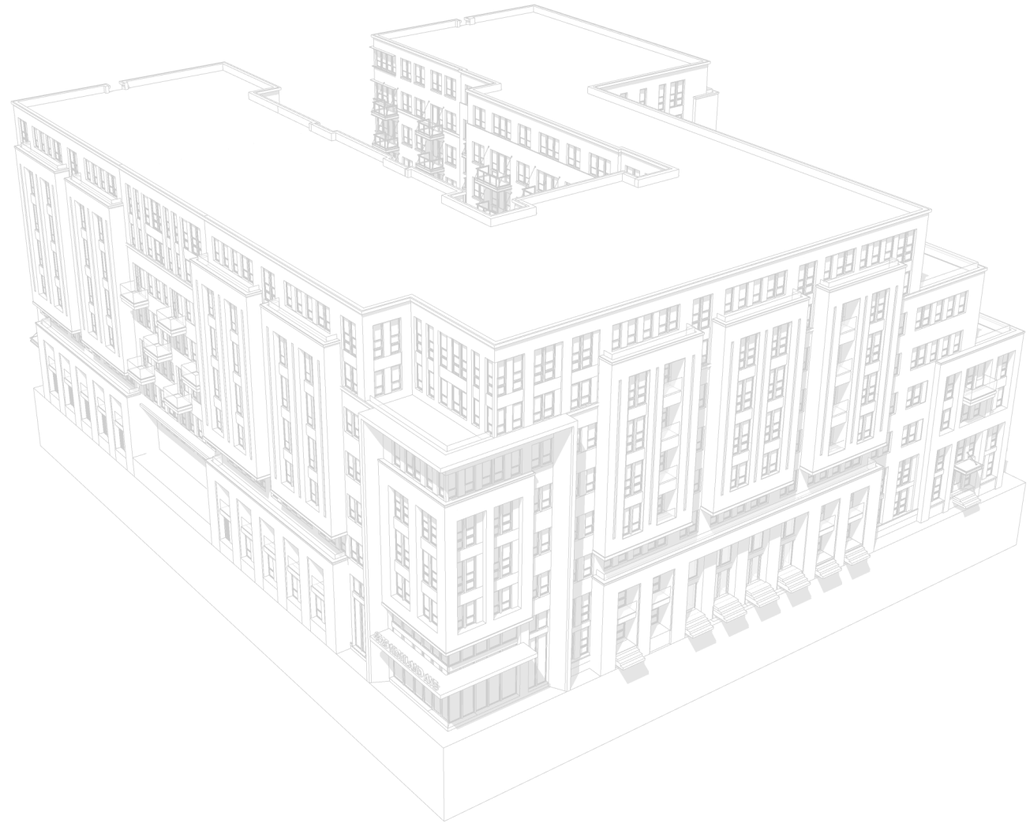

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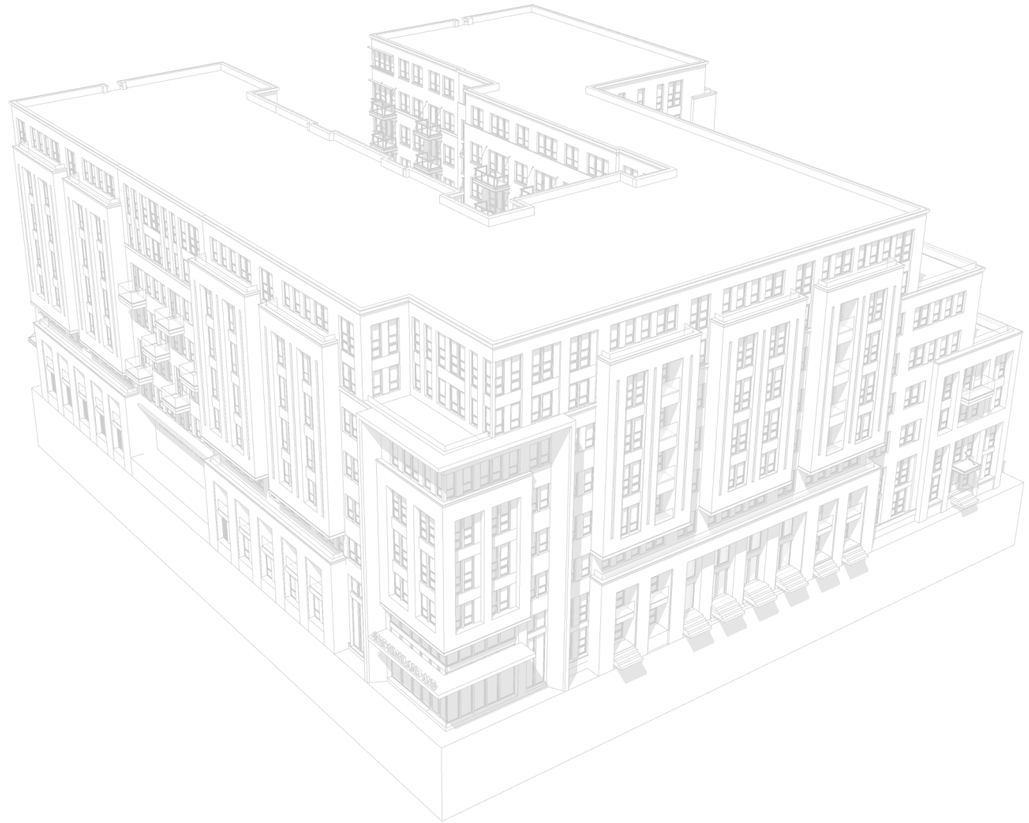
MAJOR CHANGES

1 - Extended the Lobby/ Amenity Space to face the greenway park.

2 - Eliminated the ‘bridge’ element on Highland Ave.

3 -Created a visual connection between the courtyard and the park by way of new lobby layout.



