



Heather Dlhopsky
hdlhopsky@wiregill.com
301-263-6275

January 30, 2024

Via Eplans

Mr. Adam Bossi
M-NCPPC
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Re: 7126 Wisconsin Avenue – Sketch Plan Amendment No. 32019003A, Preliminary Plan of Subdivision No. 120230020, and Site Plan Application No. 820230020 (collectively, the “Applications”) – Cover Letter to Accompany January 2024 Resubmission

Dear Mr. Bossi:

On behalf of Wisconsin Avenue Properties LLC (the “Applicant”), we are submitting the accompanying revised plans and materials in advance of the Montgomery County Planning Board (the “Planning Board”) public hearing on the Applications, tentatively scheduled for March 7, 2024, and as part of the Applicant’s submission to the Bethesda Design Advisory Panel in advance of its February 28, 2024 meeting. The Planning Board previously held a public hearing on the Applications on September 14, 2023. Subsequent to that hearing, one of the Applicant’s adjacent neighbors, The Seasons, located at 4710 Bethesda Avenue, submitted a request for reconsideration to the Planning Board on October 10, 2023, on the basis that they were not properly notified by the Applicant of the Applications. The Applicant acknowledged this inadvertent mistake, and in a letter to the Planning Board dated October 11, 2023, agreed that a new public hearing on the Applications should be held. On October 12, 2023, the Planning Board granted the request for reconsideration.

Since that time, the Applicant and representatives of The Seasons have met several times, and the Applicant has made revisions to the western side of the project directly adjacent to The Seasons, as The Seasons has requested. Specifically, the two “wings” of the building that had previously projected to the property line have been stepped back 10 feet away from the property line at the 2nd through 6th floors. This change will affect the total gross floor area for the project and as a result it will also reduce the Bethesda Overlay Zone density used and associated Park Impact Payment, though it does not affect the total unit count. Per discussions with Staff of the Maryland-National Capital Park and Planning Commission, they will include as a condition of approval that these numbers will be updated accordingly during certification of the site plan. Included with this resubmission are revised architectural plans, including floor plans and elevations, as well as a revised Green Cover Exhibit. These revisions do not affect any of the legal findings previously outlined in the Statement of Justification.

It is the Applicant’s understanding that the representatives of The Seasons are now supportive of the project and its accompanying revisions.



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Thank you for your consideration of these revised plans and materials. Please contact us should you have any questions or require any additional information.

Sincerely,

Wire Gill LLP

Heather Dlhopsky

Heather Dlhopsky

Bethesda Downtown Design Advisory Panel (DAP)

Submission Form (Revised March 2020)

PROJECT INFORMATION

Project Name	
File Number(s)	
Project Address	

Plan Type ☐ Concept Plan ☐ Sketch Plan Amendment ☐ Site Plan ☐ Consultation w/o Plan

APPLICANT TEAM

	Name	Phone	Email
Primary Contact			
Architect			
Landscape Architect			

PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density (SF/FAR)	Requested BOZ Density (SF/FAR)	MPDU %
Project Data					
Proposed Land Uses					

* These numbers are maximums, and will be refined slightly downward as part of certification of the Site Plan.

DESIGN ADVISORY PANEL SUBMISSION PROCESS & REQUIREMENTS

1. Schedule a Design Advisory Panel review date with the Design Advisory Panel Liaison.
2. At least two weeks prior to the scheduled Panel meeting, provide via email to the Design Advisory Panel Liaison the completed Submission Form and required drawings in PDF format. Incomplete applications will be returned for revision. **Applications deemed incomplete by the Liaison may result in the loss of the scheduled meeting date if not returned complete within the above time frame.**
3. Concept Plan and Sketch Plan applications must include the following, at a minimum:
 - Property location plan showing three-block context radius
 - Illustrative site plan showing two-block context radius
 - Perspective images of all building faces from a 3-D model that show the proposal in the built context, as well as with nearby buildings approved by the Planning Board. (Bring the 3-D model to the Panel review.)
 - 3-D building massing diagrams illustrating:
 - both strict conformance with the design guidelines and the proposed design, indicating where the proposal does not conform and how the alternative treatments meet the intent of the guidelines
 - the maximum standard method of development density on site
 - the maximum mapped density on site
 - Precedent images showing scale, architectural character, materiality, etc. (Concept & Sketch Plans only).

Except as noted, Site Plan applications must include all of the above, as well as, at a minimum:

- Floor plans for parking level(s), ground floor, typical floor, roof, and unique conditions
- Building/site sections showing full adjacent street sections with opposite building face
- Elevations for each façade
- Key perspective views expressing character of the building elevations and streetscape.



DESIGN GUIDELINES CONFORMANCE

The primary goal of the DAP is to provide advice and recommendations that will heighten design excellence and improve the quality of architecture, urban design, and landscape architecture in Downtown Bethesda. Simple compliance with the numerical standards in the Design Guidelines does not in itself achieve Design Excellence.

STREET TYPE(S): _____

	Recommended	Provided	Alternative Compliance?
Sidewalk Zone			
Planting/Furnishing Zone			
Pedestrian Thorough Zone			
Frontage Zone			
Building Placement			
Build-to Line (from street curb)			
Building Form			
Base Height			
Step-Back			

on site's side of PL
- 10' from floors 2-6
- 22.5' at and above floor 7

DOES THE PROJECT INCLUDE A THROUGH-BLOCK CONNECTION OR TRAIL?

☐ Yes ☐ No

- If yes, please provide sectional diagrams demonstrating conformance with Section 2.1.9 of the Guidelines

DOES THE PROJECT INCLUDE A SECTOR-PLAN RECOMMENDED PARK OR OPEN SPACE?

☐ Yes ☐ No

- If yes, please provide diagrams demonstrating conformance with Section 2.2 of the Guidelines

BUILDING FORM

	Recommended	Provided	Alternative Compliance?
Tower			
Separation Distance	45-60'		
Step-Back	Per Street Type		
Bulk Reduction Methods			

IS THE PROJECT LOCATED IN A DISTRICT IDENTIFIED IN CHAPTER 3 OF THE DESIGN GUIDELINES?

☐ Yes ☐ No

- If yes, please provide diagrams demonstrating conformance with the District-Specific Guidelines

EXCEPTIONAL DESIGN POINTS REQUESTED (MIN: 10, MAX: 30): _____

- 10 Points: Generally consistent with the Design Guidelines and meets four of the CR Guideline Criteria
- 20 Points: Superlative design that in a uniquely compelling way meets the Design Guidelines or overcomes a significant site or similar constraint; a top example of design within Montgomery County
- 30 Points: Singular design that exemplifies the highest intent of the Design Guidelines and may be considered a top example of design within the Mid-Atlantic region



Street Type: Urban Boulevard (Wisconsin Avenue)

	Recommended	Provided	Alternative Compliance?
<i>Sidewalk Zone</i>			
Planting/Furnishing Zone	6-10 feet	6 feet	No
Pedestrian Through Zone	10-20 feet	12 feet	No
Frontage Zone	0-10 feet	7 feet	No
<i>Building Placement</i>			
Build-to Line (from street curb)	25-30 feet	25 feet	No
<i>Building Form</i>			
Base Height	3-6 stories (35-70 feet)	6 stories 70 feet	No
Step-Back	10-15 feet	Varies with primary step-backs of 10 to 21 feet	No

Street Type: Downtown Mixed-Use Street (Bethesda Avenue)

