




DATE: February 12, 2024

TO: Bethesda Downton Plan Design Advisory Panel (DAP)

FROM: Grace Bogdan, Planner III, Downcounty Planning   
Stephanie Dickel, Regulatory Supervisor, Downcounty Planning  
Paul Mortensen, Senior Urban Designer, Director's Office

RE: Staff comments for the February 21, 2024 DAP Meeting

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

## Item #1

### 7126 Wisconsin Avenue

SK + I Architects

- This Project received approval by the Planning Board for a Site Plan in September of 2023, with the DAP having voted that the project should receive 20 design excellence points at their October 26, 2022 meeting (notes and materials are attached in the links below).
- After Planning Board approval, the neighboring property owners requested the Planning Board reconsider their decision as they were not properly notified of the hearing.
- Since that time, the Applicant has worked with the neighboring property owner to address their concerns which include changes to the building massing along the shared western property line.
- The building originally was designed to have the base floors (2<sup>nd</sup> – 6<sup>th</sup> floor) located on the western property line, with the interior stepped back ten feet to allow green roof and light and air into the interior units, creating a wing design. Above the 6<sup>th</sup> story the building stepped back an additional 10 feet from the western property line. The revised design provides that the entire façade along the western property line for the 2<sup>nd</sup> – 6<sup>th</sup> floor are setback 10 feet from the western property line, with an additional 12-foot setback above the 6<sup>th</sup> floor.
- The Project is returning to the DAP to ensure these changes remain in line with the previously requested 20 design excellence points.
- In reviewing the revised design, the additional setback with articulated windows on the western façade is in keeping with the previously approved building design. If possible, a bit more detail should be provided on the north and south windows at the corner, given that these will be much more visible with the deeper setback.

## Resources:

[October 26, 2022 meeting minutes hyperlink](#)

[October 26, 2022 submission hyperlink](#)