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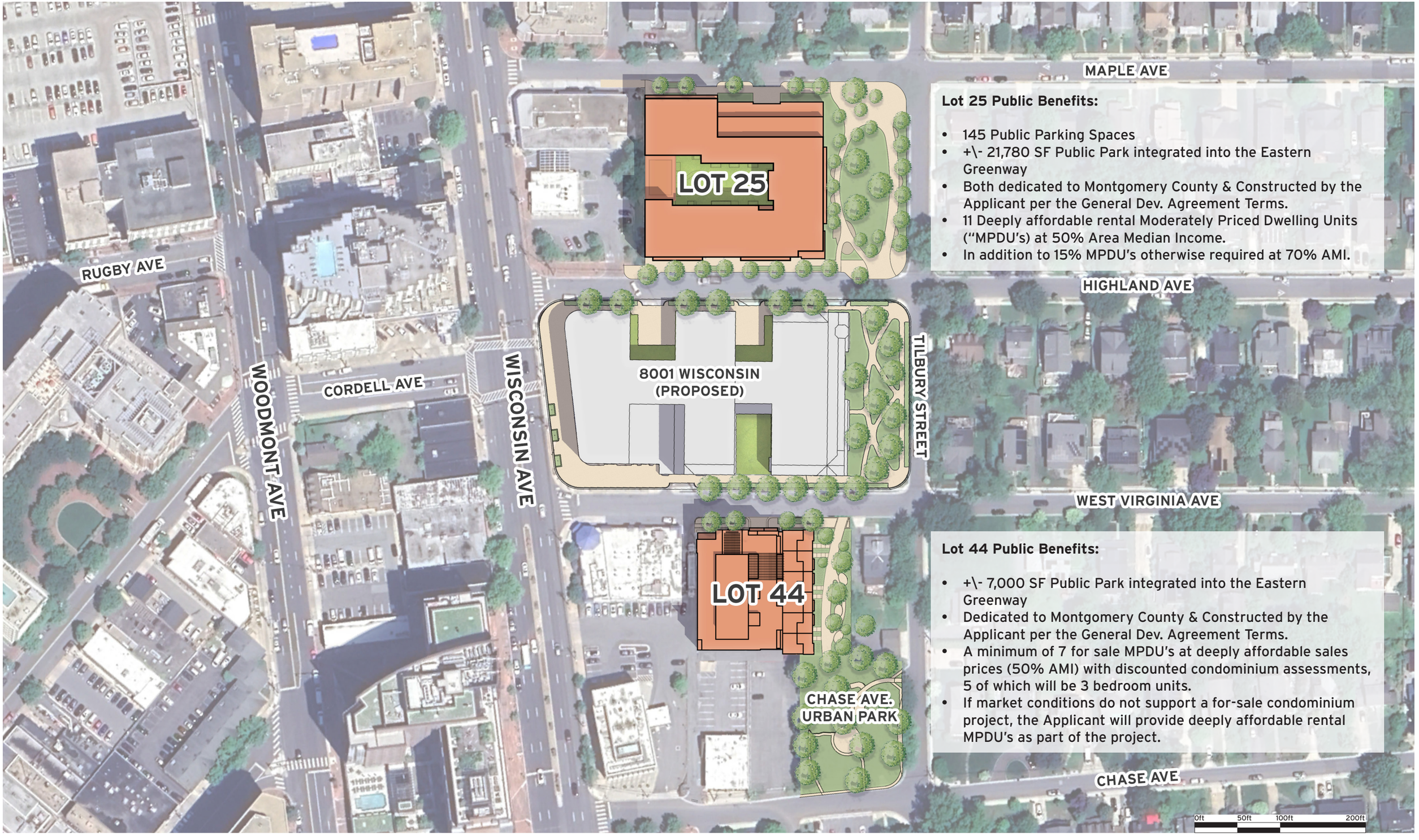

Lot 25 Public Benefits:

- 145 Public Parking Spaces
- +\- 21,780 SF Public Park integrated into the Eastern Greenway
- Both dedicated to Montgomery County & Constructed by the Applicant per the General Dev. Agreement Terms.
- 11 Deeply affordable rental Moderately Priced Dwelling Units ("MPDU's) at 50% Area Median Income.
- In addition to 15% MPDU's otherwise required at 70% AMI.

Lot 44 Public Benefits:

- +\- 7,000 SF Public Park integrated into the Eastern Greenway
- Dedicated to Montgomery County & Constructed by the Applicant per the General Dev. Agreement Terms.
- A minimum of 7 for sale MPDU's at deeply affordable sales prices (50% AMI) with discounted condominium assessments, 5 of which will be 3 bedroom units.
- If market conditions do not support a for-sale condominium project, the Applicant will provide deeply affordable rental MPDU's as part of the project.

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VICINITY MAP

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REGIONAL AERIAL VIEW

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WISCONSIN CORRIDOR & EASTERN GREENWAY

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VIEW LOOKING NORTH ON WISCONSIN AVE.

VIEW LOOKING WEST ON HIGHLAND AVE.

VIEW LOOKING SOUTH ON WISCONSIN AVE.

VIEW LOOKING SOUTH ON TILBURY ST.

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EXISTING CONDITIONS

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Old Georgetown Road, Wellington Drive, Bethesda-Chevy Chase East, Chase Avenue, Eastern Greenway, Cheltenham, Western Edge, Elm Street, Caroline Freeland

For more information on each park description, see the Bethesda Downtown Sector Plan – 2.7 Parks and Open Space.

Intent

Formally planned, flexible open spaces for:

- **Informal gathering**
- **Lunchtime relaxation**
- **Small special event gatherings**
- **Walk-to recreation**

Key Features

- Lawn area
- Shaded seating
- Play area
- Optional: a skate spot, a community garden, or similar neighborhood serving amenities

Size - ¼ acre minimum, ½ acre ideal

Experiences - ensure a mix of uses

- Active
- Contemplative
- Social gathering/community building

Relationship to Adjacent Uses (context)

- Located in the center of residential developments
- Within walking distance of residents

Site Access and Connectivity/ Social Equity

- Ensure physical and visual connections from street
- Ensure safe pedestrian crossings
- Ensure access to all
- Promote diversity

Special Features

- Picnic areas
- Play features and small game spaces
- Open lawns
- Neighborhood serving amenities, neighborhood identity features
- Wayfinding, signage, interpretative features

Frequency of Use

- Seasonal Events
- Weekly Functions
- Daily Functions

Lakelands Clubhouse Park - lawn area with flexible uses central to the community and highly used all year round, Lakelands, MD. Source: M-NCPPC

Greater Kennedy Plaza - KidoInfo Play in the park with games, activities, and a free-play mobile playground. Providence, RI. Source: Downtown Providence Park Conservancy

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BETHESDA DOWNTOWN PLAN EASTERN GREENWAY
CONCEPT BUBBLE DIAGRAM

LEGEND

- PLAZA
- FLEXIBLE LAWN
- SEATING / SWING BENCHES
- ACTIVITY NODES
- PLAY PARK
- WALKWAY / PROMENADE
- PARK CIRCULATION
- BUILDING ACCESS
- EXISTING TREES
- PARK AREA
- PROPOSED BUILDINGS

