

Bethesda Downtown Design Advisory Panel (DAP)

Submission Form (Revised March 2020)

PROJECT INFORMATION

Project Name	PLD Lot 44
File Number(s)	32019006A & 820240140
Project Address	4702 West Virginia Avenue & adjacent PLD Lot 44

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

APPLICANT TEAM

	Name	Phone	Email
Primary Contact	Shane Crowley	240-507-1884	Scrowley@broadbranchdmv.com
Architect	Jeremy Sharp, Torti Gallas Partners		
Landscape Architect	Trini Rodriguez, ParkerRodriguez		

PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density (SF/FAR)	Requested BOZ Density (SF/FAR)	MPDU %
Project Data	Cr-3,C-2,R-2,75,H-70/CRT-0.5,C-0.25,H-70	114'	125,469 sq. ft.	54,594	15% (with partial alternative paym
Proposed Land Uses	Multi-family residential units, private parking and amenities, and Eastern Greenway park				

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): Neighborhood Local Street (West Virginia Avenue)

	Recommended	Provided	Alternative Compliance?
Sidewalk Zone			
Planting/Furnishing Zone	5-8 feet	10 feet	
Pedestrian Thought Zone	6-10 feet	8 feet	
Frontage Zone	0 - 4 feet	1.5 feet	
Building Placement			
Build-to Line (from street curb)	12 -15 feet	21.5 feet	
Building Form			
Base Height	2-4 stories	4 stories	
Step-Back	15-20 feet		Yes

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'	N/A	
Step-Back	Per Street Type	5'/41'	Yes
Bulk Reduction Methods	Reduced apparent bulk via large setback to the west, with townhouse style units facing residential community to the east		

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): 20

- 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



LOT 44 | 4702 WEST VIRGINIA AVE

DAP SUBMISSION PACKAGE

MAY 22ND, 2024

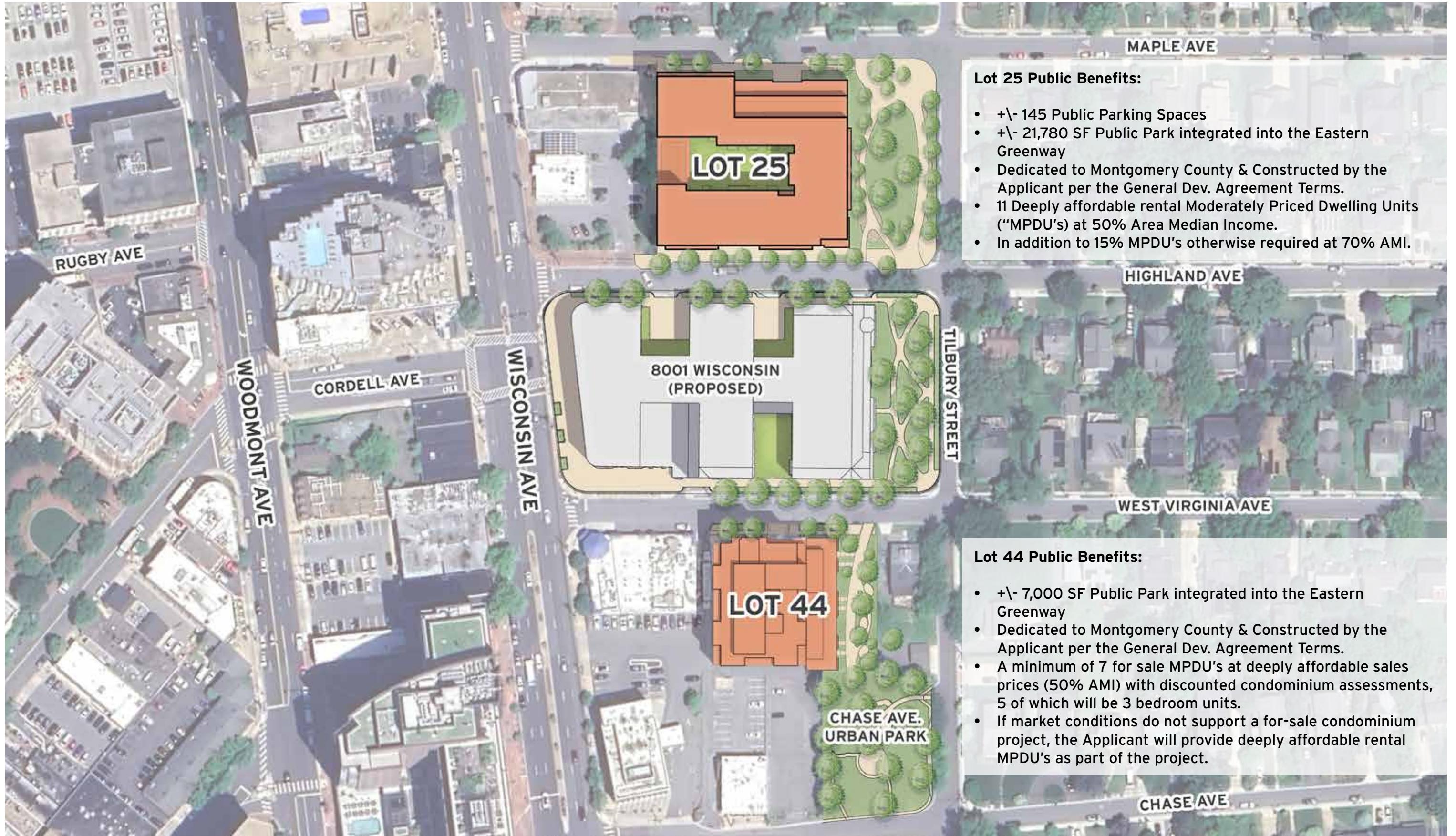
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LOT 44 | 4702 WEST VIRGINIA AVE



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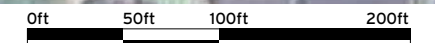


Lot 25 Public Benefits:

- +/- 145 Public Parking Spaces
- +/- 21,780 SF Public Park integrated into the Eastern Greenway
- 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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REGIONAL AERIAL VIEW



