

PROJECT DESCRIPTION: Site Description

The proposed project is located at 8400 Wisconsin Avenue at the northwest corner of Wisconsin Avenue and Battery Lane, just east of Woodmont Avenue. The property is comprised of parts of Lots 19 and 20, Block 2, Northwest Park, totaling 71,521 net square feet. Approximately 14,905 square feet was previously dedicated for roadways, amounting to a gross tract area of 86,806 square feet.

A five-story hotel was built on the site in 1963 and operated as a Sheraton Four-Points for many years; it is currently a Clarion hotel. A two-story open parking deck with 139 parking spaces occupies the western portion of the site along Woodmont Avenue.

Overhead utility wires exist along the Battery Lane, Wisconsin Avenue and Woodmont Avenue frontages of the site. The intersections of Battery Lane and Woodmont Avenue and Battery Lane and Wisconsin Avenue are signalized.

The topography on the property slopes down to the west approximately 12 feet from Wisconsin Avenue to Woodmont Avenue and down 8 feet from Battery Lane to the NIH green space.



PROJECT DESCRIPTION: Proposal

Crimson 8400 Bethesda LLC, the Applicant, proposes replacement of the existing 5-story Clarion Hotel and its two-level parking deck with three residential condominium elements over a three and one-half story below-grade parking structure. The 9-story, 200-unit residential project includes 25 MPDUs and a public arts incubator space located at the plaza along Wisconsin Avenue.

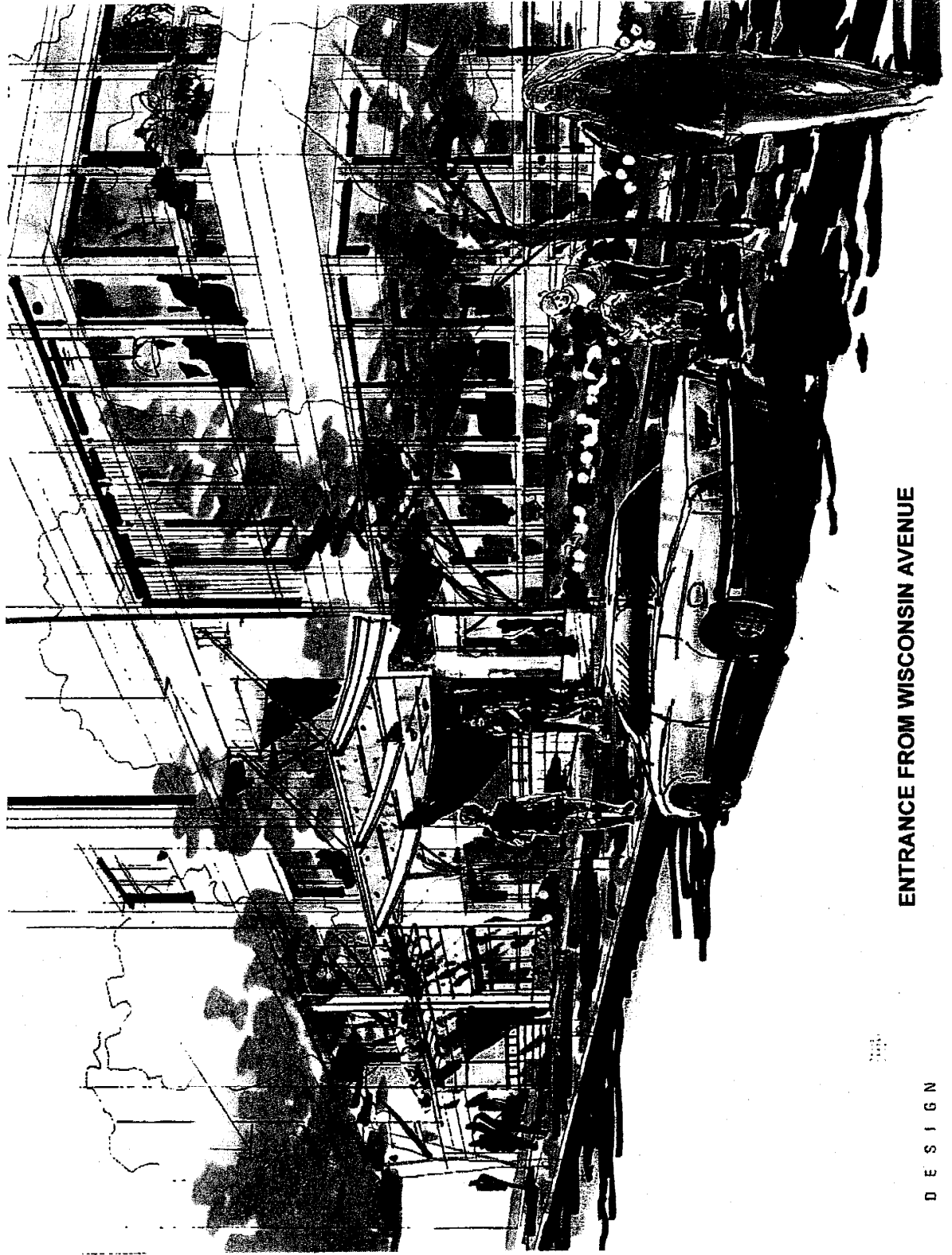
Building Design

Three separate 9-story glass and steel building elements frame the public plaza. Each has a separate entrance from an adjacent street. The largest building component, fronting along Battery Lane, has the main lobby of the complex and the more public of the interior areas, such as the party room. A two-car drop-off and an entrance to the parking garage are provided along Battery Lane. Approximately 120 feet north from the corner of Wisconsin Avenue and Battery Lane is the 60-foot wide opening to the public plaza. This is an accessible, at-grade entrance leading through a landscaped and paved open space framed by the three buildings. The arts incubator space is located at the plaza and Wisconsin Avenue and will open out onto the plaza. The two northern residential building elements frame a fifty-foot wide public space with a view north to the NIH green space. A series of landscaped spaces and steps lead west down to Woodmont Avenue.



CORNER OF WISCONSIN AVENUE AND BATTERY LANE

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ENTRANCE FROM WISCONSIN AVENUE

D E S I G N