WISCONSIN AVENUE

CHASE AVENUE

LOT 44

WEST VIRGINIA AVENUE

8001 WISCONSIN

TILBURY STREET

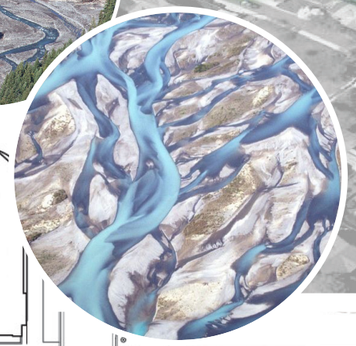
HIGHLAND AVENUE

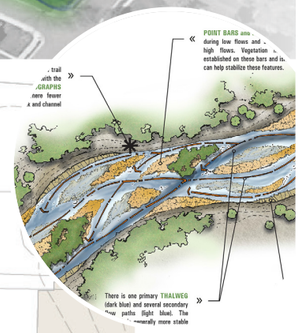
LOT 25

MAPLE AVENUE

N

BRAIDED STREAM CONCEPT





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ParkerRodriguez

NOVEMBER 2023

LANDSCAPE CONCEPT DESIGN

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BETHESDA DOWNTOWN PLAN EASTERN GREENWAY NORTH
PRECEDENTS

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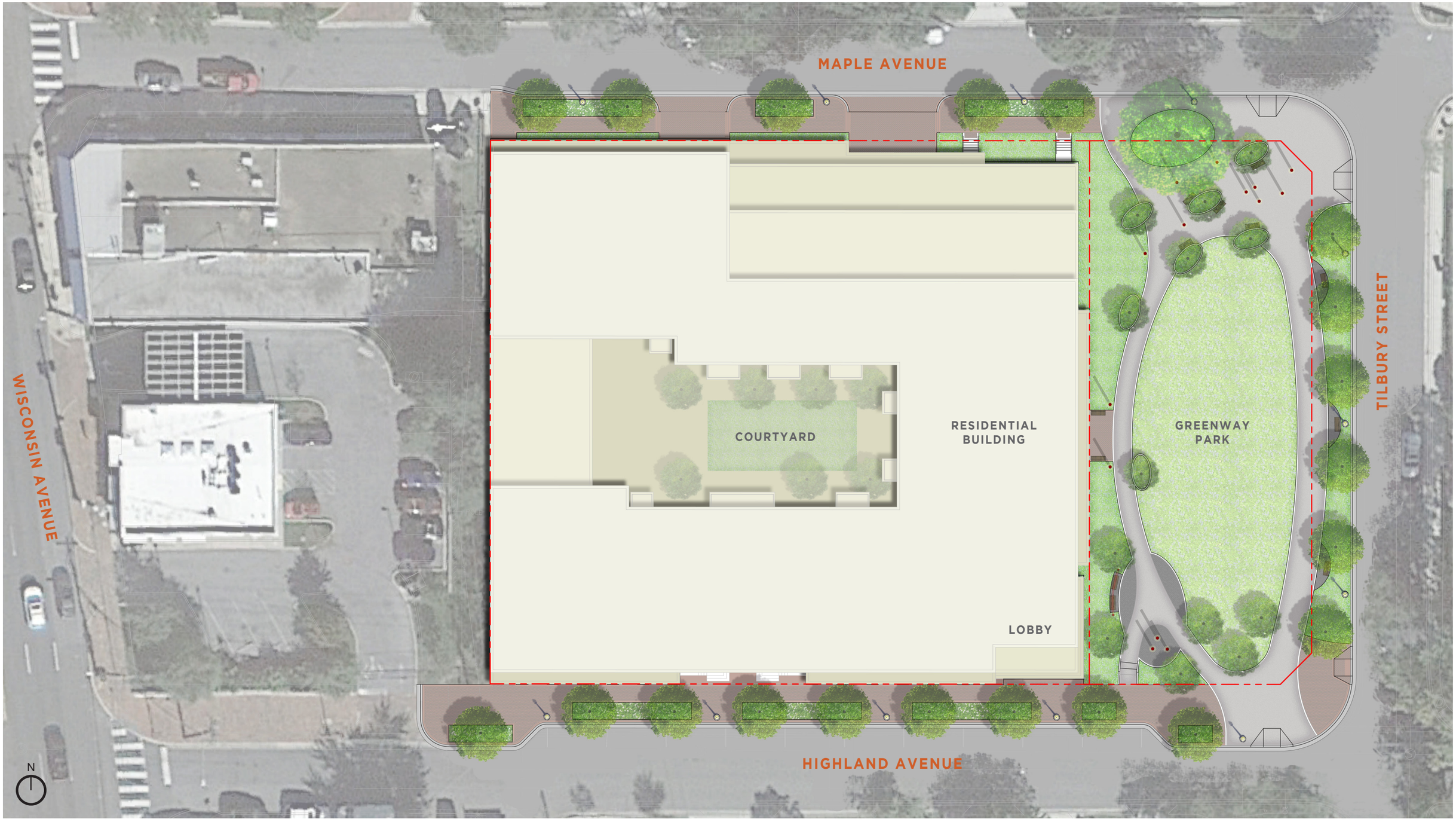
BETHESDA DOWNTOWN PLAN EASTERN GREENWAY NORTH
CONCEPT PLAN RENDERING



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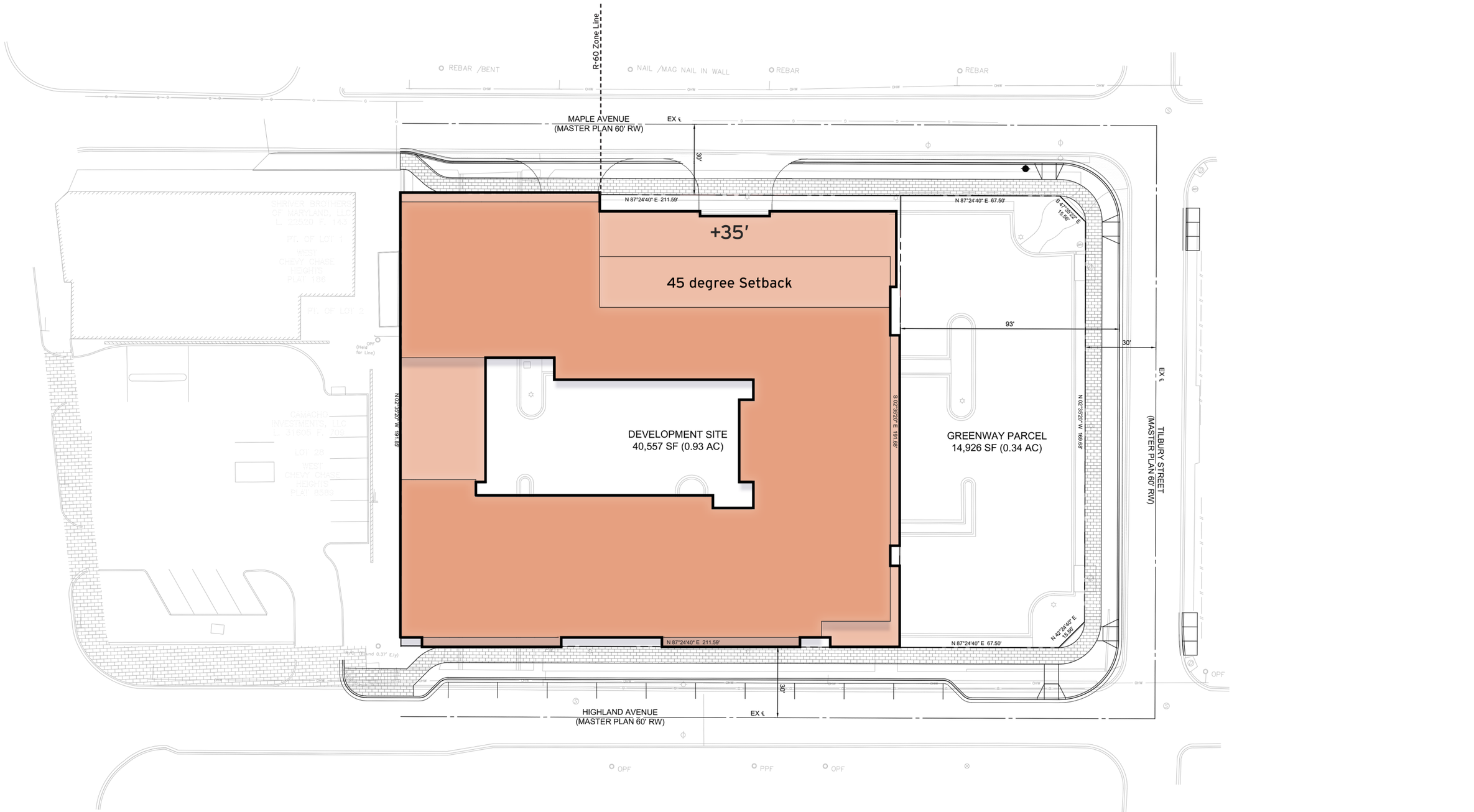