VIEW LOOKING EAST ON W VIRGINIA AVE



VIEW LOOKING WEST ON HIGHLAND AVE



VIEW LOOKING SOUTH ON WISCONSIN AVE



VIEW LOOKING SOUTH ON TILBURY ST

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

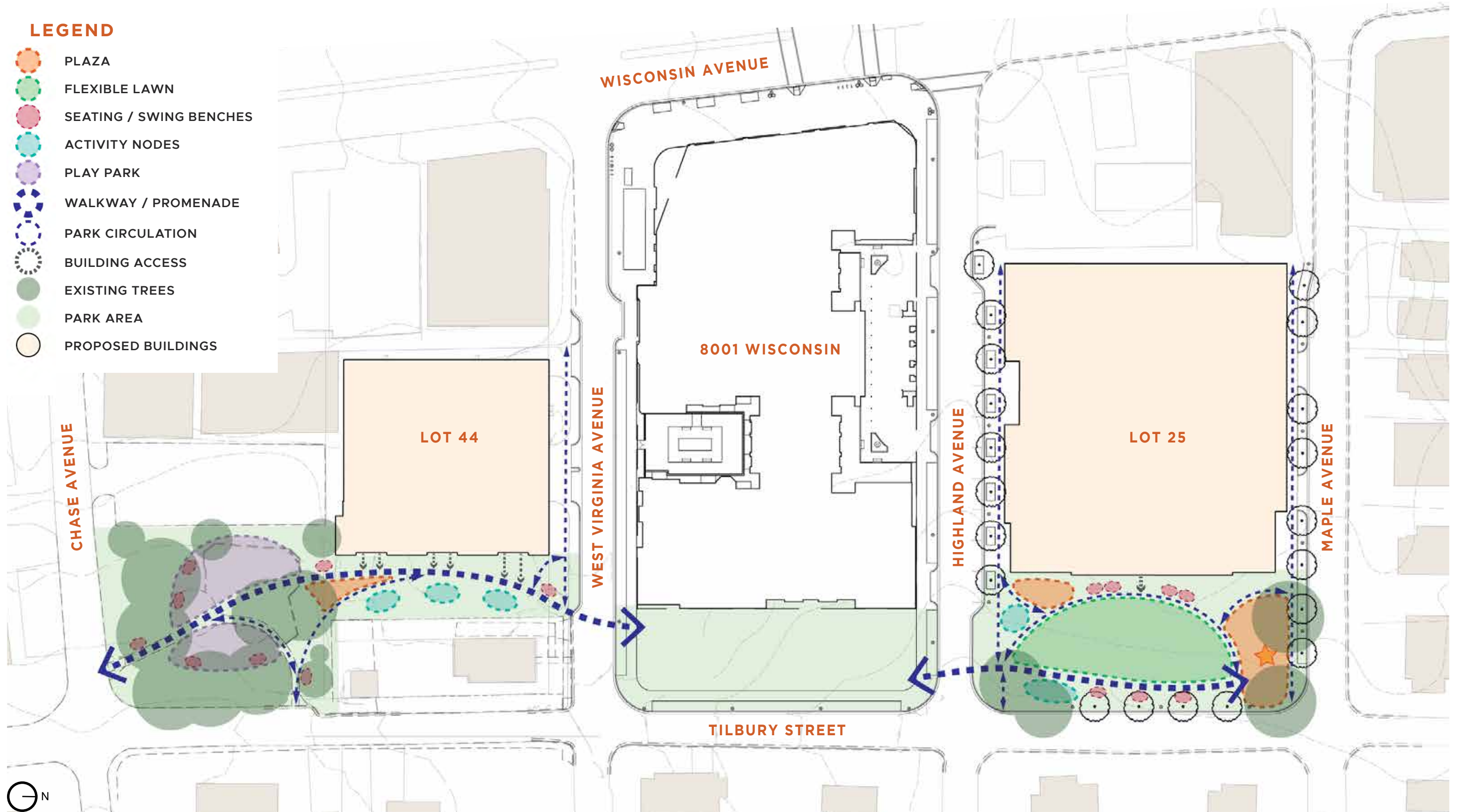


BETHESDA DOWNTOWN PLAN EASTERN GREENWAY

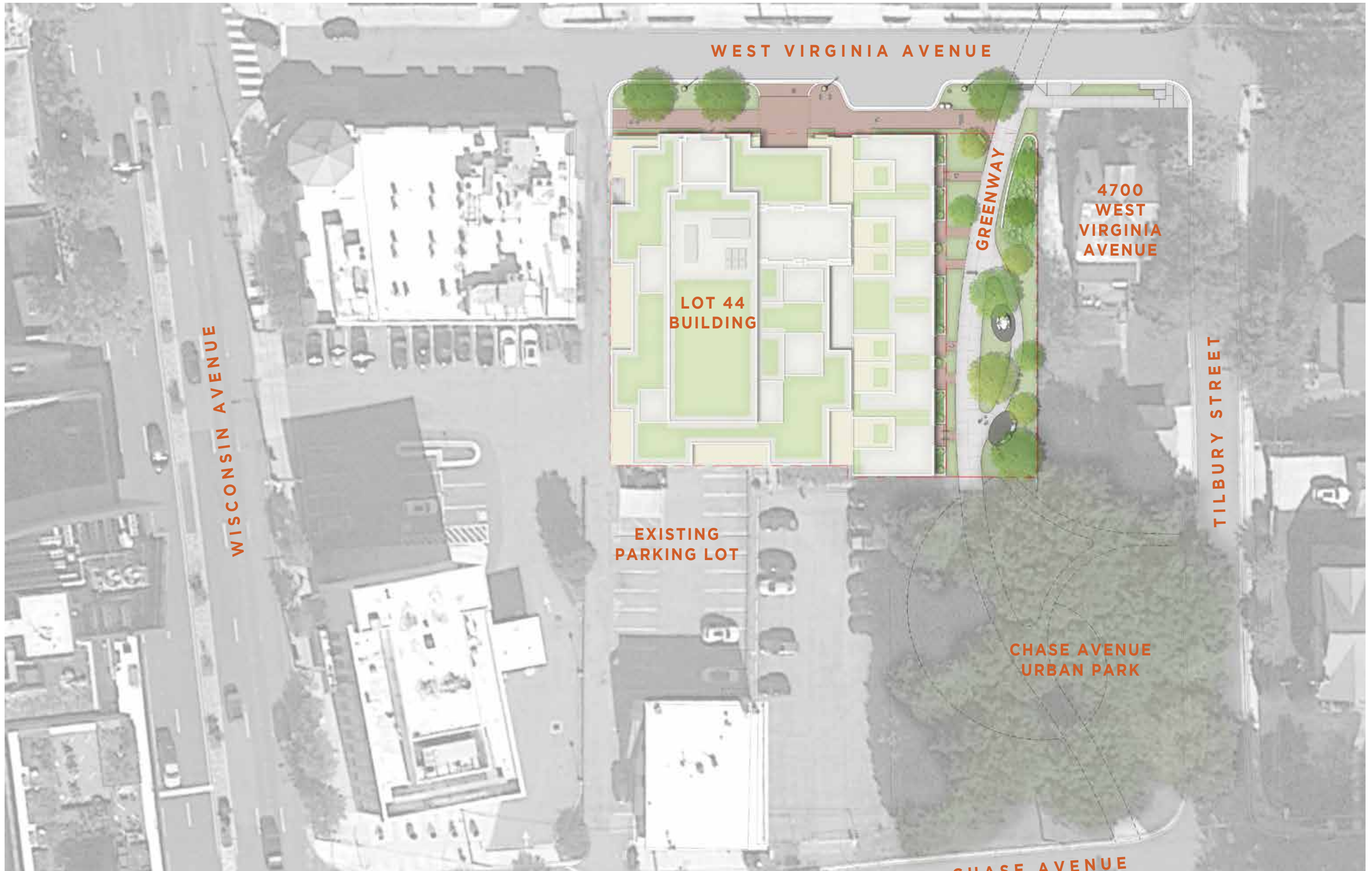
CONCEPT BUBBLE DIAGRAM

LEGEND

