



ADDENDUM TO STAFF REPORT: 91992004B 4 BETHESDA METRO CENTER

TO: MONTGOMERY COUNTY PLANNING BOARD
VIA: ROSE KRASNOW, CHIEF *RK*
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DEVELOPMENT REVIEW DIVISION
FROM: JOSHUA SLOAN, COORDINATOR *JS*
DEVELOPMENT REVIEW DIVISION
SUBJECT: CLARIFICATION OF ARCADE DESIGN FOR 4 BETHESDA METRO CENTER APPLICATION
DATE: 5/29/2008

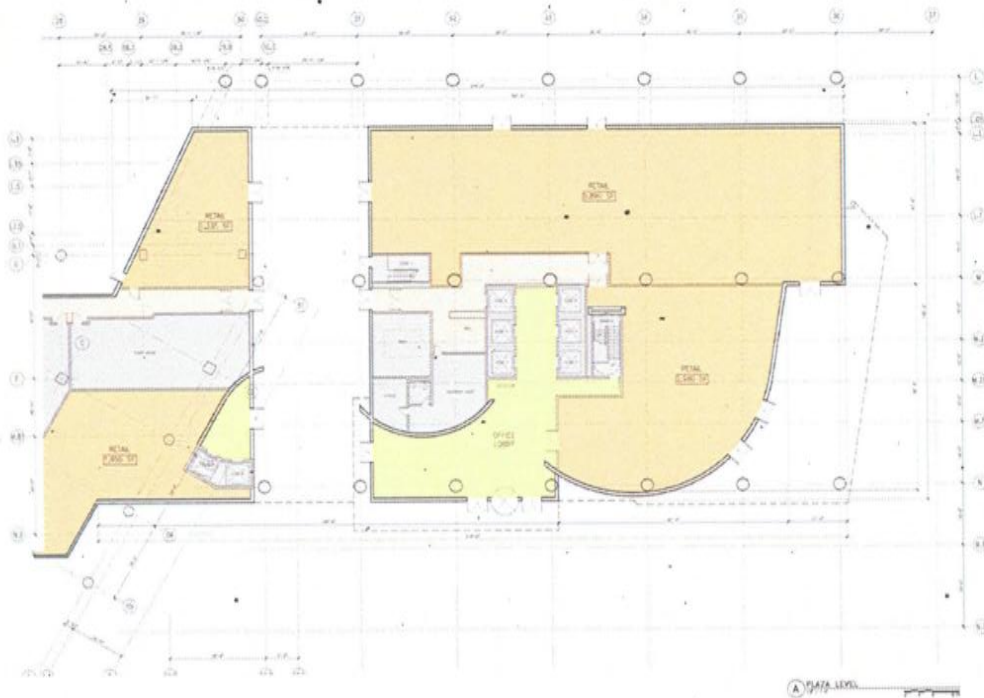
Arcade Design and Integration with Plaza

Based on discussions with the Applicant and the Staff recommendation in the Staff Report published on May 28, 2008 to modify the proposed building footprint at the plaza level, the Applicant has revised their drawings, but did not complete the revisions in time for inclusion in that report.



Revised Landscape Plan Illustration

As discussed in the Analysis and Findings of the Staff Report, the proposed building will have an arcade through the building along the western edge of the footprint – where it meets 3 Bethesda Metro Center – leading from the plaza to the pedestrian bridge across Edgemoor Lane. The floors above will cover this arcade and connect the structures forming one building. This connection will allow for better access and visibility to and from the plaza and becomes a focal point for creating a center of the Discovery Trail cultural network. It will also enliven the difficult “dead space” of the Plaza in the northwest corner and the sidewalk along the northern façade of the proposed building. Further, it will add “frontage” to the pedestrian realm for retail that will no longer be disconnected from the plaza and pathway system. Last, an elevator from the parking garage will bring commuters – for work or plaza events – to a lobby and retail area on the west side of the arcade, while the new office building’s elevator core will be on the east side of the arcade ensuring greater activation and usability for multiple purposes.



Revised Building Footprint

Although this design and the resulting benefits of such a design are discussed in detail in the Staff Report, these illustrations clarify the vision and impact of the revisions. None of the Findings or Recommendations are changed by this addendum.