	Recommended	Provided	Alternative Compliance?
<i>Sidewalk Zone</i>			
Planting/Furnishing Zone	5-8 feet	6 feet	No
Pedestrian Through Zone	8-12 feet	8 feet	No
Frontage Zone	0-7 feet	1 foot	No
<i>Building Placement</i>			
Build-to Line (from street curb)	15-20 feet	15 feet	No
<i>Building Form</i>			
Base Height	3-6 stories (35-70 feet)	6 Stories 70 feet	No
Step-Back	10-15 feet	Varies with primary step-backs of 8 and 10 feet; the step-back averages 19 feet along frontage	No

Street Type: Neighborhood Local Street (Miller Avenue)

	Recommended	Provided	Alternative Compliance?
<i>Sidewalk Zone</i>			
Planting/Furnishing Zone	5-8 feet	6 feet	No
Pedestrian Through Zone	6-10 feet	6 feet	No
Frontage Zone	0-4 feet	3 feet	No
<i>Building Placement</i>			
Build-to Line (from street curb)	12-15 feet	15 feet	No
<i>Building Form</i>			
Base Height	2-4 stories (25-50 feet)	Varies	No
Step-Back	15-20 feet	Varies with primary step-back of 14'-8"; the step-back averages 20 feet along frontage	No



7126 wisconsin avenue
bethesda, maryland

minor dap revision

site location
7126 wisconsin avenue
bethesda, maryland

developer / applicant
foulger-pratt

land use counsel
will gill llp

architect
sk+i architectural design group, llc

civil engineer
bohler

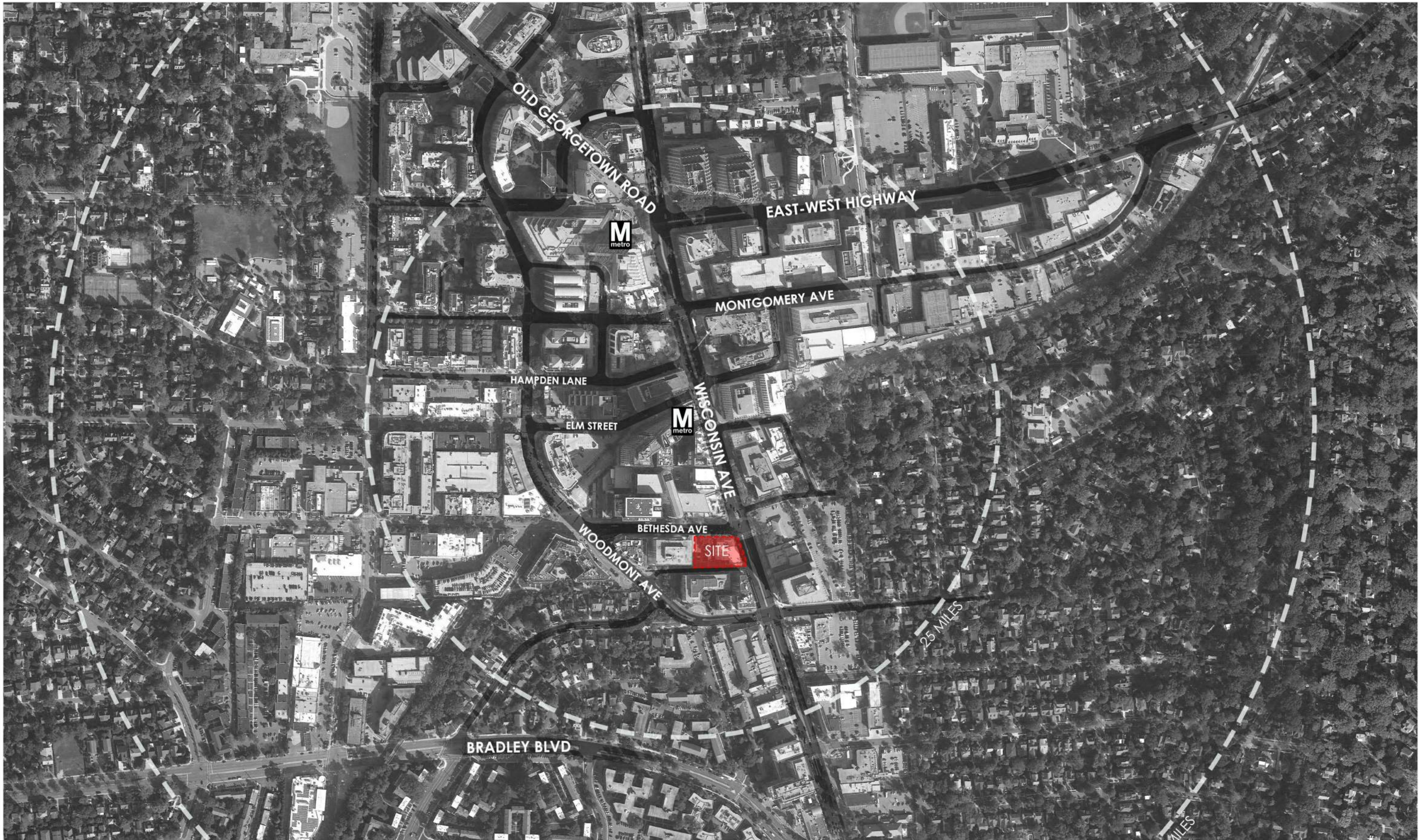
landscape architect
parkerrodriguez inc

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007 - revised - veiw from wisconsin ave looking south
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009 - revised - view from bethesda ave
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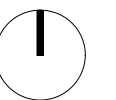


illustrative - for conceptual purposes only

7126 wisconsin avenue | bethesda, md

minor dap revision | site context

2023.01.10 | 002





design adjustments:

Per discussions with the adjacent property owner of "The Seasons" apartment building, the proposed building plan and facades have been adjusted as such:

- the area affected is along the west property line adjacent to "The Seasons"
- the buildings "base" has been:
 - stepped-back 10' above the 1st Floor
 - affects floors 2-6
 - additional windows added along the west facade
- the Green Cover has been redesigned to meet the 35%

previous 3 dap reviews:

1st - DAP Concept (Sketch Plan Amendment) Review
July 28, 2021

2nd - DAP Site Plan Review
April 27, 2022

3rd - DAP Site Plan Review
October 10, 2022

site plan approval:

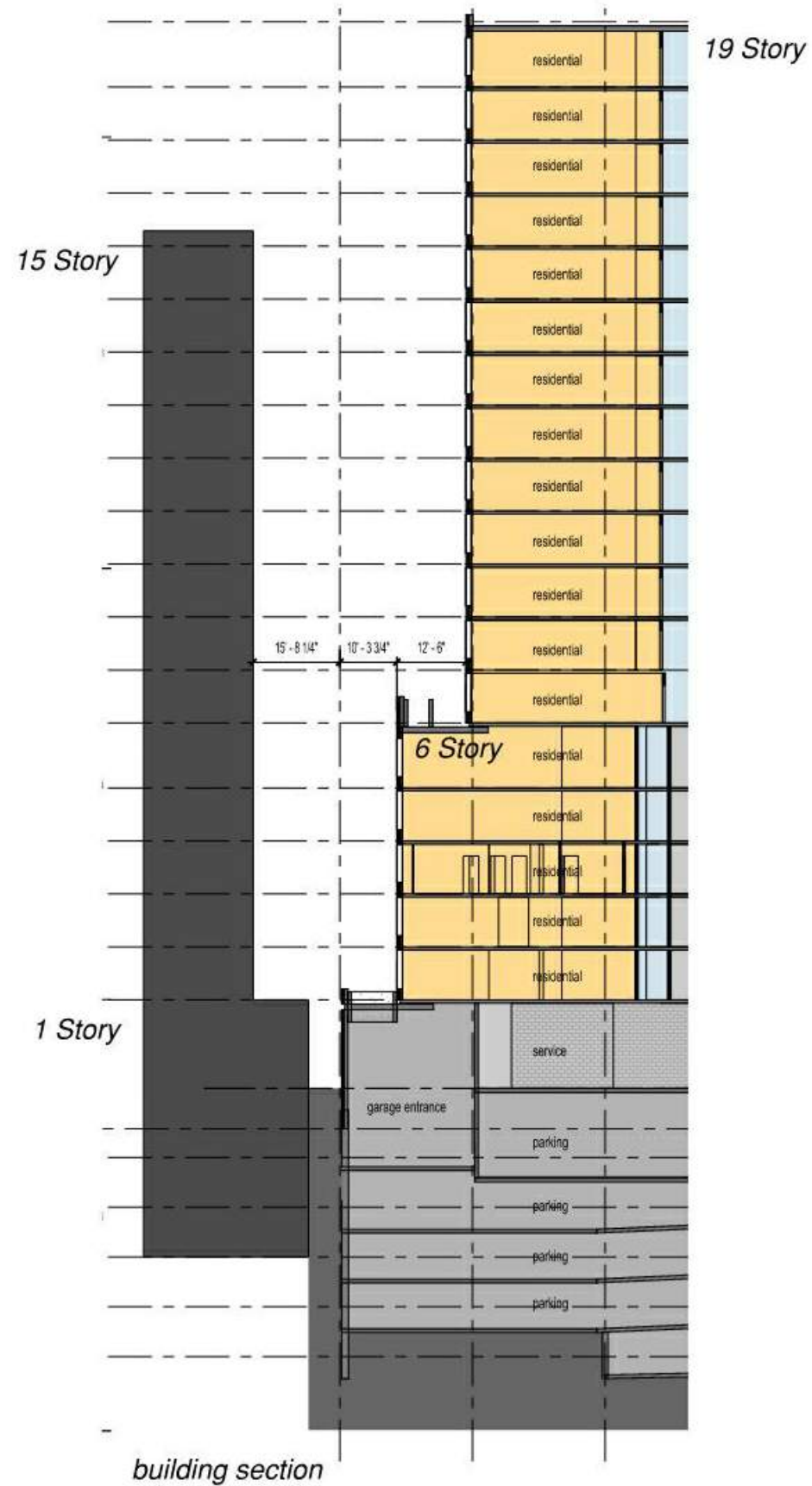
MNCPPC - Planning Board Hearing
September 14, 2023

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7126 wisconsin avenue | bethesda, md

minor dap revision

design adjustments / previous dap reviews / site plan approval



2nd floor plan



3rd-6th floor plan

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7126 wisconsin avenue | bethesda, md

minor dap revision | revised - 2nd, 3rd-6th floor plan & building section

2023.01.10 | 005



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2023.01.10 | 006



illustrative - for conceptual purposes only

7126 wisconsin avenue | bethesda, md

2023.01.10 | 007



illustrative - for conceptual purposes only

7126 wisconsin avenue | bethesda, md

2023.01.10 | 008



illustrative - for conceptual purposes only

7126 wisconsin avenue | bethesda, md

minor dap revision | revised - view from bethesda ave

2023.01.10 | 009



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2023.01.10 | 010



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2023.01.10 | 011



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2023.01.10 | 012



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2023.01.10 | 013



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minor dap revision | previous - miller ave streetview

2023.01.10 | 014



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7126 wisconsin avenue | bethesda, md

2023.01.10 | 015



GREEN COVER TABULATION		
	GREEN ROOF (ON STRUCTURE)	7,956 SF
	BIORETENTION (ON STRUCTURE)	1,494 SF
NET LOT AREA:		26,388 SF
PERCENT REQUIRED:		35 %
AREA REQUIRED:		9,236 SF
PERCENT PROVIDED:		35%
AREA PROVIDED:		9,236 SF

2.3.2 Green Cover

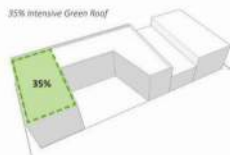
Intent: The green cover guidelines are intended to increase overall tree canopy cover, expand green corridors, reduce heat island effect, improve air quality and carbon sequestration capacity and improve ecological biodiversity. See the Sector Plan Section 2.4.1 Urban Green.

Guidelines:

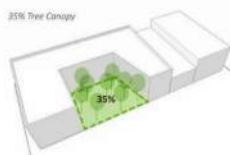
On private property, provide a minimum of 35 percent* green cover, which may include singularly or a combination of the following:

- A. Intensive green roof (6 inches or deeper) on 35 percent of rooftop.
- B. Tree canopy cover on 35 percent of landscape.
- C. A combination of tree canopy and intensive green roof for a total green cover of 35 percent or greater.

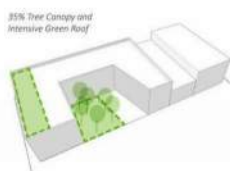
* If on-site energy generation requires the use of the roof or open space, accommodations for these features may alter the 35 percent minimum green cover requirement.



OR



OR



01 Landscape Green Cover

1/16"=1'-0"