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



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10' PATH WIDTH

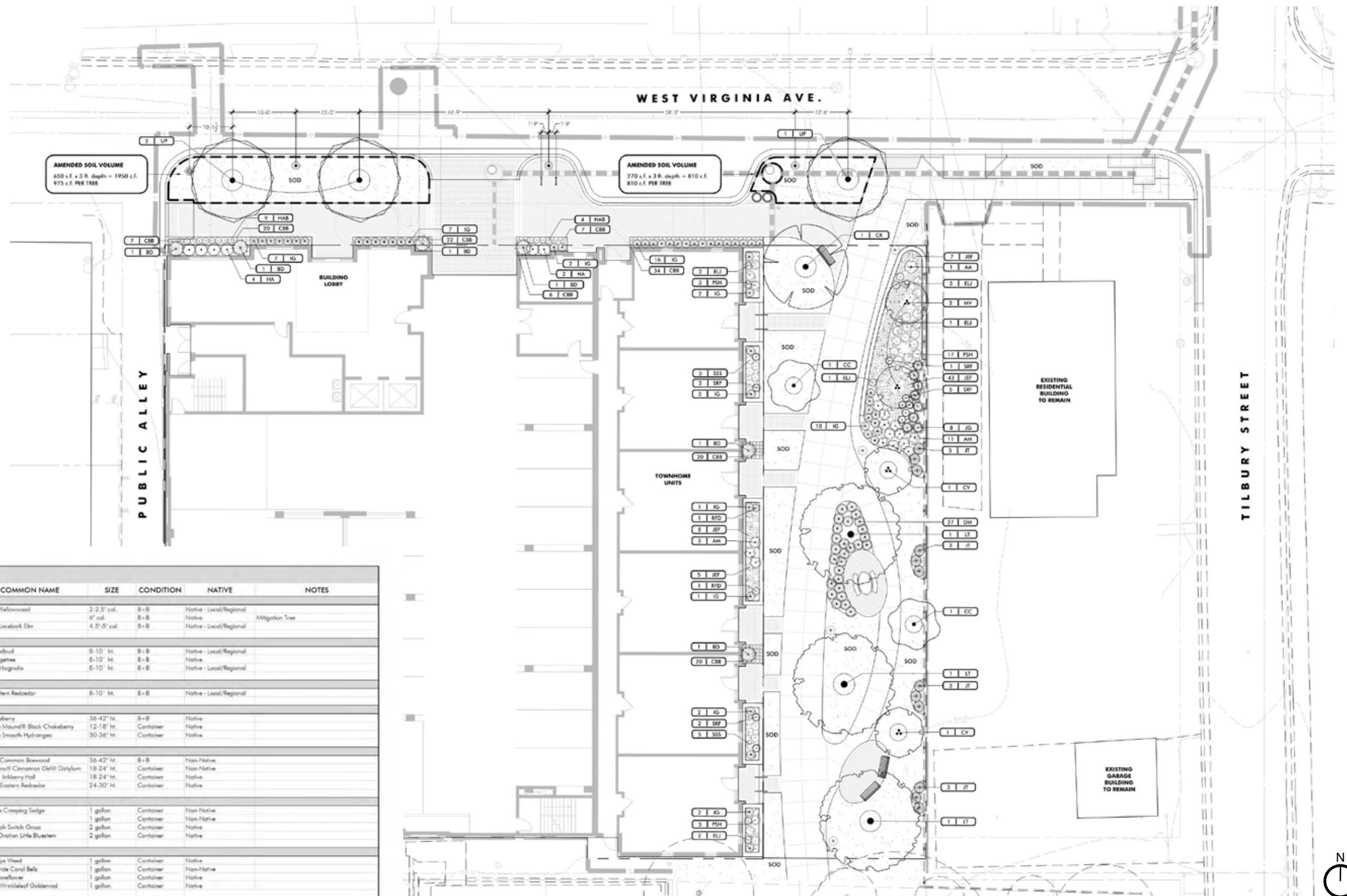


LEGEND

- ① MAIN ENTRANCE
- ② GARAGE ENTRANCE
- ③ LOADING SPACE
- ④ TOWNHOME ENTRANCE
- ⑤ BIORETENTION PLANTER
- ⑥ SEATING NODE
- ⑦ 10' WIDE PATH
- ⑧ 5' WIDE PATH
- ⑨ BETHESDA STANDARD STREETSCAPE
- ⑩ SIDEWALK EXTENSION
- ⑪ GREEN ROOF



