



Bethesda Downtown Design Advisory Panel

Meeting Minutes

PROJECT: Lot 44/4702 West Virginia Avenue

DATE: May 22, 2024

Attendance:

Panel

Yulia Beltikova
Rod Henderer
Robert Sponseller
John Tschiderer

Staff

Atul Sharma, Assistant to the Deputy Director
Stephanie Dickel, Downcounty Regulatory Supervisor
Grace Bogdan, Planner III
Henry Coppola, Parks Planner
Cristina Sasaki, Parks Planner

Applicant Team

Matt Gordon, Attorney
Jason Weinstein, Developer
Shane Crowley, Developer
Jeremy Souders, Architect
Trini Rodriguez, Landscape Architect
Steve Sattler, Landscape Architect
Jo Elisa Clark
Jonathan Johnson

Discussion Points:

Staff: This is the 2nd presentation before the DAP for a Speed to Market project for Sketch Plan and Site Plan level of review. The discussion should focus on detailed architectural design and determination of design excellence points.

Panel:

Landscaping

- Will the retaining walls for the bioretention be the height of a seat wall?
 - *Applicant Response: No, it wasn't intended to be high enough to be a seat wall, it is meant to be self-contained and we could not achieve that with the slope.*
- On the illustrative drawing, is that a midblock crossing?
 - *Applicant Response: It was intended to be, but given the requirements of the County Agencies, we will not be able to bring that forward with this project. It may need to wait for the 8001 Wisconsin Avenue project to be brought forward across the street to achieve the crossing.*
- Who will be maintaining the Park?
 - *Applicant Response: It will be dedicated to Parks and maintained by Parks, but there will be an agreement with the HOA that they are responsible for certain maintenance.*
- Is there any chance to add an additional tree next to the on-street loading? Did you study that?
 - *Applicant Response: Yes, we did but unfortunately there are a couple elements at play, there is a light pole and to get the correct spacing we would not be able to achieve proper sight distance for DOT.*

Architecture & layout

- On the materials side, can you be a bit more specific than white masonry?
 - *Applicant Response: We brought a materials board, we are looking at white modular size brick with a lighter mortar to match the brick color, the final choice will be based on budget and availability. We also have some granite samples for the base.*
- Could you show the amenity space again? It looks like there were some changes to open it to the outside? Will they be able to walk out onto the space?
 - *Applicant Response: Yes, there were some refinements to the unit layout and the modules, so we were able to open up the outdoor space to show a couple site lines out to the Greenway. No there won't be any access, only viewing to the outside.*
 - That is a really nice amenity, I think you were able to improve that in a way that will be a great experience for the residents.
- I appreciate the improvements on the façade, we were OK with the asymmetry, but I think it does look more balanced and the additional balconies are a great improvement.
 - *Applicant Response: The roofscape improvement with the additional belvedere is important and we agree it is a great improvement.*

- I agree, the belvederes are nicely designed and appropriately located.
- I think you've come a long way from the initial presentation and it's a very nicely designed building.

Panel Recommendations:

The Panel voted (4-0) in support of the Project receiving 20 points for design excellence.