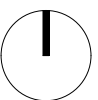
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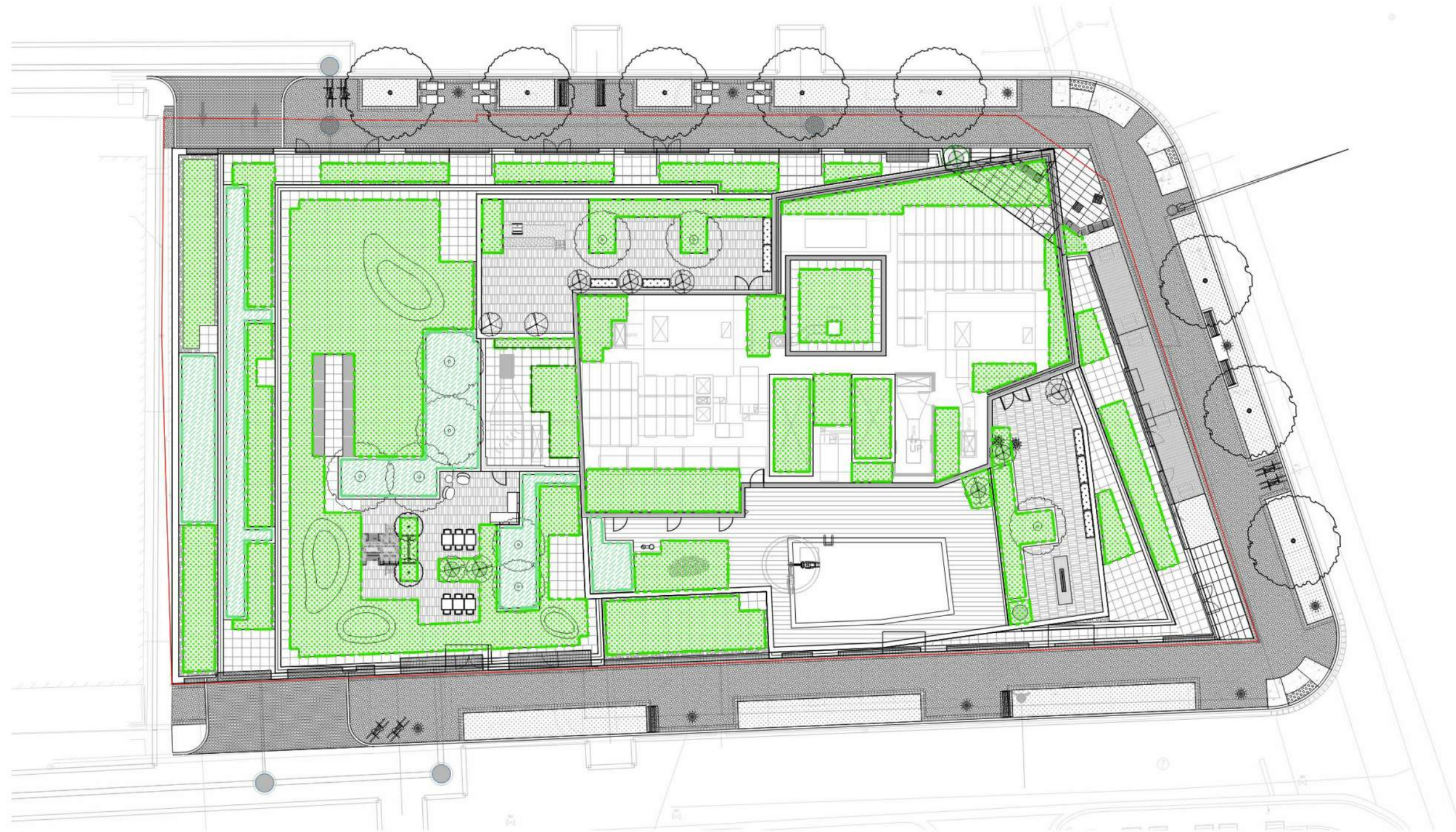
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7126 wisconsin avenue | bethesda, md

minor dap revision | previous - green cover

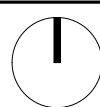
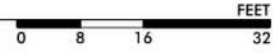
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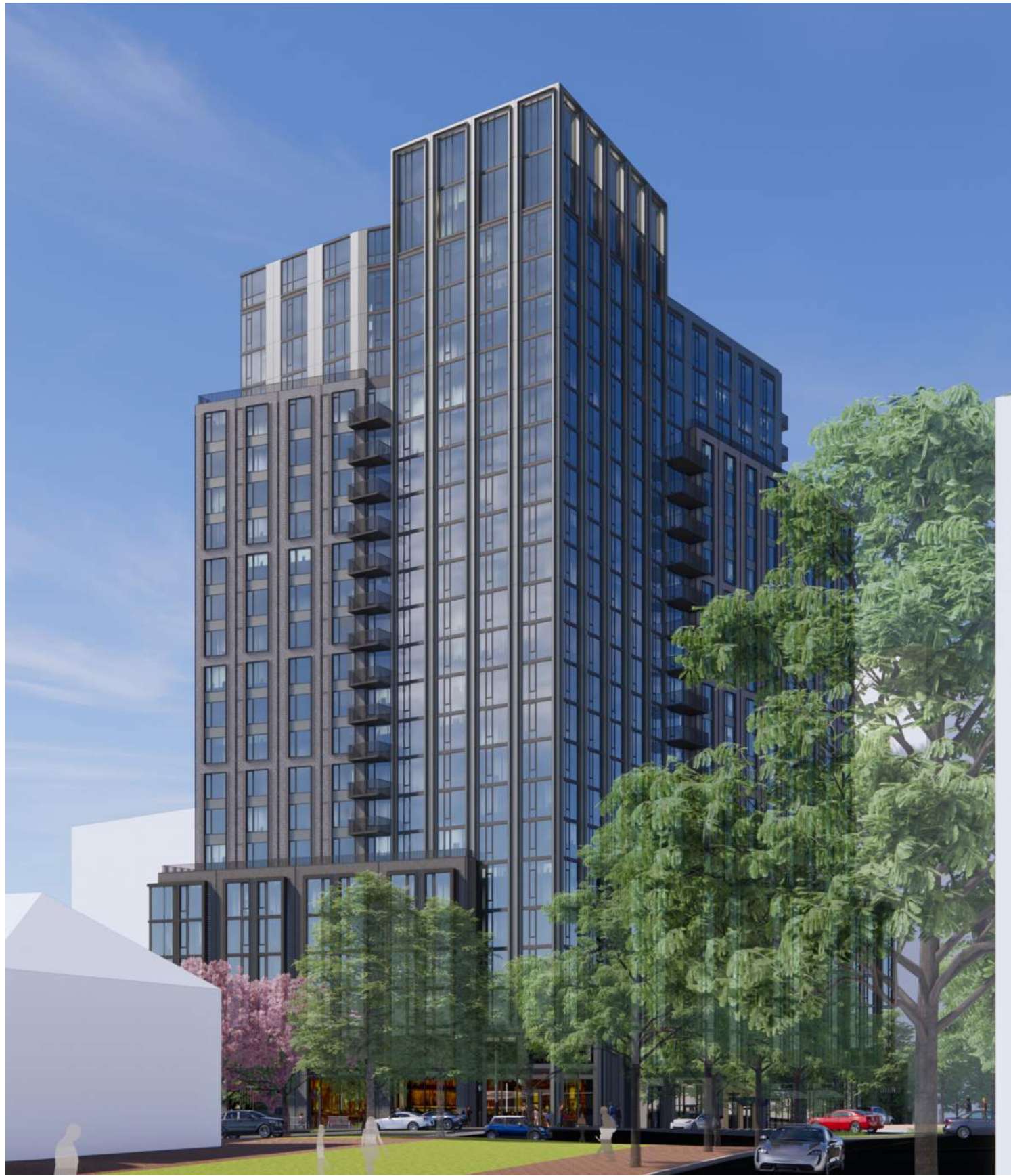




GREEN COVER TABULATION		
	GREEN ROOF (ON STRUCTURE)	7,740 SF
	BIORETENTION (ON STRUCTURE)	1,445 SF
NET LOT AREA:		26,234 SF
PERCENT REQUIRED:		35 %
AREA REQUIRED:		9,182 SF
PERCENT PROVIDED:		35 %
AREA PROVIDED:		9,185 SF