PLANTING PLAN + SCHEDULE



PLAN KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NATIVE	NOTES
TREES - DECIDUOUS - CANOPY							
CK	1	<i>Cladostema lenticularis</i>	American Yellowwood	2-2.5' cal.	B+B	Native - Local/Regional	
LT	3	<i>Liriodendron tulipifera</i>	Tulip Tree	6' cal.	B+B	Native	Mitigation Tree
UP	3	<i>Ulmus parvifolia</i> 'UPMAT'	Bacque!! Locustark Elm	4.5'-5' cal.	B+B	Native - Local/Regional	
TREES - DECIDUOUS - UNDERSTORY							
CC	2	<i>Cercis canadensis</i>	Eastern Redbud	8-10' ht.	B+B	Native - Local/Regional	
CV	2	<i>Chionanthus virginicus</i>	White Fringetree	8-10' ht.	B+B	Native	
MV	2	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8-10' ht.	B+B	Native - Local/Regional	
TREES - EVERGREEN							
JT	12	<i>Juniperus virginiana</i> Taylor	Taylor Eastern Redcedar	8-10' ht.	B+B	Native - Local/Regional	
SHRUBS - DECIDUOUS							
AA	1	<i>Anonid arbutifolia</i>	Red Chokeberry	36-42' ht.	B+B	Native	
AM	14	<i>Anonid melanocarpa</i> 'UCCNNAM165'	Low-Scapc Mound/B. Black Chokeberry	12-18' ht.	Container	Native	
HA	6	<i>Hydrangea arborescens</i> 'Hazz' Halo'	Hazz' Halo Smooth Hydrangea	30-36' ht.	Container	Native	
SHRUBS - EVERGREEN							
BO	6	<i>Buxus sempervirens</i> 'Dae Runk'	Dae Runk Common Boxwood	36-42' ht.	B+B	Non-Native	
DM	27	<i>Distylyum x PIEDIST-V</i>	Fast Editions!! Cinnamon Gell!! Distylyum	18-24' ht.	Container	Non-Native	
JO	52	<i>Ilex glabra</i> 'Strongbox!!'	Strongbox Inkberry Holly	18-24' ht.	Container	Native	
JO	8	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Eastern Redcedar	24-30' ht.	Container	Native	
HERBACEOUS - GRASSES							
CBB	136	<i>Carex lasiocarpa</i> Bunny Blue	Bunny Blue Creeping Sedge	1 gallon	Container	Non-Native	
JEF	60	<i>Junus effusus</i>	Soft Rush	1 gallon	Container	Non-Native	
PSH	23	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	2 gallon	Container	Native	
SSS	10	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	2 gallon	Container	Native	
HERBACEOUS - PERENNIALS							
ELU	9	<i>Eupatorium dubium</i> 'Life Joe'	Life Joe Pye Weed	1 gallon	Container	Native	
HAB	13	<i>Heuchera macrostachya</i> 'Autumn Bride'	Autumn Bride Coral Bells	1 gallon	Container	Non-Native	
BFD	2	<i>Rudbeckia fulgida</i> 'deanii'	Dean's Coneflower	1 gallon	Container	Native	
SAF	10	<i>Solidago rugosa</i> 'Fireworks'	Fireworks Whorlleaf Goldenrod	1 gallon	Container	Native	

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SITE FIXTURES + FURNISHINGS



LIGHT | POST TOP BY BEGA
 14 FOOT HIGH POLE
 BUG RATING: B1 U0 G1



BENCH | "GENERATION 50" BY LANDSCAPE FORMS
 6 FOOT LONG W/ THREE ARM RESTS (MIDDLE ARM REST NOT SHOWN)
 POWDER COATED METAL FRAME
 THERMALLY MODIFIED ASH WOOD SLATS



