



William Doggett Architects

June 20, 2016

Herbert Estreicher
8008 Glenbrook Road
Bethesda, MD 20814

RE: Project Modifications
Redevelopment of Church Property
8011 & 8015 Old Georgetown Rd., Bethesda, MD 20814

Dear Mr. Estreicher:

In accordance with discussions we have had with you, and our review of the schematic architectural design drawings prepared for **Bush at 8015 Old Georgetown Road Associates, LLP**, we are pleased to assist in identifying adjustments and modifications to the project proposed on the site of the existing Christ Lutheran Church at 8011/8015 Georgetown Rd., at the intersection with Glenbrook Rd.

You indicated that this project will have multiple negative impacts on the existing adjoining neighborhood of 22 single family dwellings, and that you have been encouraged by the Montgomery County Planning Board to make suggestions and recommendations that the board could consider and require the developer to make to diffuse some these negative impacts. As a former resident on Glenbrook Rd. and an architect practicing in Bethesda for more than 28 years, I agree with assessments of this project being too imposing and problematic for the surrounding residential neighborhood.

As a result of our review of the schematic drawings and recent visits to the site and adjoining properties, we have prepared the following list of modifications and adjustments that should be requested, and presented to the Planning Board, for their review of the project, *prior* to it moving forward with detailed construction documents, and permitting.

Modifications to Project Site Plan and Traffic Flow

1. ***Green Area*** - decrease hardscape surface areas NE of the new church building and increase actual green *planted* areas with more mature shrubs, ground covers, and trees to reduce reverberated noise from the playground and 'courtyard', and to reduce the heat sink effect that all hard surfaces generate. Some of the hardscapes are within 20 of adjoining private residences as depicted on the VIKA civil site plans and Studio 39 landscape dwgs. Reconfiguration of these should be undertaken to provide more buffer.
2. ***Traffic Flow Entering and Exiting New Condo /Apt. Building*** - Restrict and reduce potential for traffic generated by the condo building from using Rugby Ave. Require posted signs on the condo site which direct condo resident traffic to use Old Georgetown Rd. for both entrance and exit.
3. ***Traffic Flow Entering and Exiting New Church Building*** - Restrict and reduce potential for traffic generated by the community center and church from using Glenbrook Rd. beyond the south church frontage. Require posted signs on the property directing church traffic exiting the site to '***right turn only***' onto Glenbrook, then out to Old Georgetown Rd. Similarly, restrict traffic inbound to the church, to using Glenbrook Rd. from Old Georgetown Rd. In other words, restrict both inbound and outbound

■ ■ ■
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church traffic to using Old Georgetown Rd. for both entrance and exit, rather than the east end of Glenbrook. (Glenbrook Rd. is already a 'cut-through' street, and adding hundreds more cars/trips for church traffic will exacerbate this problem. A 'curved curb' design at the church driveway should be devised to 'force' church traffic to use the approach to and from Old Georgetown Rd.

4. **Montgomery County DOT, and the Planning Board should consider adding a traffic light** to the intersection of Glenbrook and Old Georgetown Roads, to facilitate good access to the church, and to prevent an inordinate increased traffic on **Glenbrook Rd.** Restrict church and condo resident traffic to use Old Georgetown Rd. for access,

Modifications to Church and Community Center Building Design (5-story building plus roof screen)

1. **Step the 5th floor facade back 12'** from building facade to reduce the visual height of the church, which is less than 50' from the nearest adjoining existing residence. Without pulling the 5th story back, this residence will be put in the shadow of the church building in the afternoon. This stepping back the 5th floor would be similar to the way the upper floors of the new Condo Building step back.
2. **Move the sloped metal screen at rooftop Mechanical Well back a minimum of 12'** from the retracted 5th floor building facade mentioned above, to reduce visual height of the church building, and the shadow it casts on the adjacent existing residences.
3. **Endeavor to select materials and colors of exteriors of the proposed building that do not increase glare and reflected sun and heat toward adjacent existing residential dwellings.**

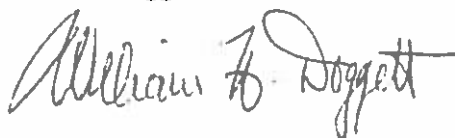
Modifications to Condo/Apt. Building Design

1. **Step the 7th, 8th, and Main Roof levels back on the South and other East facades**, like they step back on the northern most East facade of this proposed building, to reduce the visual height, and to be consistent with the other 'step backs' proposed.
2. **Endeavor to select materials and colors of exteriors of the proposed building that do not increase glare and reflected sun and heat toward adjacent existing residential dwellings.**

Please review these items of modifications, and kindly respond with any questions or comments you may have prior to sending them to the Planning Board. The list can be formatted as an attachment if you prefer.