01 Landscape Green Cover
1/16"=1'-0"

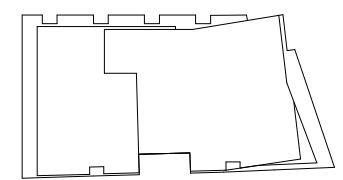
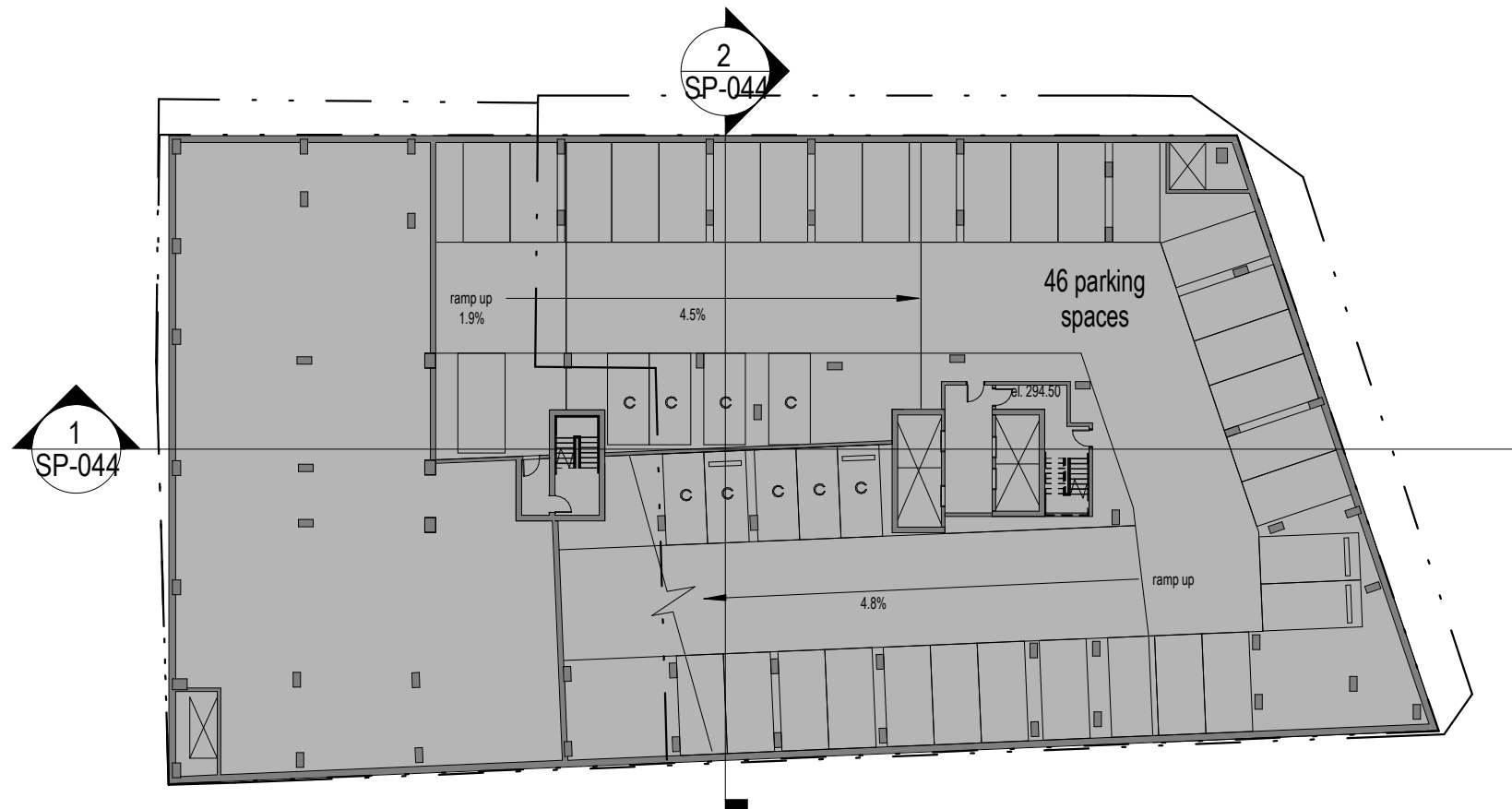
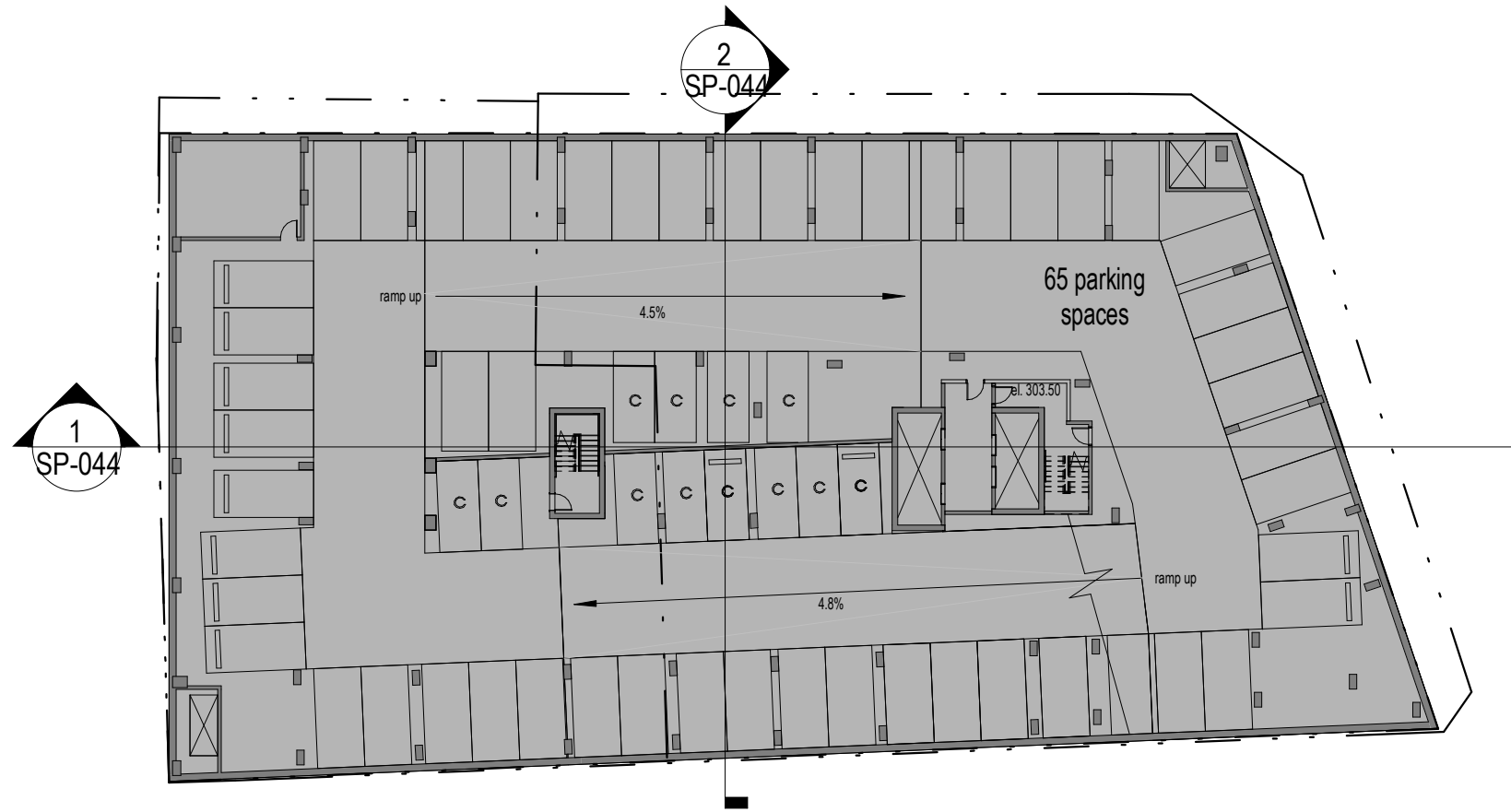




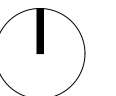
7126 wisconsin avenue
bethesda, maryland