TABLE | "CHARLIE" BY LANDSCAPE FORMS
 67" TABLE (SEATS UP TO SIX PEOPLE)
 POWDER COATED METAL FINISH
 ADA COMPLIANT

PLANTINGS



American Yellowwood



Tulip Tree



Bosque® Lacebark Elm



Eastern Redbud



White Fringetree



Sweetbay Magnolia



Dee Runk Common Boxwood



Cinnamon Girl® Distylium



Grey Owl Eastern Redcedar



Hass' Halo Smooth Hydrangea



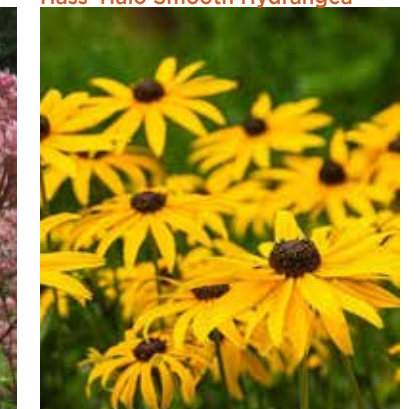
Shenandoah Switch Grass



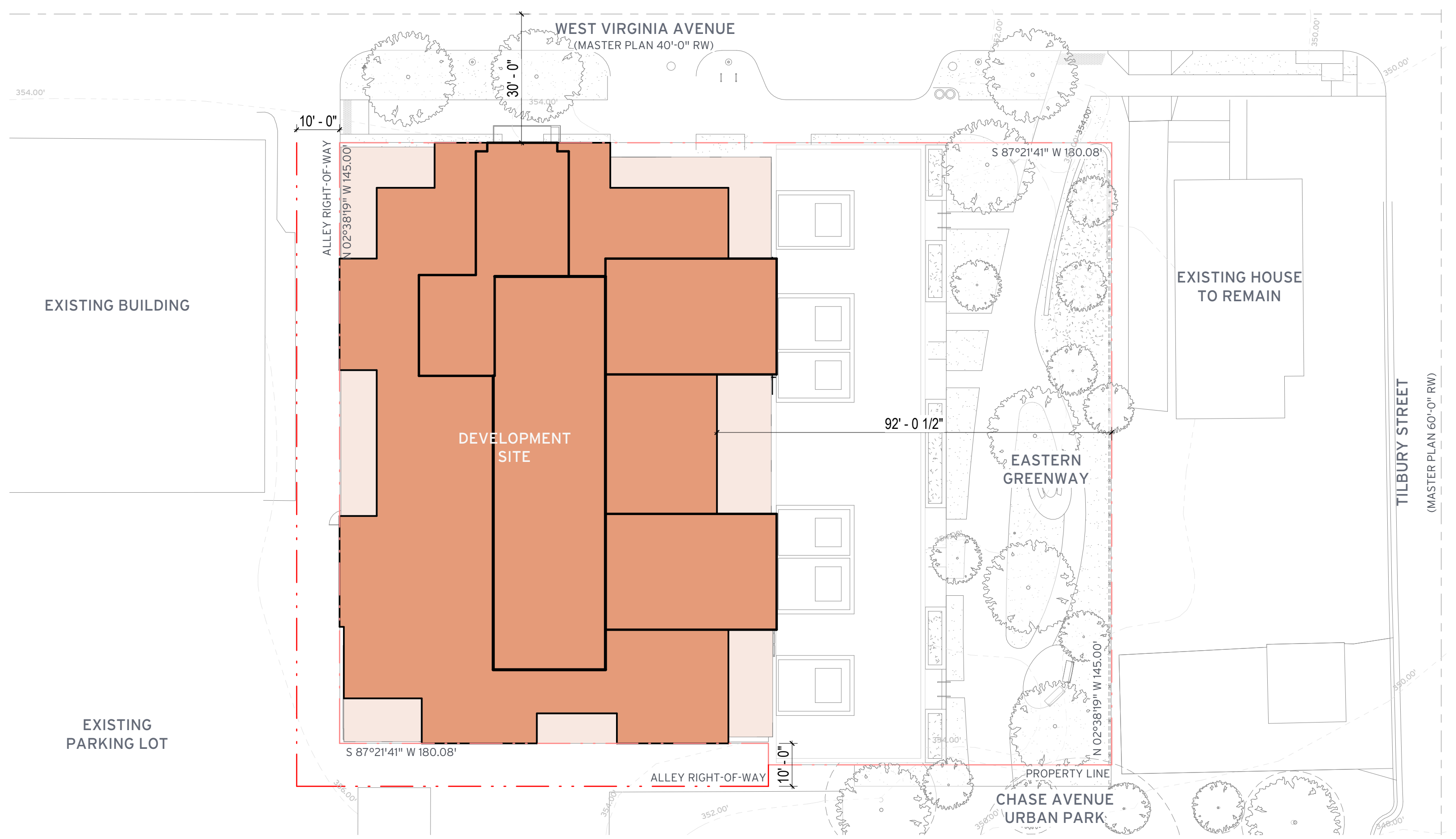
Soft Rush Juncus



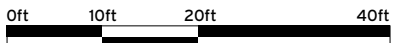
Little Joe Pye Weed

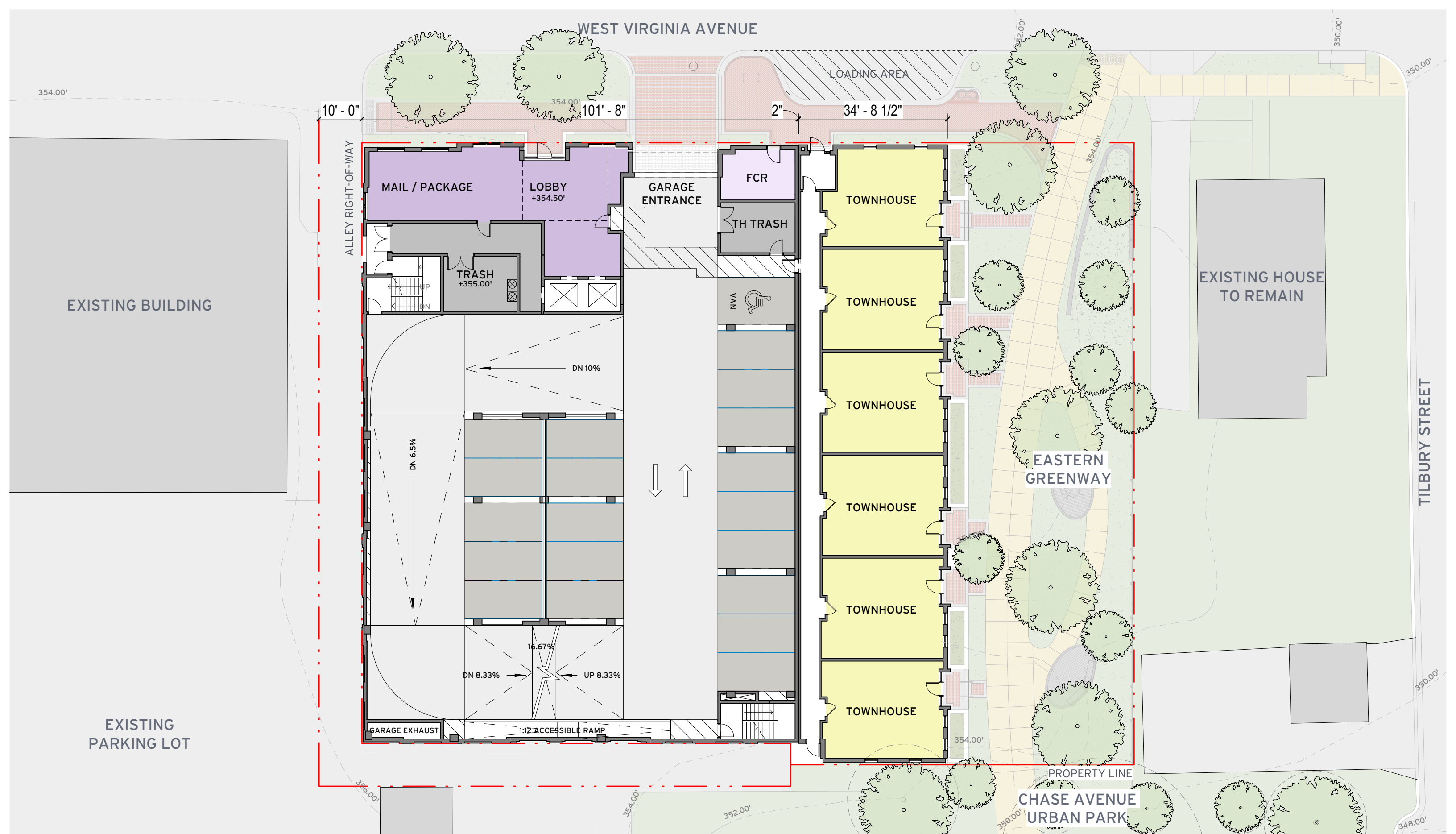


Deam's Coneflower



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EXISTING BUILDING

EXISTING PARKING LOT

WEST VIRGINIA AVENUE

LOADING AREA

10'-0"

101'-8"

2"

34'-8 1/2"

ALLEY RIGHT-OF-WAY

MAIL / PACKAGE

LOBBY
+354.50'

GARAGE ENTRANCE

FCR

TOWNHOUSE

TH TRASH

EXISTING HOUSE TO REMAIN

TRASH
+355.00'

VAN

TOWNHOUSE

DN 10%

TOWNHOUSE

DN 6.5%

TOWNHOUSE

EASTERN GREENWAY

TOWNHOUSE

DN 8.33%

16.67%

UP 8.33%

TOWNHOUSE

GARAGE EXHAUST

1:12 ACCESSIBLE RAMP

354.00'

PROPERTY LINE

CHASE AVENUE
URBAN PARK

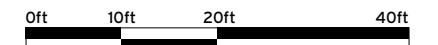
TILBURY STREET

350.00'

348.00'



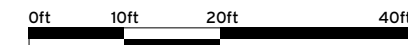
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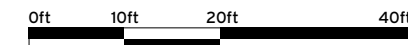