0ft 20ft 40ft 80ft

N

SETBACK DIAGRAM

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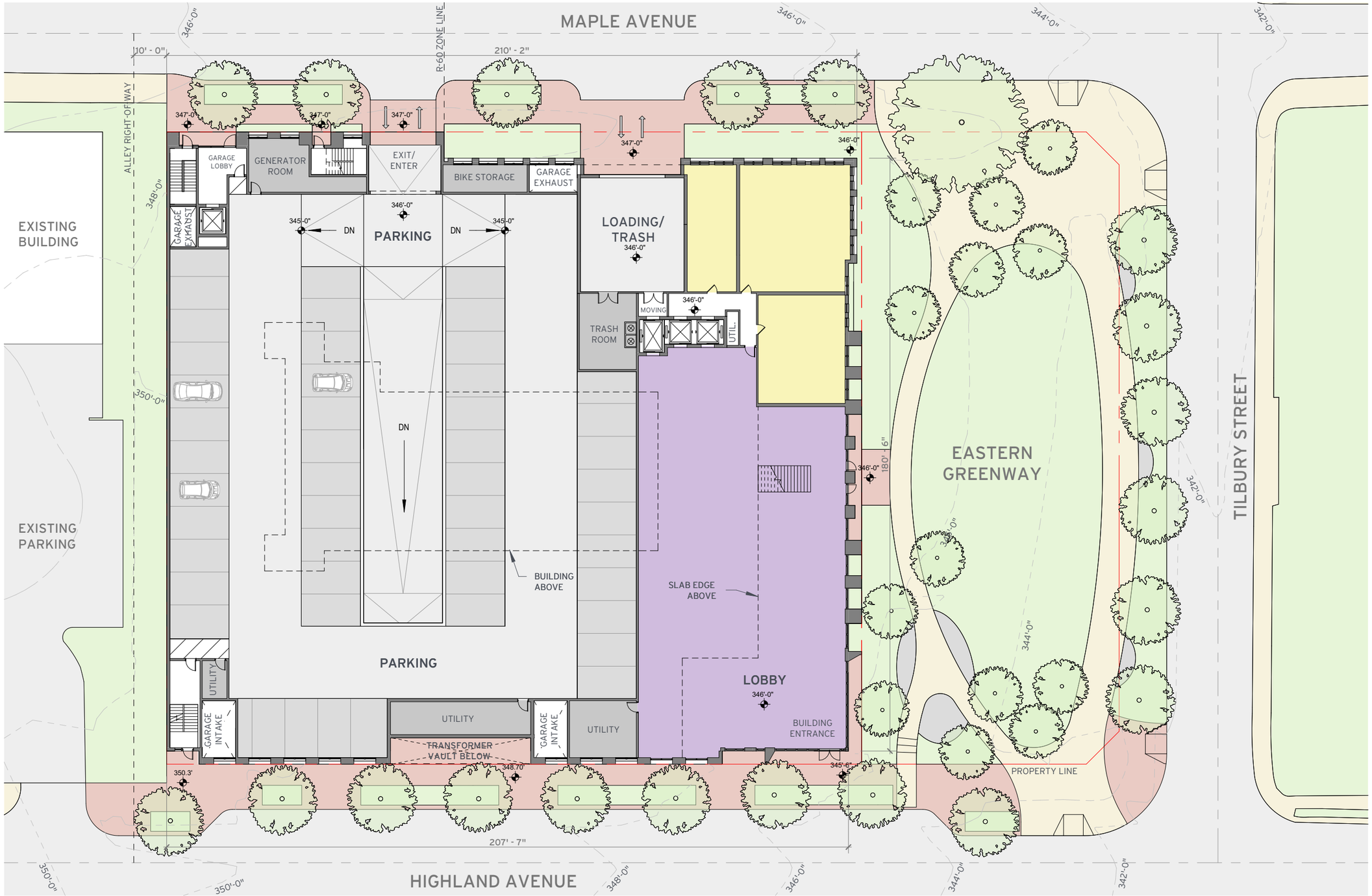

GRAPHIC SCALE 1" = 30'-0"

0 15' 30' 60' 120'

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GROUND FLOOR PLAN

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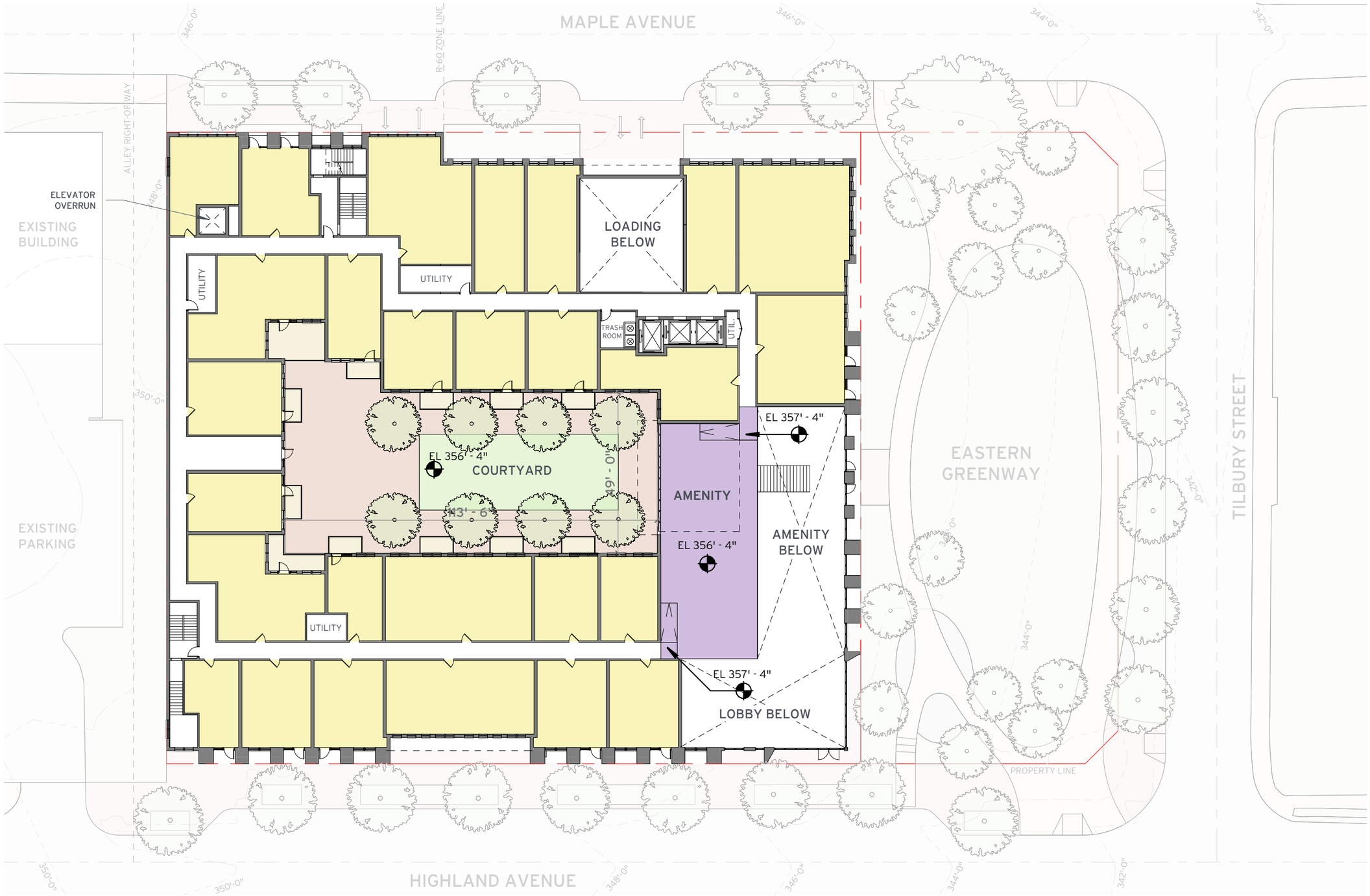