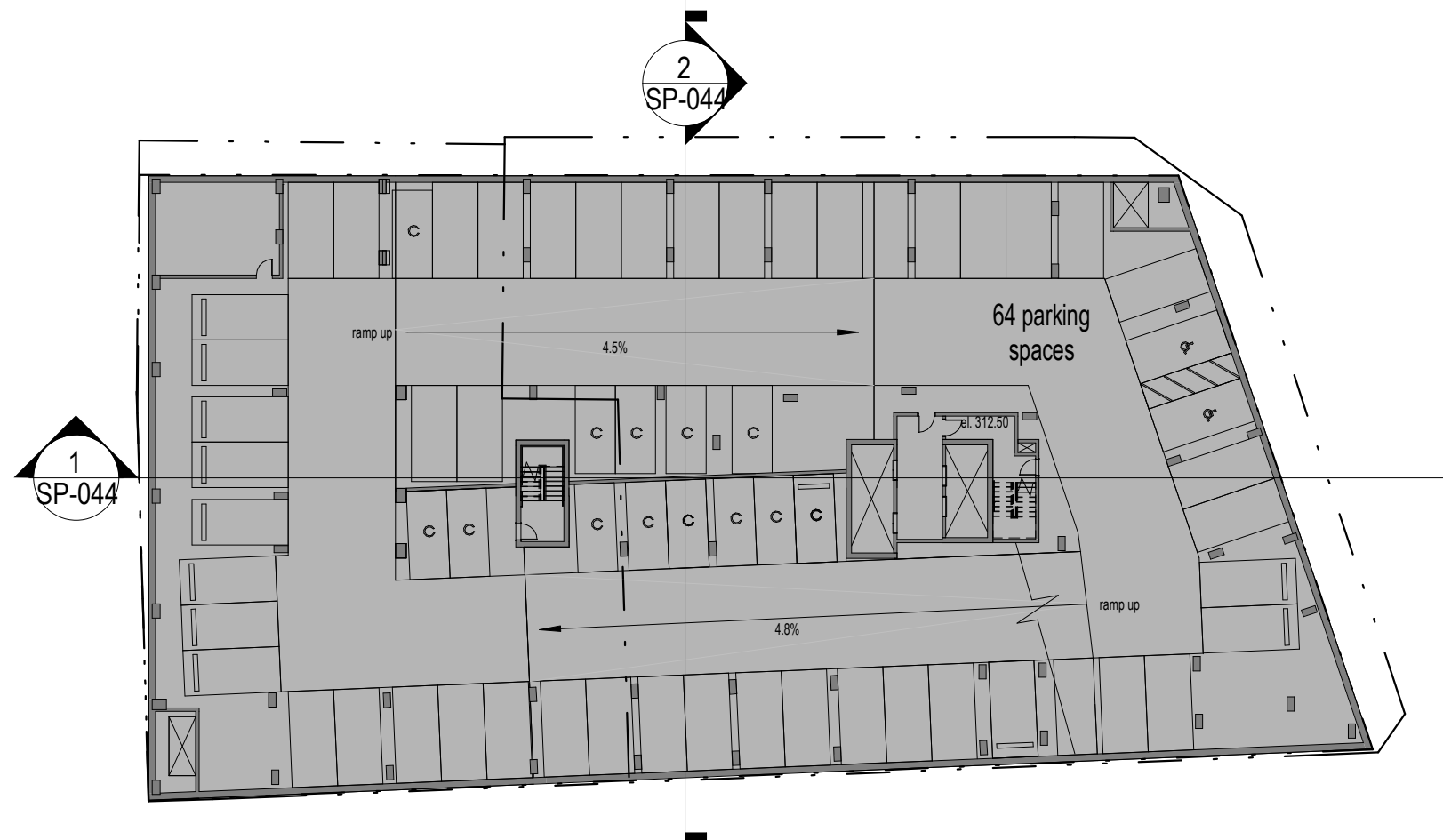
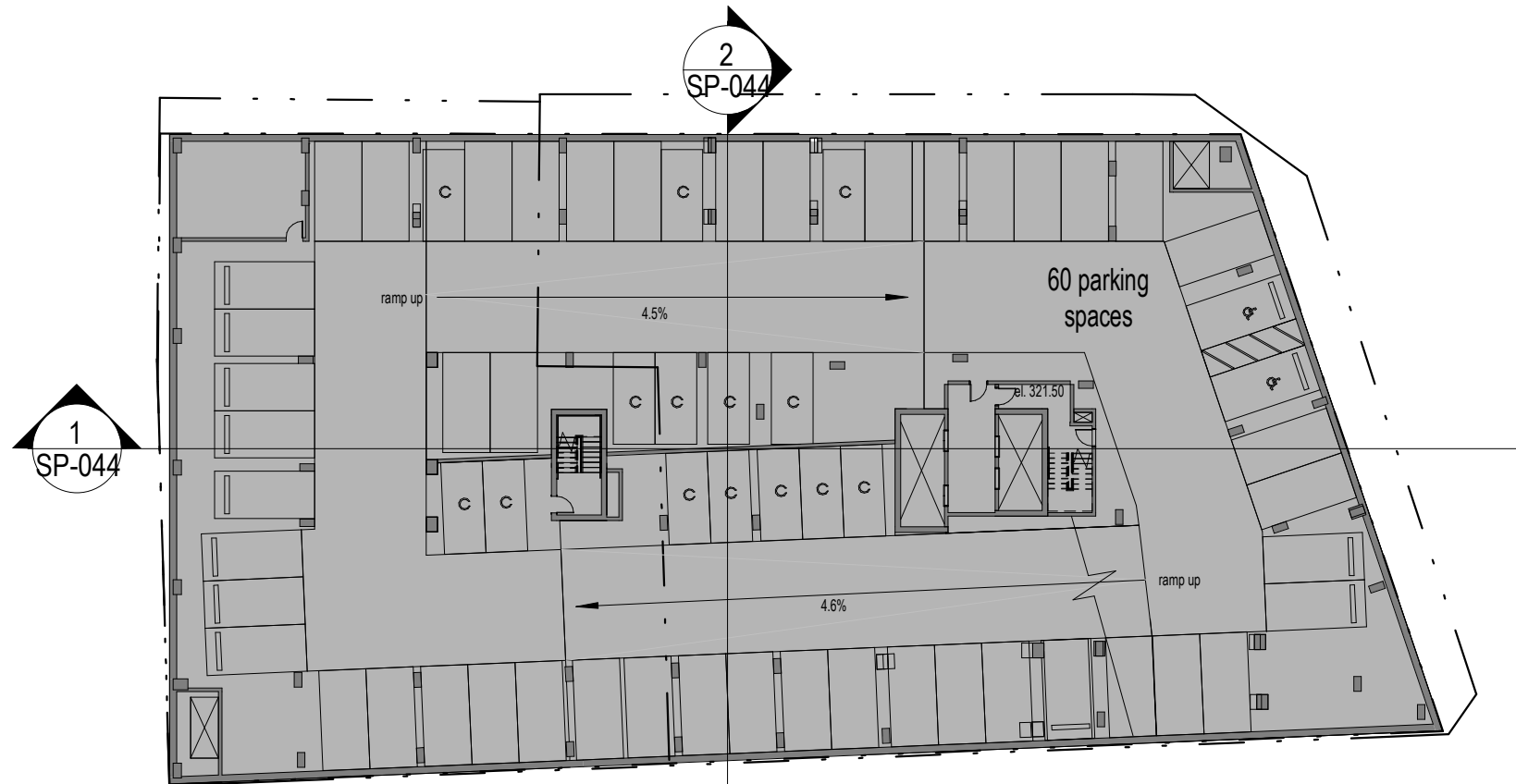
site plan
minor dap revision