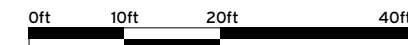
GROUND FLOOR PLAN

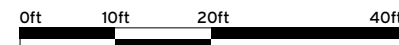
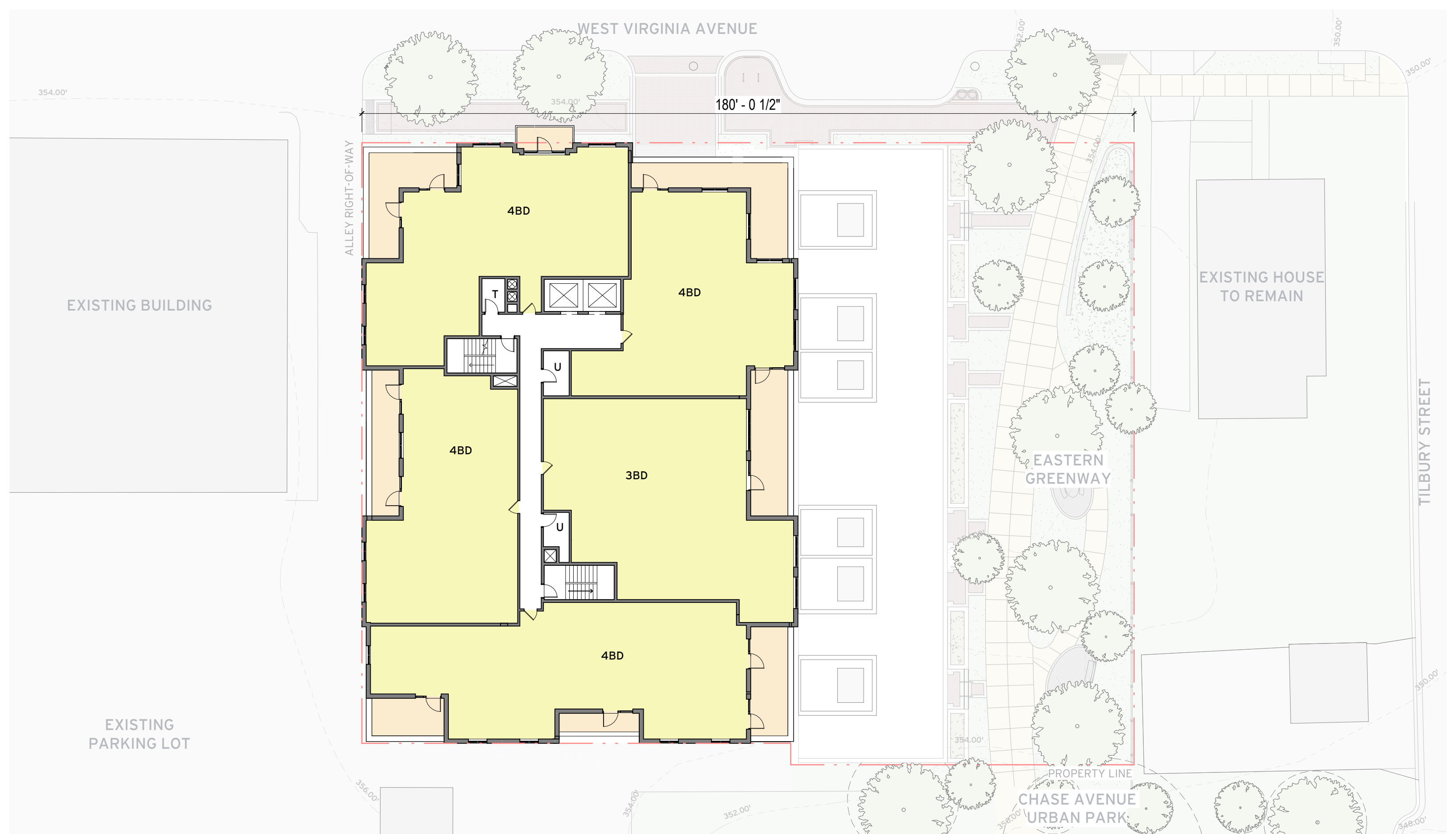
LOT 44 | 4702 WEST VIRGINIA AVE