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2ND FLOOR PLAN

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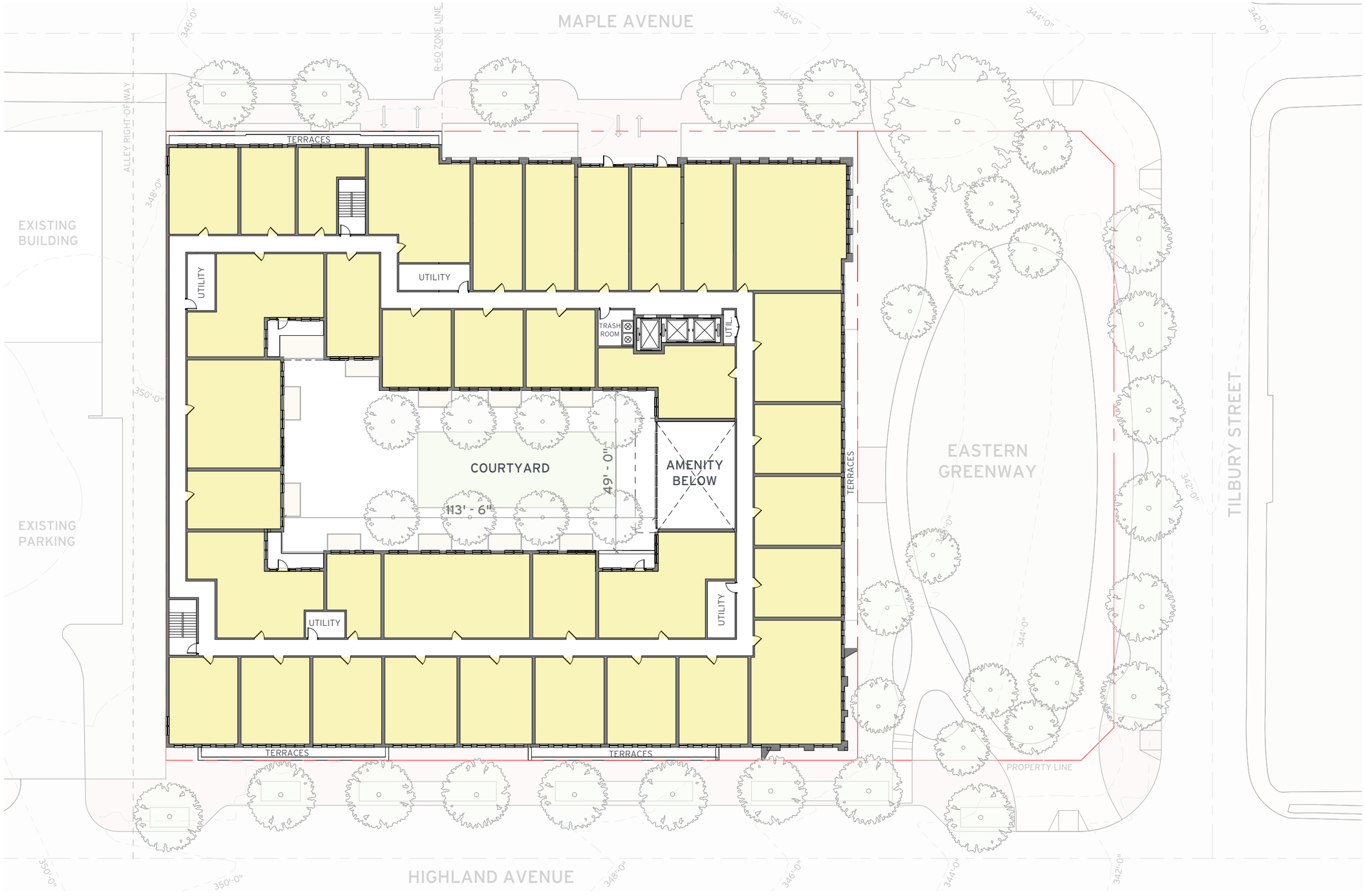

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3RD FLOOR PLAN

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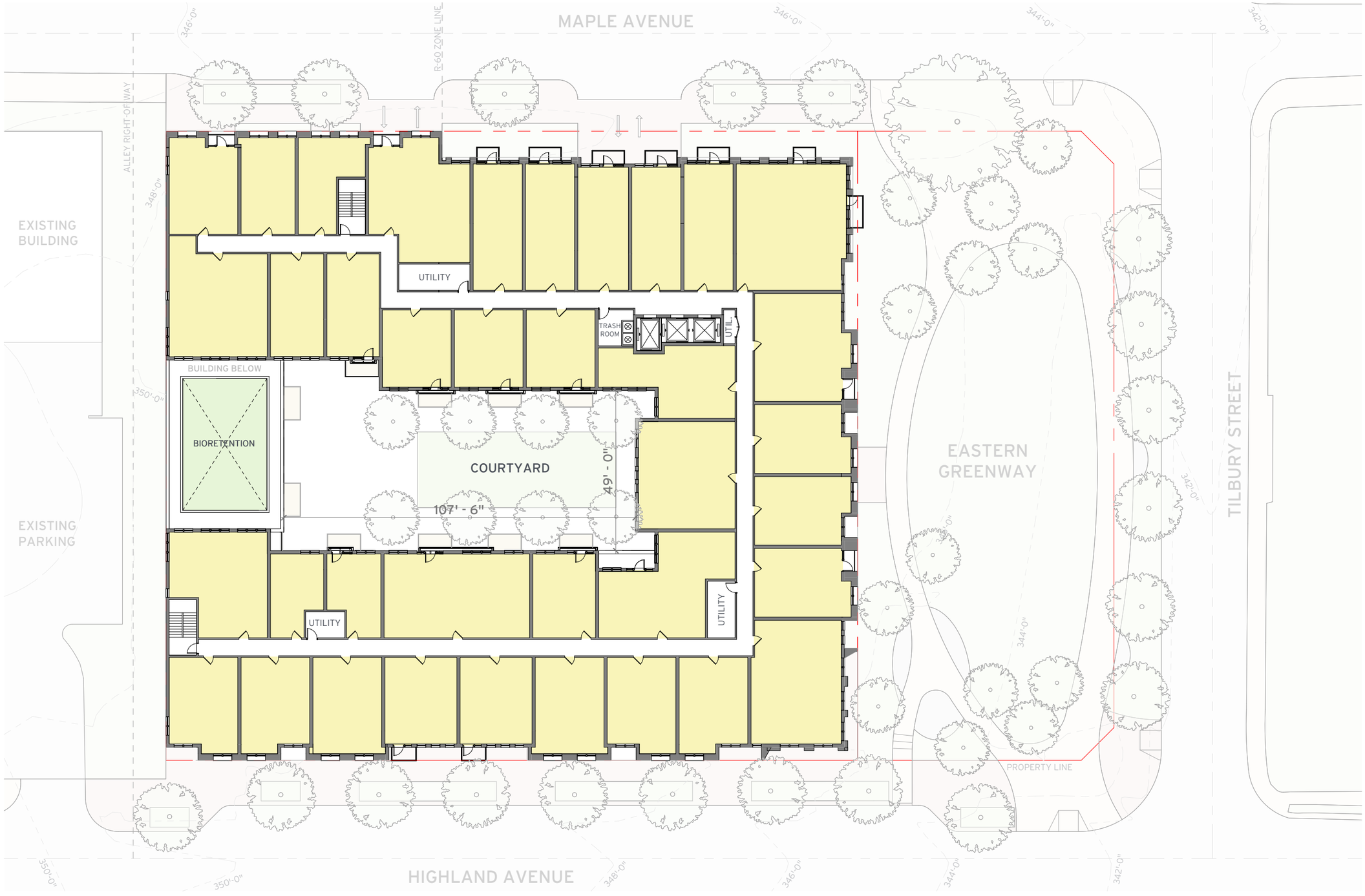

