

4702 Chevy Chase Drive Sketch Plan Narrative

The Property is a through lot that fronts on Chevy Drive and extends southward to Nottingham Drive. It is located at the very southern end of the Bethesda Central Business District (the "CBD") – Nottingham Drive is the southern boundary of the CBD. The Property is located just 400 feet west of the intersection of Bradley Boulevard and Wisconsin Avenue, within the South Bethesda District as identified by the *2017 Approved and Adopted Bethesda Downtown Plan* (the "Sector Plan"). The Property is identified as "Part of Lots 3 and 4, Bradley Hills Section 1" subdivision, and contains a gross tract area of 20,725 square feet and a net lot area of 17,270 square feet. The Property is currently improved with a 3,536 square foot structure that was originally constructed as a residence but currently and for many years has been used as a dentist office. The Property includes approximately 5,848 square feet of paved parking area.

The Property is located in the Bethesda CBD and responds to the overall goal of the Sector Plan to increase the residential opportunities within the CBD. At the same time, it introduces the opportunity for home (condominium) ownership in an area of the CBD that has seen very little redevelopment activity, thus helping to activate this area of Bethesda. As discussed herein, the Project carefully complies with the Bethesda Design Guidelines. The Project's entrance located in the northeast corner of the Property will be oriented toward Wisconsin Avenue and strengthen this relationship.

In terms of the building architecture, the focus is to provide a high-quality design by creating an elegant and sophisticated composition that is complementary to its residential use and context. The design will implement a series of massing step backs, change in planes and variation of elements in the façade that will create visually interest, rhythm and will provide an appropriate human scale. By implementing these techniques, and combining a level of transparency on the ground floor, the pedestrian environment will be enhanced.

The building is located at the recommended 20 foot from curb build-to line along Nottingham Drive. Along Chevy Chase Drive portions of the building are located at the 20 foot build-to line, while other portions of the building are set further back, for an average of a 26.3 foot setback from the back of curb. The frontages will include a high-level of transparency and terraces that will be oriented along both frontages. The Project will integrate landscaping throughout the design, including a potential green wall at the Project entrance and landscaping along the southern step-back terraces. The Chevy Chase Drive façade provides a three-story base and employs a number of vertical and horizontal breaks as well as undulations in the façade to add visual interest to the façade and break up the mass.

The building is only 70 feet in height and thus does not incorporate a base/tower design concept. As noted under Section 2.4.7 of the Design Guidelines, Alternative Treatments are available for buildings lower than 90 -120 feet. Moreover, the overall size of the Property is only 17270 square feet and the floor plate of the building is limited and ranges from approximately 9,764 to approximately 11,989 square feet (varies). As a result, the building does not include "large facades." The northern façade includes several modulations while the southern façade includes the series of step backs. Along the western façade, the Project limits its proximity to the adjacent site with the building constructed at the property line for the first approximately 67 feet

and the remaining 79 feet of the southern portion of the building is setback from the property line approximately 10 to 15 feet (varies). The eastern façade will include generous amounts of landscaping and windows and is setback approximately 15 feet from the property line to accommodate the utility easement.

The design of the building includes high quality materials that are durable, unobtrusive and recognizable by the community to complement the residential uses within the Bethesda CBD neighborhood. These high-quality materials are light colored brick, architectural stone, dark metal panel, large format windows and glass or ornamental metal railings. Although recognizable materials are being proposed, the simplicity of the color palette, contrasted with the material colors and textures, and their detailed application, such as cornices, plane recesses, banding and edges, results in a unique and elegant composition of the façade design that includes a visual rhythm and sophisticated look. In addition to this, a green wall surrounding, or green element that will be integrated with a metal canopy, is being considered at the entrance of the building. The intent is that the vegetation and canopy will be applied in an original manner to create a gateway and a signature design to the entrance and to anchor the corner of the building.

In terms of forms, the stepped and cascading massing of the building provides significant shape variation and articulation as well as opportunities for individual private terraces along Nottingham Drive. Along Chevy Chase Drive the building proposes a step back at the third floor which is consistent with the Design Guidelines recommendations and reinforces a base and top design approach. The ground floor of the building facing Chevy Chase Drive provides a variety of plane changes and is highly transparent which adds interest, depth and enhances the pedestrian experience. Varying changes in plane will also be provided in other portions of the building as a strategy to break the mass and provide a better human scale. These varying planes, forms and articulation techniques will result in a building where each floor plate is unique which will add to the building's form and promote uniqueness.