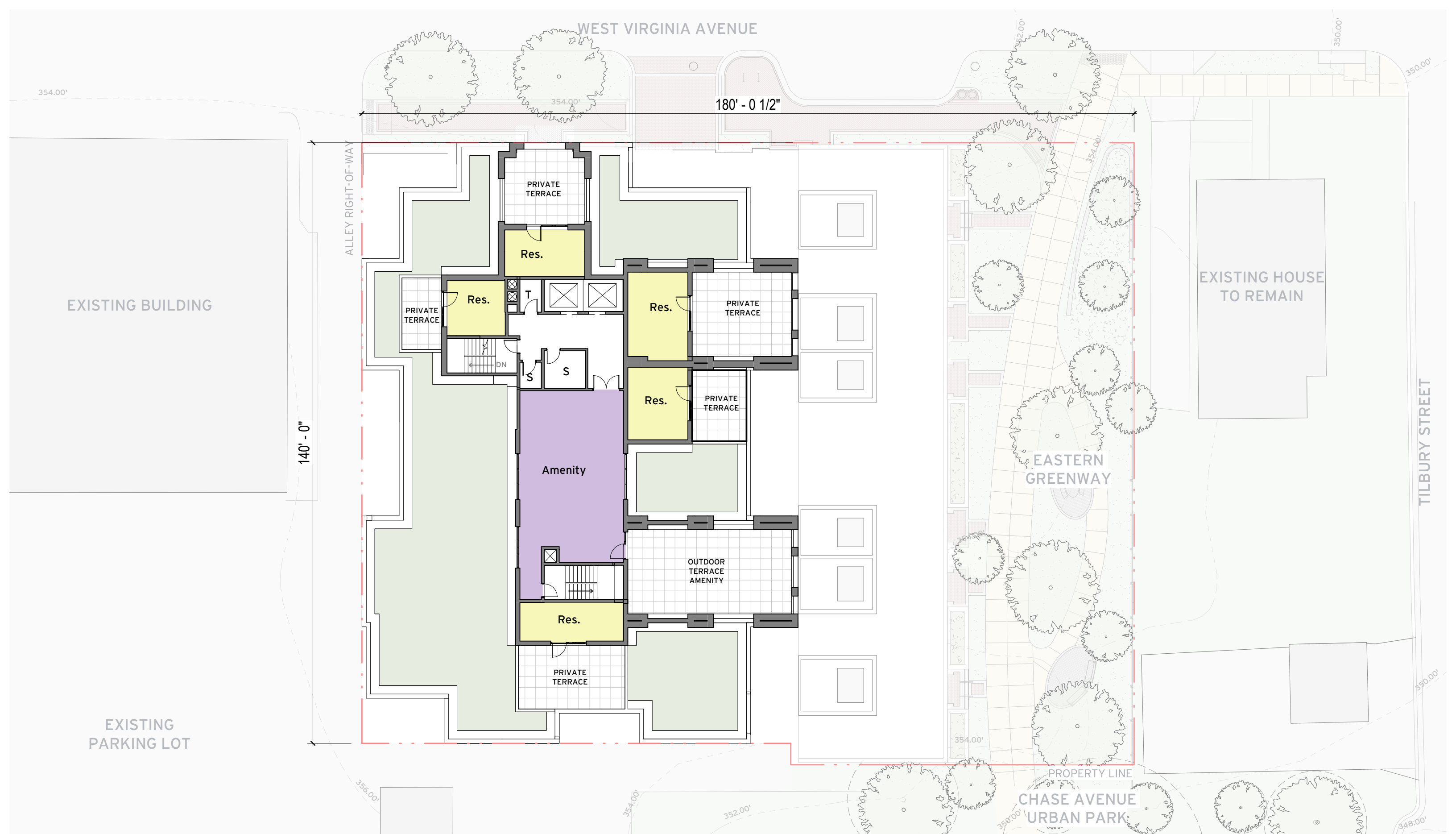


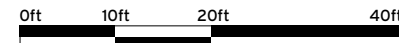
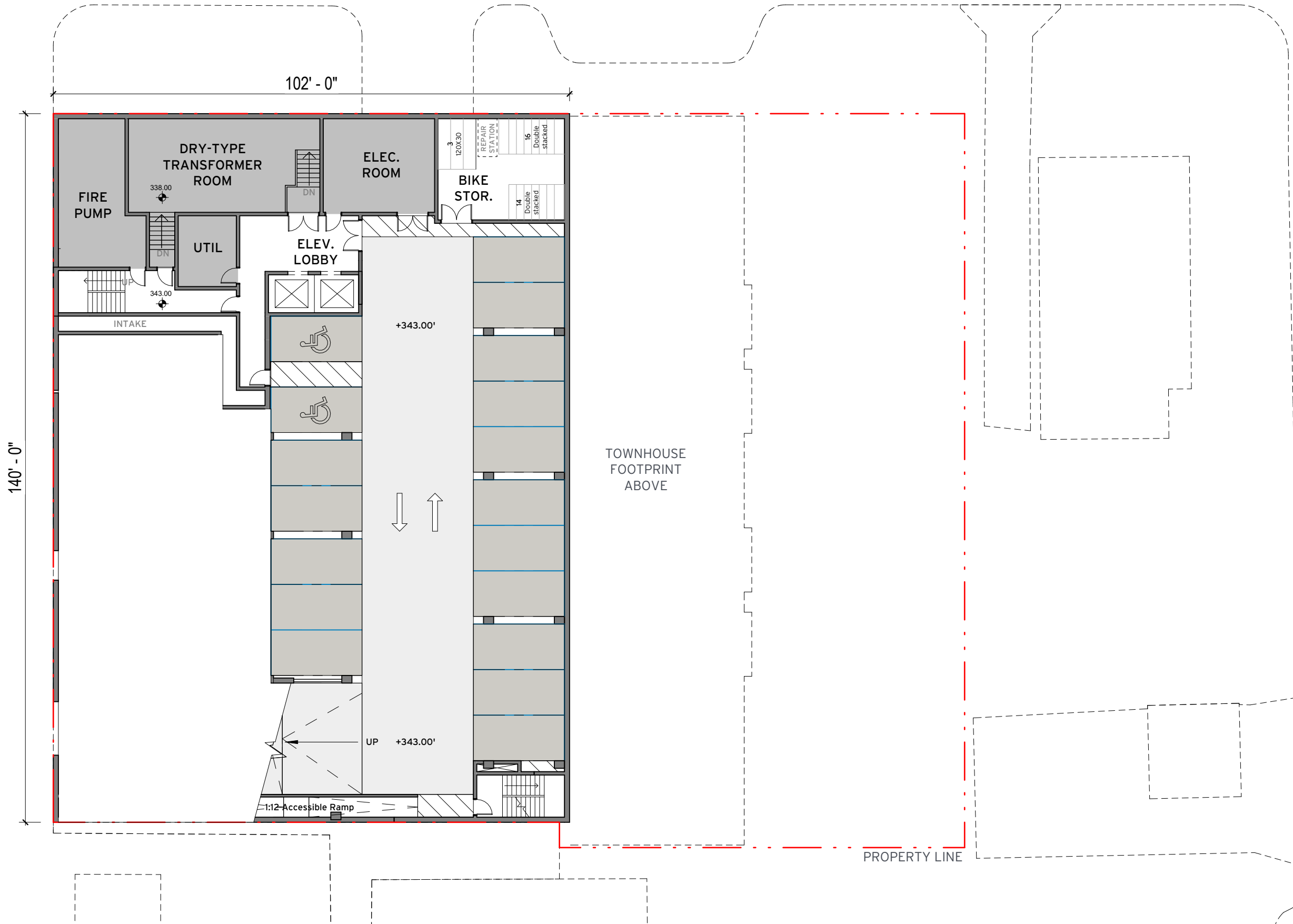


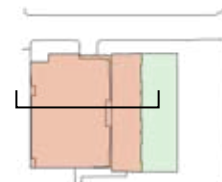
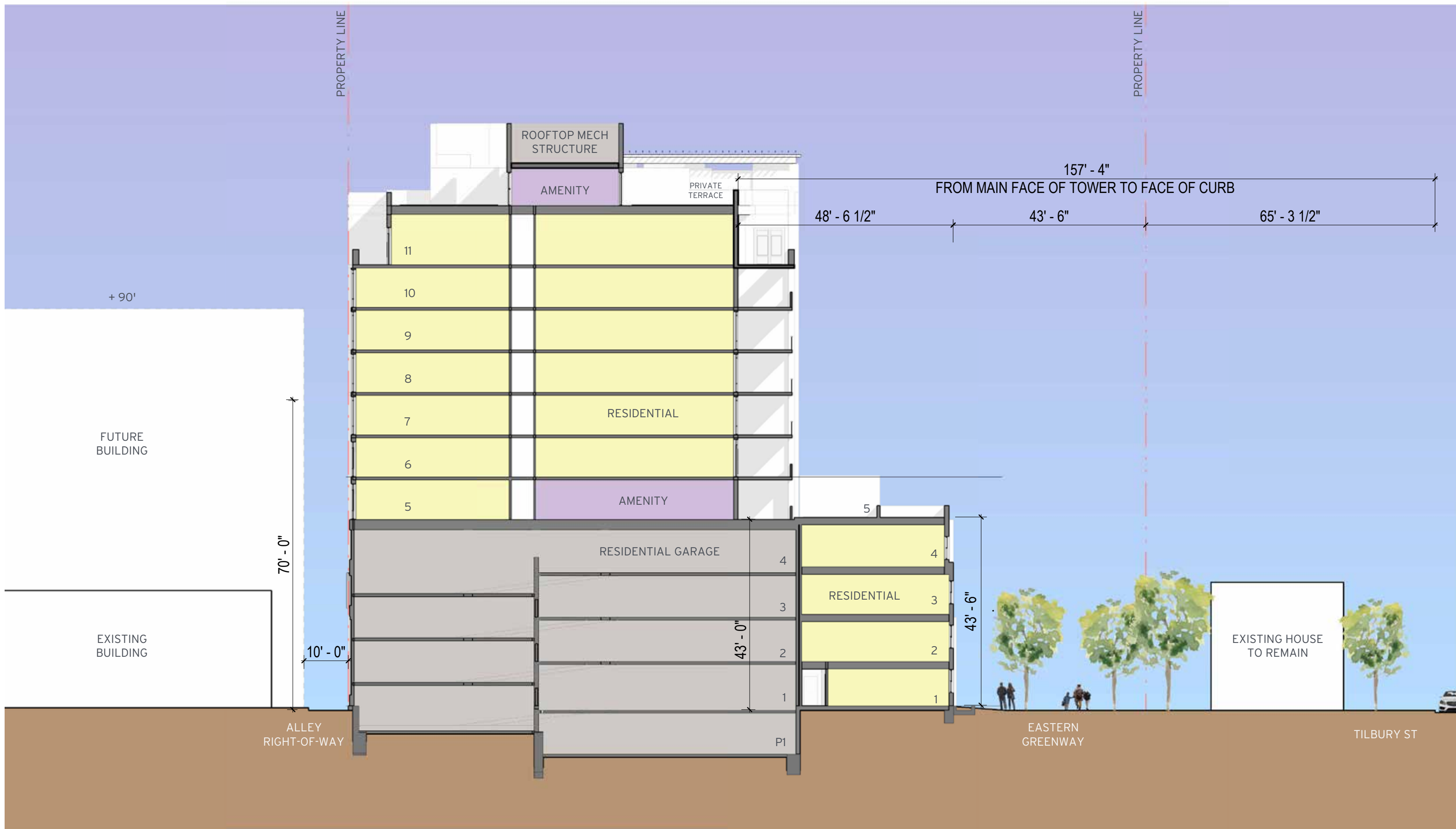