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4TH FLOOR PLAN

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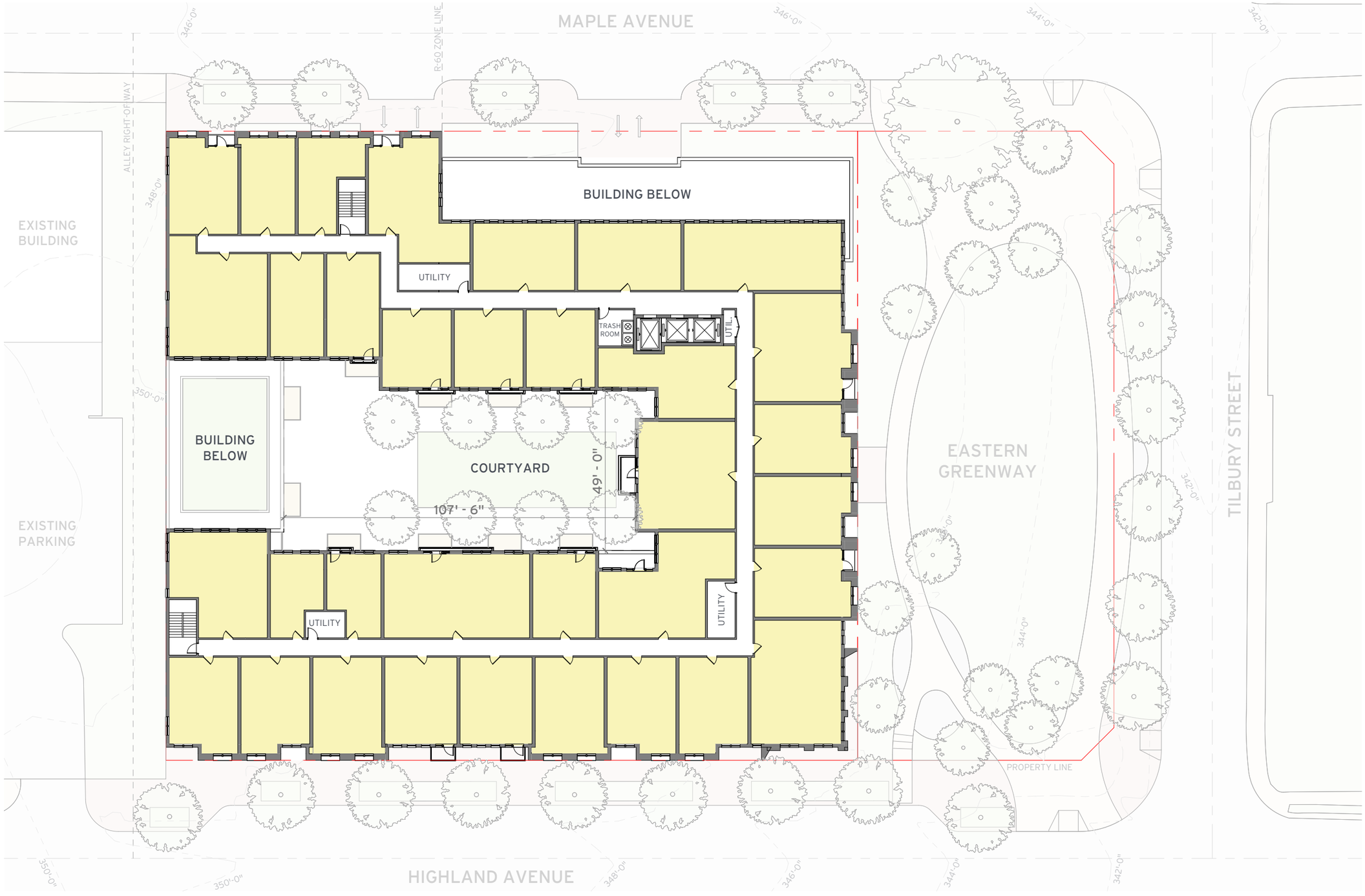

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5TH & 6TH FLOOR PLAN

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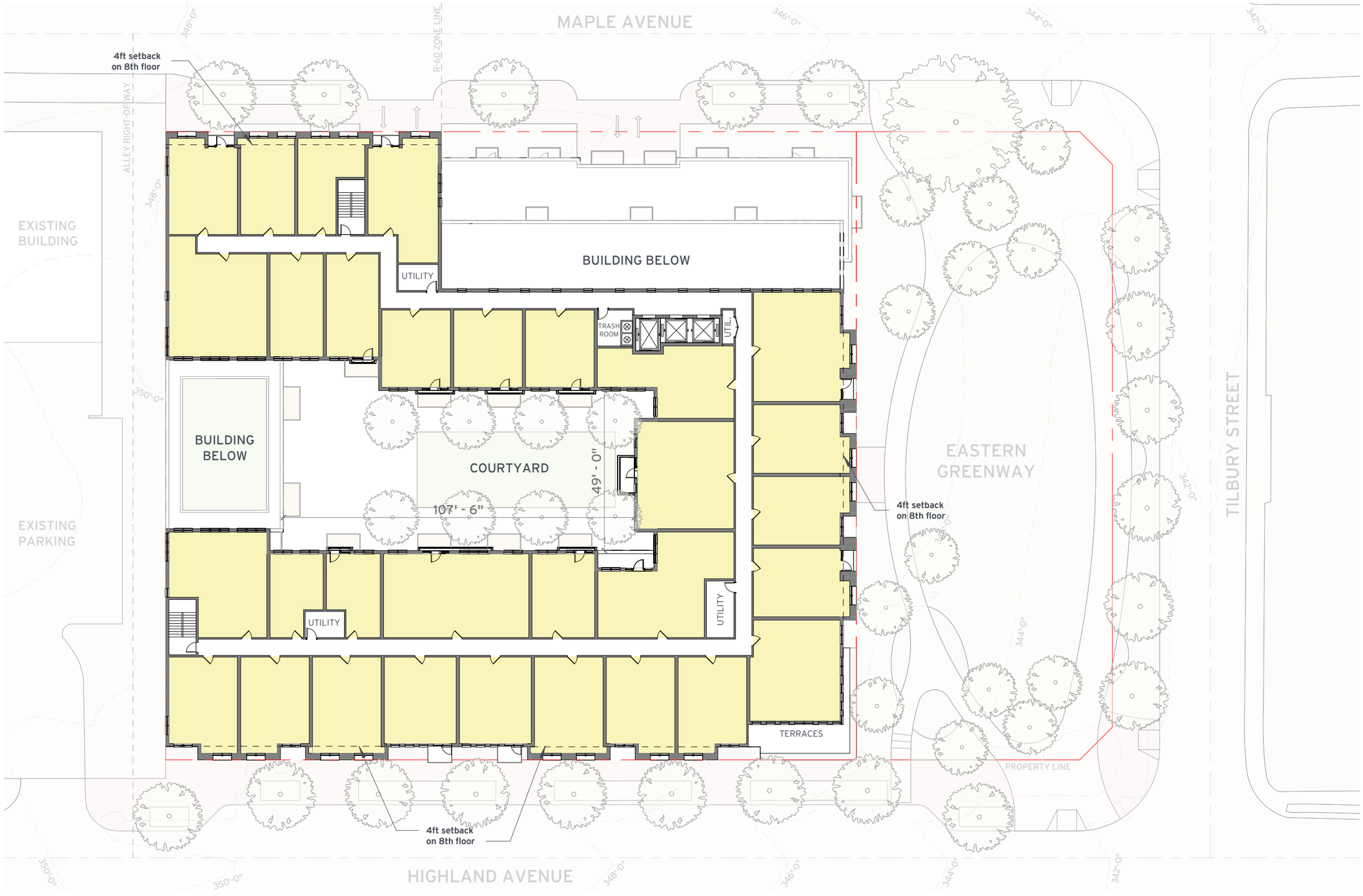