appendix

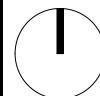


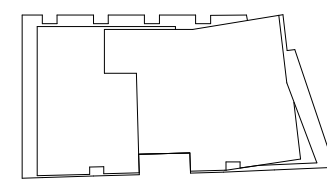
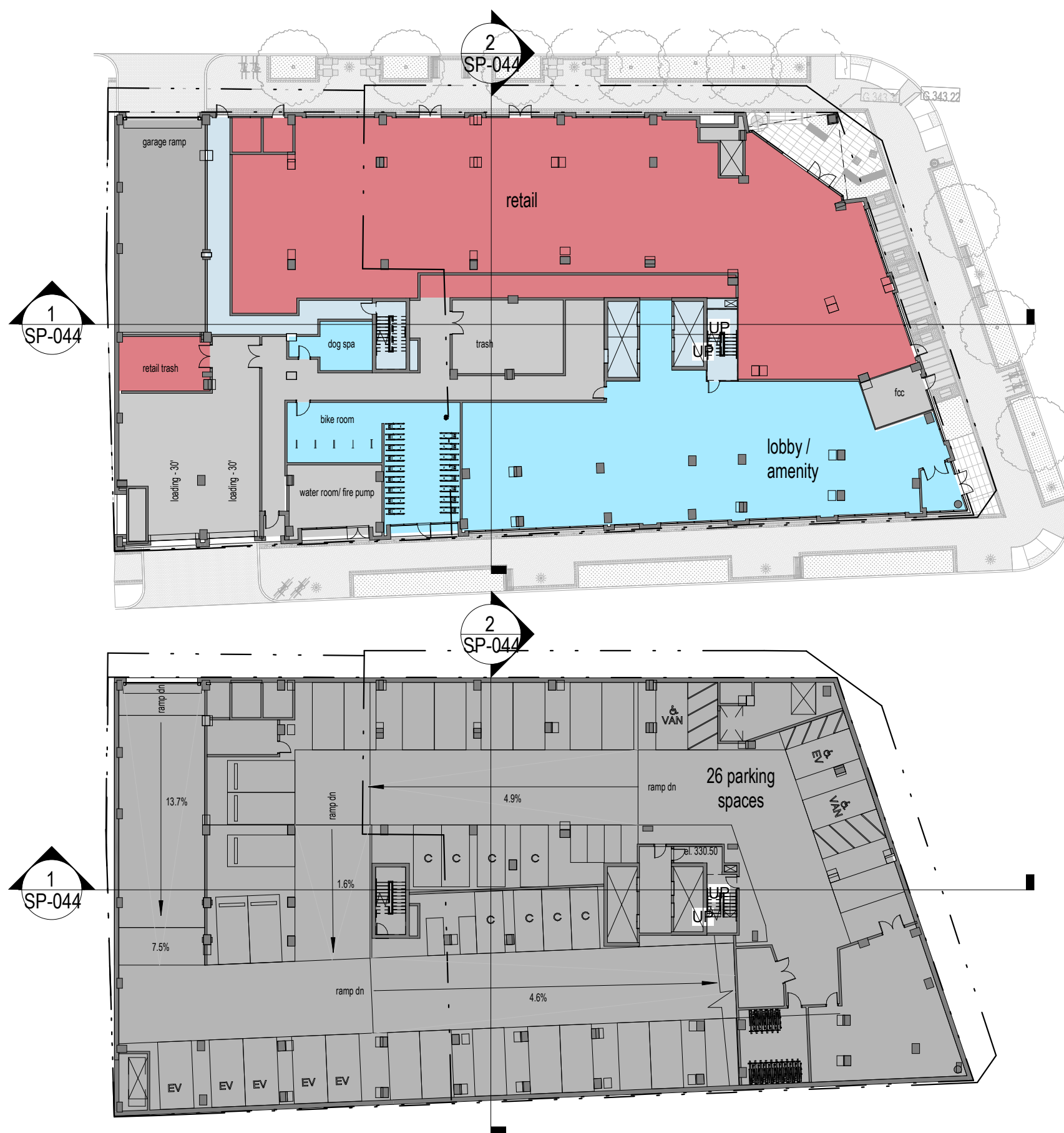
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7126 wisconsin avenue | bethesda, md
minor dap revision | p5 & p4



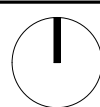


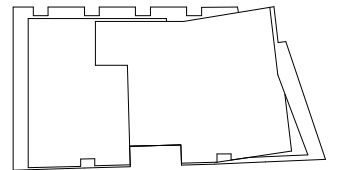
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 minor dap revision | p3 & p2





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 minor dap revision | p1 & 1st floor





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minor dap revision | 2nd floor & 3rd - 6th floor

2023.01.10 | 024





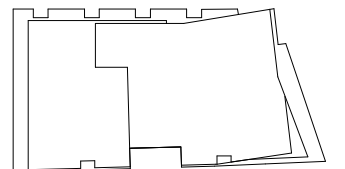
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minor dap revision | 7th - 19th floor & 20th floor