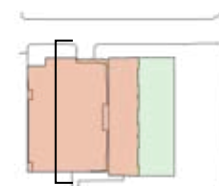
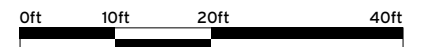






Additional Building Height - Major Public Facility (Section 59-4.5.2.A.2.e)

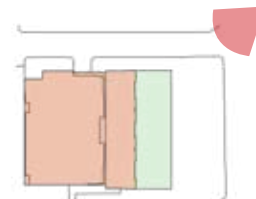
***Note:**
 The Project includes a major public facility in the form of a public park that will be dedicated to Montgomery County. This major public facility (a dedicated public park) diminishes the applicant's ability to provide parking at or below grade. The floors mostly used for above grade parking are approximately 43'-0" in height and are permitted in addition to the mapped height of 70'-0" pursuant to Section 59-4.5.2.A.2.e of the Montgomery County Zoning Ordinance. In order to dedicate the public park to the County, it is critical that there not be below grade parking that encroaches under this public space. Since it is necessary to keep the structured parking free and clear of the public park, the Property provides limited space to excavate a parking garage that is functional and feasible entirely below-grade. At least half of these above-grade parking floors' clear ceiling height is above the building height measuring points, in accordance with Section 59-4.1.7.C of the Zoning Ordinance.





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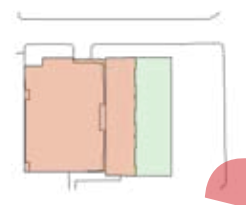


AERIAL VIEW LOOKING SOUTHWEST
LOT 44 | 4702 WEST VIRGINIA AVE



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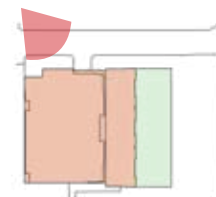


VIEW FROM TILBURY ST LOOKING NORTHWEST
LOT 44 | 4702 WEST VIRGINIA AVE



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VIEW FROM W VIRGINIA AVE LOOKING EAST
LOT 44 | 4702 WEST VIRGINIA AVE



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VIEW FROM WISCONSIN AVE LOOKING
NORTHEAST

LOT 44 | 4702 WEST VIRGINIA AVE



EXISTING PARKING LOT

ALLEY RIGHT-OF-WAY

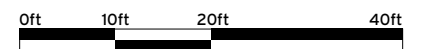
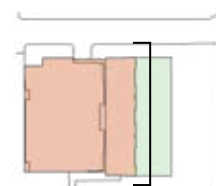
W VIRGINIA AVE

8001 WISCONSIN AVE



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ILLUSTRATIVE EAST BUILDING ELEVATION
LOT 44 | 4702 WEST VIRGINIA AVE



MASONRY VENEER WALL
 METAL BALCONY RAILING (TYPICAL)
 PUNCHED WINDOWS INSIDE BALCONY(TYP.)
 MASONRY VENEER WALL
 ACCENT PANEL
 OPEN AIR BALCONY (PER BUILDING PLANS)
 METAL BALCONY RAILING
 PUNCHED WINDOWS (TYP.)
 MASONRY VENEER WALL
 ENTRY CANOPY (BEYOND)
 STONE WATER TABLE

ACCENT PANEL
 DECORATIVE SCREEN
 ACCENT MASONRY PANEL
 ACCENT MASONRY BASE

8001 WISCONSIN AVE

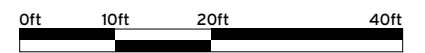
W VIRGINIA AVE

ALLEY RIGHT-OF-WAY

EXISTING PARKING LOT

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ILLUSTRATIVE WEST BUILDING ELEVATION

LOT 44 | 4702 WEST VIRGINIA AVE

- MASONRY VENEER WALL
- PUNCHED WINDOWS (TYP.)
- OPEN AIR BALCONY(TYP.)
- METAL BALCONY RAILING (TYPICAL)
- MASONRY VENEER WALL
- ACCENT PANEL
- METAL BALCONY RAILING
- DECORATIVE SCREEN
- ACCENT MASONRY PANEL
- MASONRY VENEER WALL
- ACCENT MASONRY WATER TABLE
- METAL SHADING DEVICE
- MASONRY VENEER WALL
- PUNCHED OPENING WINDOWS
- OPEN-AIR BALCONY
- METAL PANEL CLADDING
- PENTHOUSE (BEYOND)
- METAL RAILING (TYP.)
- MASONRY VENEER WALL
- PUNCHED OPENING WINDOWS
- MASONRY VENEER WALL
- STONE MASONRY BASE

EXISTING PARKING LOT

ALLEY RIGHT-OF-WAY

EASTERN GREENWAY

TILBURY ST



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ILLUSTRATIVE SOUTH BUILDING ELEVATION

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