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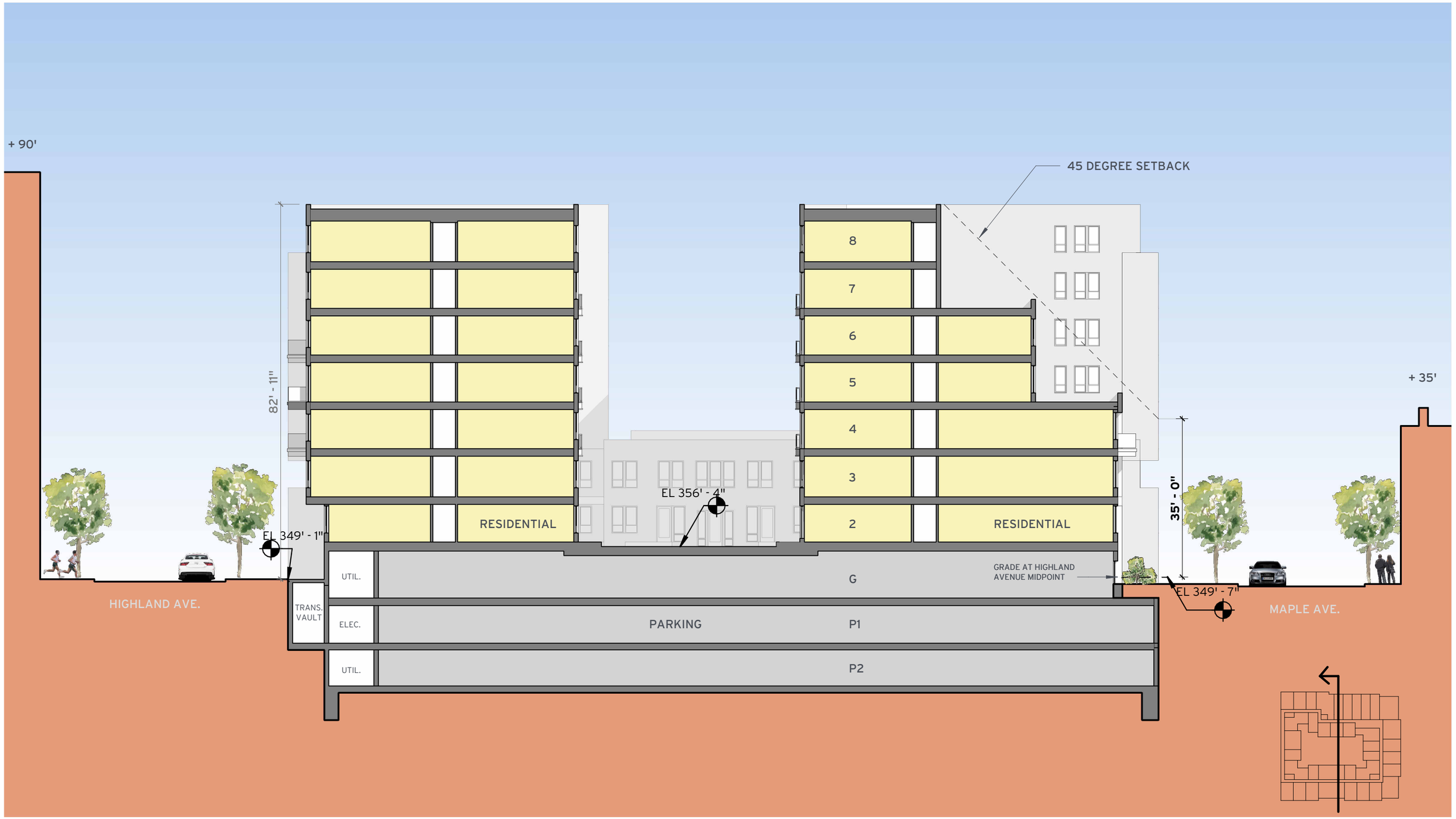
7TH & 8TH FLOOR PLAN

LOT 25 - BETHESDA, MD



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BUILDING SECTION

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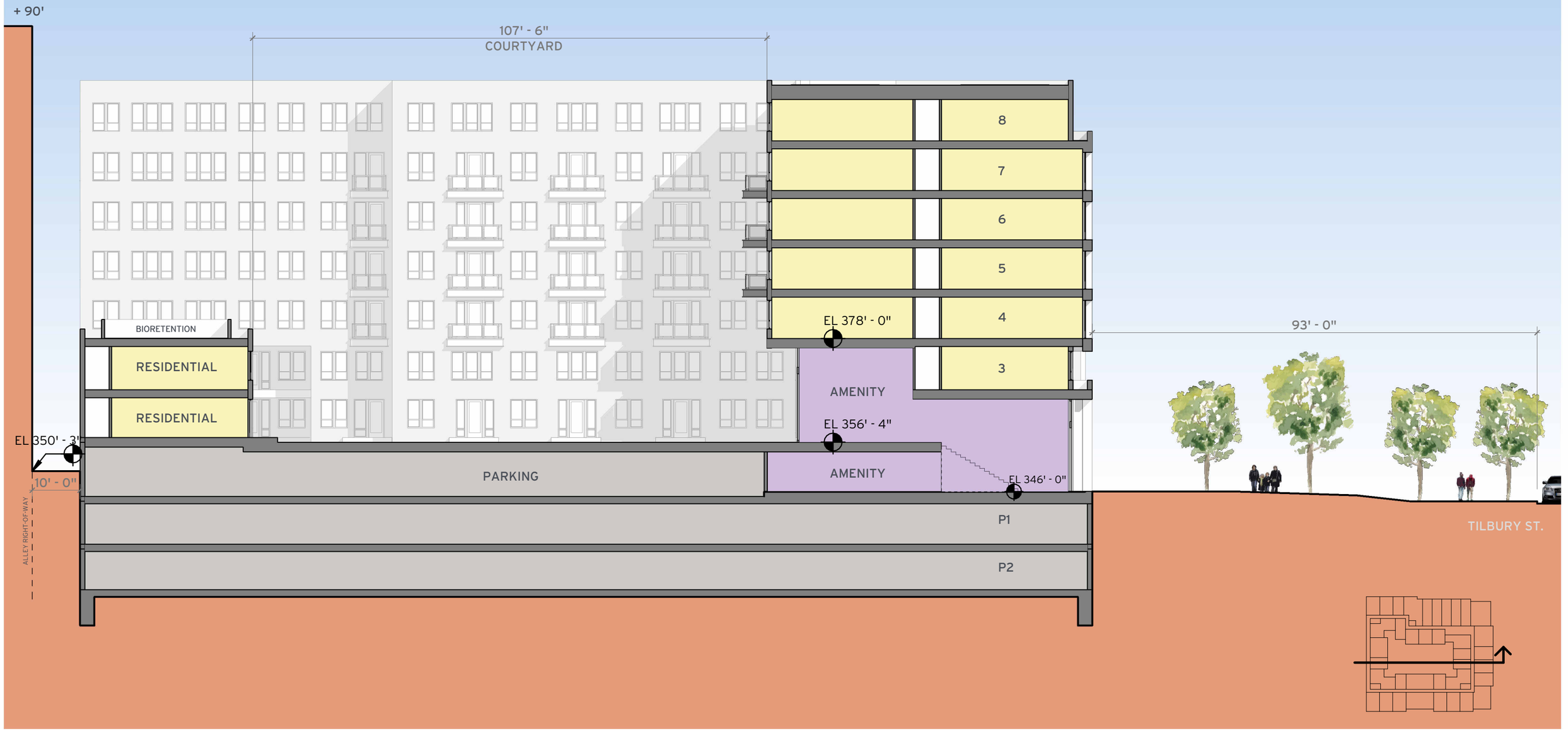