2023.01.10 | 025



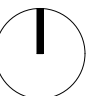


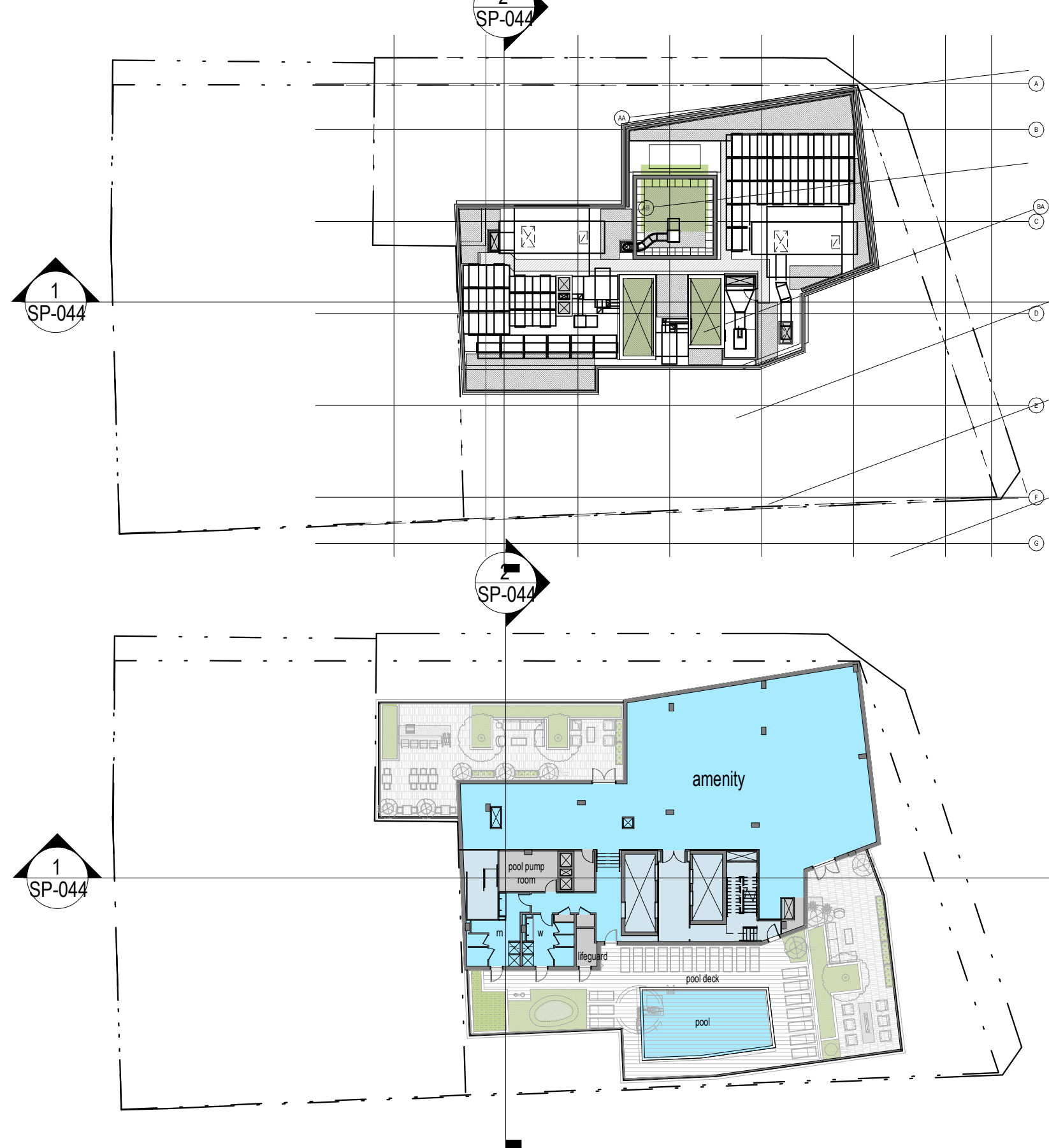
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minor dap revision | 21st floor & 22nd floor

2023.01.10 | 026





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minor dap revision | amenity roof & mechanical penthouse

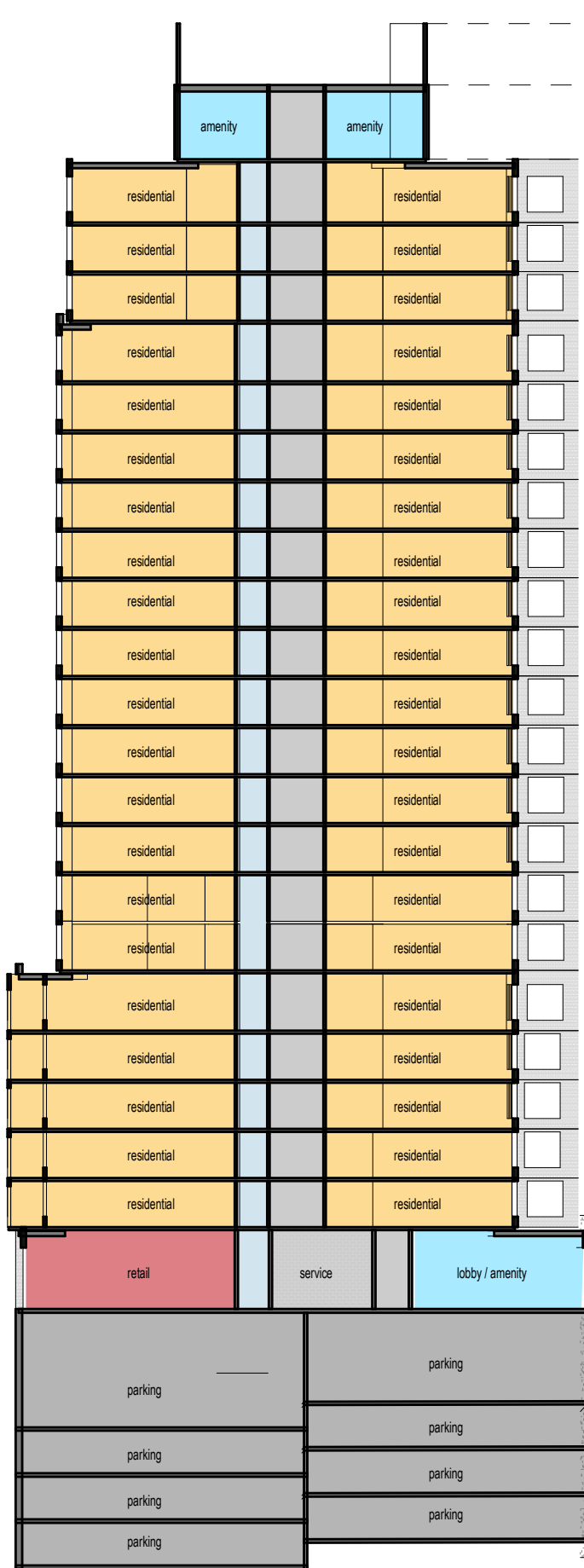
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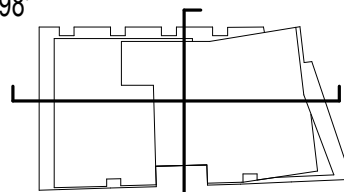
t.o. penthouse screen
el. +593.91'
penthouse roof
el. +581.91'
main roof
el. +567.41'

1st floor
el. +343.00'
measuring point
el. +343.98'

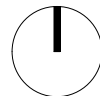


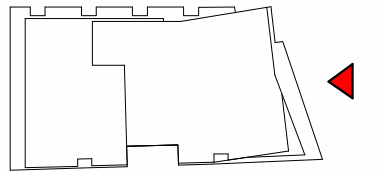
t.o. penthouse screen
el. +593.91'
penthouse roof
el. +581.91'
main roof
el. +567.41'

1st floor
el. +343.00'
measuring point
el. +343.98'



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7126 wisconsin avenue | bethesda, md
minor dap revision | n-s & e-w sections





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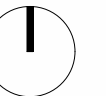
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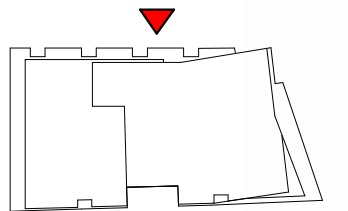
minor dap revision | east elevation

2023.01.10 | 031

SK+I | Foulger Pratt | ParkerRodriguez | Bohler

0' 16' 32' 64'





illustrative - for conceptual purposes only

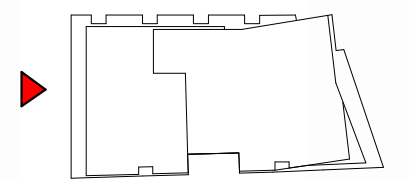
7126 wisconsin avenue | bethesda, md

minor dap revision | north elevation

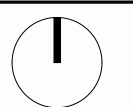
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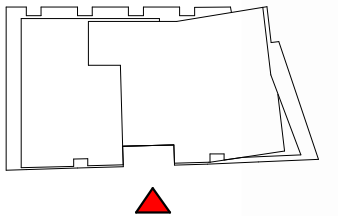
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7126 wisconsin avenue | bethesda, md
minor dap revision | west elevation





illustrative - for conceptual purposes only

7126 wisconsin avenue | bethesda, md

minor dap revision | south elevation

2023.01.10 | 034