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BUILDING SECTION

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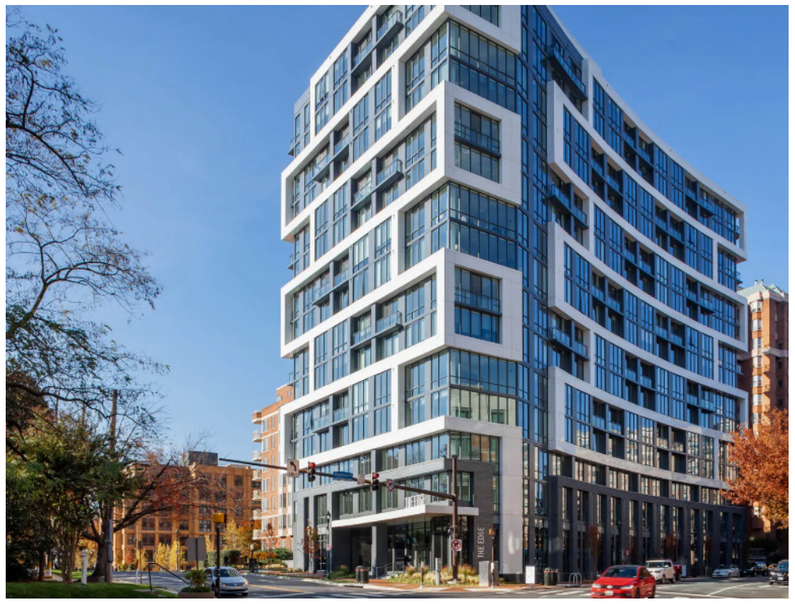
7501 WISCONSIN AVE

8001 WOODMONT AVE

8001 WISCONSIN AVE



4885 EDGEMOOR LANE

8300 WISCONSIN AVE

7750 WISCONSIN AVE

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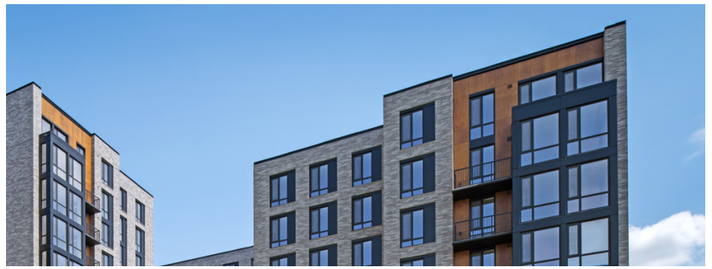

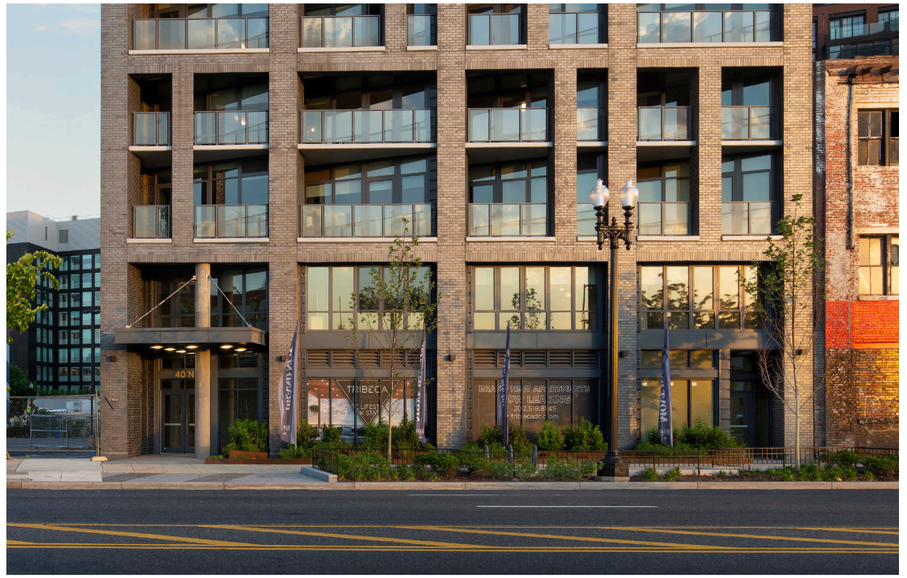

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ARCHITECTURAL PRECEDENTS

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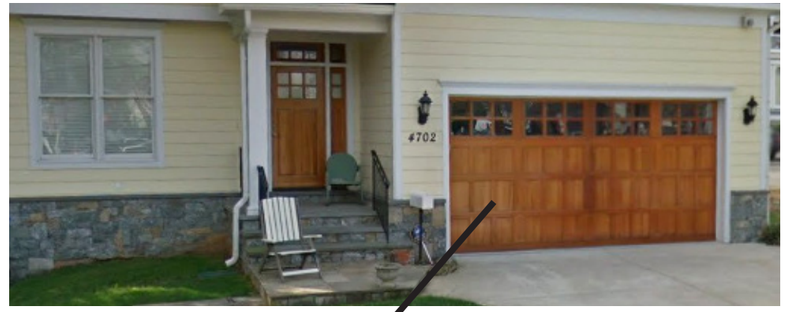
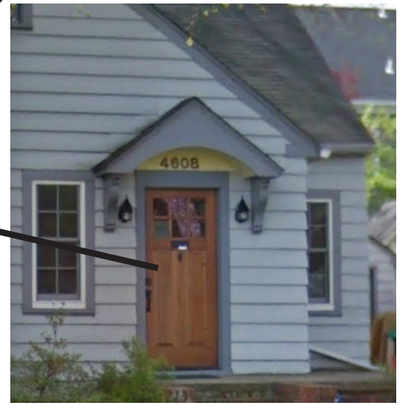
WARM STONE

GREY SHIPLAP



BLOND BRICK

WOOD ACCENT



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SURROUNDING PRECEDENT PALLETTE

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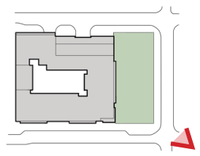

VIEW LOOKING WEST

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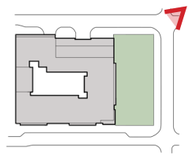

VIEW LOOKING SOUTHWEST

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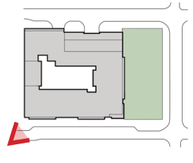

HIGHLAND AVE. VIEW LOOKING EAST

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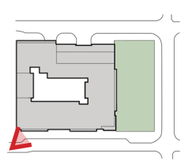

HIGHLAND AVE. VIEW LOOKING EAST

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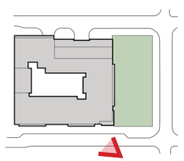

HIGHLAND AVE. VIEW LOOKING WEST

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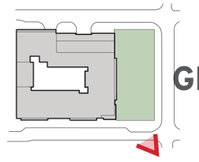

GREENWAY VIEW LOOKING NORTHWEST

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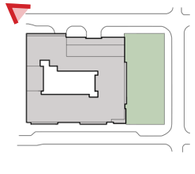

MAPLE AVE. VIEW LOOKING EAST

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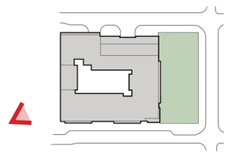

WISCONSIN AVE. VIEW LOOKING EAST

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COURTYARD VIEWS

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