Yours truly,

William Doggett Architects



William H. Doggett, AIA
Principal



William Doggett Architects

August 8, 2016

Updated Project Modifications

Redevelopment of Church Property

8011 & 8015 Old Georgetown Rd., Bethesda, MD 20814

Schematic Design Plans - Submitted by Bush at 8015 Old Georgetown Road Associates, LLP

The previously submitted Project Modifications dated June 20, 2016 are hereby updated, in accordance with discussions at a meeting with the Montgomery County Planning Staff on August 3, and are submitted here as a request to staff to present them *with support* to the full Planning Board at the upcoming September meeting. These relatively minor modifications will help mitigate several of the negative impacts of the proposed project on the existing adjoining neighborhood of 22 single-family homes and properties.

Modifications to Project Site Plan and Traffic Flow

1. **Green Area - decrease hardscape** surface areas of 1140 SF NE of the new church building adjacent to the playground and substitute genuine plant material, ground cover, ornamental grasses or other vegetation which will also foster the four (4) trees that are specified for this area on the landscape plan. This green space can be equally divided into two smaller areas, subdivided by an 8' wide sidewalk to connect the stairs to the street, with the larger courtyard at the terrace level. See mark-up of Dwg.L4.01
2. **Traffic Flow Entering and Exiting New Condo /Apt. Building** - It is understood that traffic entering and exiting the Condo bldg. is intended to utilize the new West driveway from Old Georgetown Rd. only, and not the driveway to or from Glenbrook Rd., and not the emergency vehicle drive from Rugby Ave. It is respectfully requested that the Planning staff and Board require posted signage to this effect, on the site. This would help to assure that condo resident and guest traffic would use Old Georgetown Rd. and the *West driveway* for **both entrance and exit** to the new residential high-rise building.
3. **Traffic Flow Entering and Exiting New Church Building** - It is understood that it is intended for *church day care traffic* to also enter using the West driveway for entrance to the drop-off area in the church underground garage, but that *this* traffic be able to exit up the ramp to Glenbrook Rd. with a '**right turn only**' sign, and a specially shaped curb to 'force' traffic out back out to Old Georgetown Rd.

It is also requested that all *other* church and community center traffic **exiting** the facilities to Glenbrook Rd., go up the ramp and be required to make the right turn only back out to Old Georgetown Rd.

Traffic **entering** the church and community center facility from northbound Glenbrook Rd. shall be make a **left turn only** to enter the church's down-under garage.

Updated Project Modifications

August 8, 2016, Page 2

Modifications to Church and Community Center Building Design (5-story building plus roof screen)

1. ***Move a portion of the sloped metal screen at rooftop Mechanical Well back a minimum of 6' from the 5th floor building facade, to reduce the visual height of the church building, and the shadow it casts on the adjacent existing residences.***
2. ***Endeavor to select materials and colors of exteriors of the proposed buildings that do not increase glare and reflected sun and heat toward adjacent existing residential dwellings.*** The True North, South and West elevations of the church building will be exposed to late morning, mid-day, and afternoon sun, glare, and reflection. Exterior materials on these tall and large buildings should mitigate the sun's reflectivity and glare on the surrounding single-family dwellings.

Modifications to Condo/Apt. Building Design (8-story building, plus Penthouse and rooftop activities)

1. ***Endeavor to select materials and colors of exteriors of the proposed building that do not increase glare and reflected sun and heat toward adjacent existing residential dwellings.***

Project Modifications discussed with neighbors in adjoining single-family detached residences, and noted by former Glenbrook Road resident, and architect practicing in Bethesda for more than 28 years:

William Doggett Architects

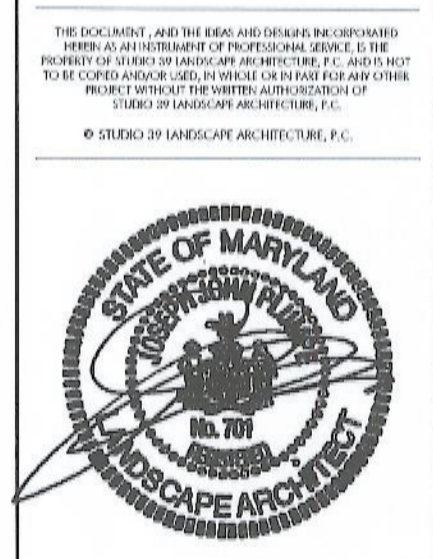
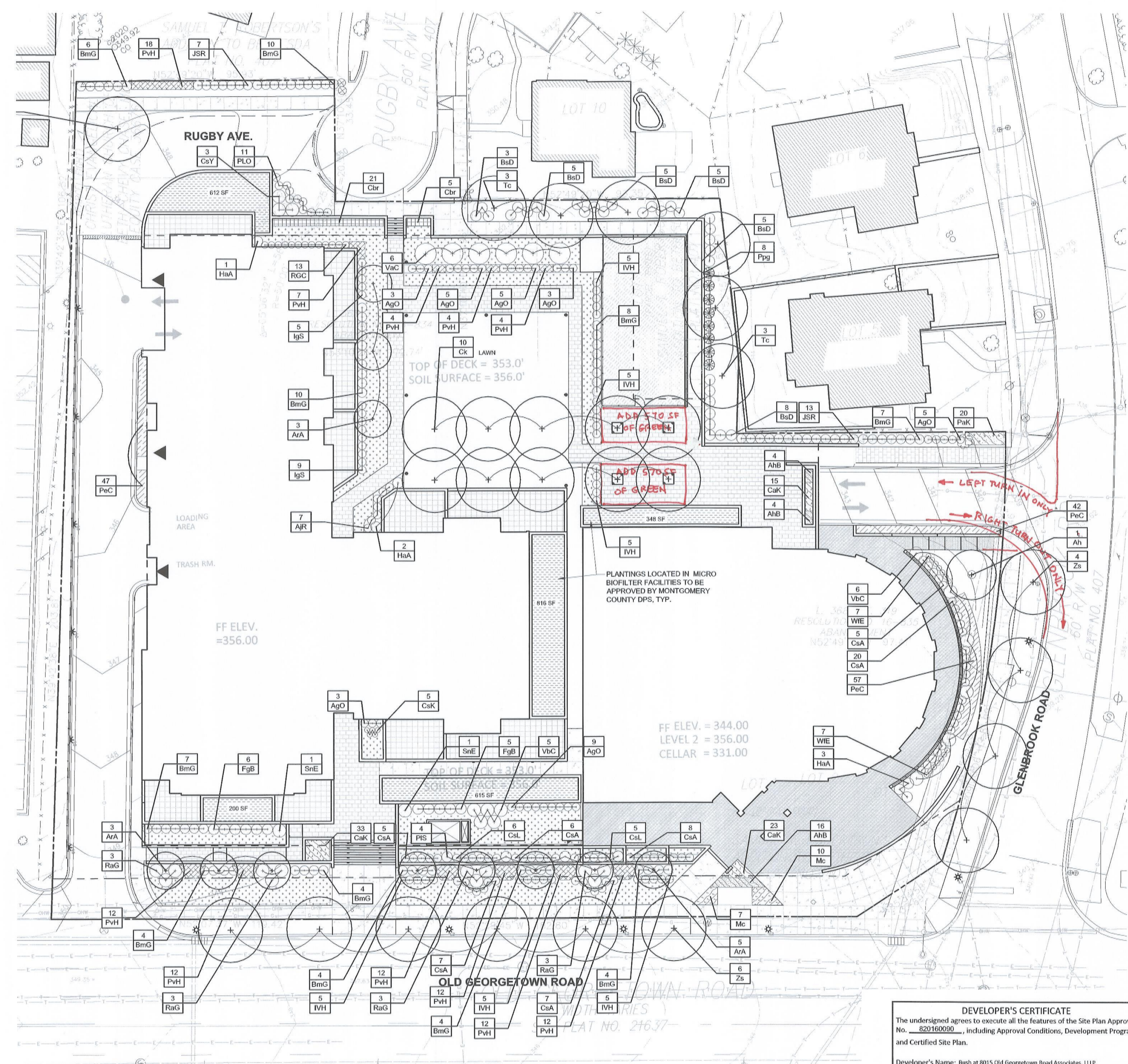


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Principal

MD Architectural Registration No. 6300

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PLANT SCHEDULE								
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	
A/A	11	Acer rubrum 'Armstrong'	Armstrong Red Maple	10'-12'	2" min.		B&B, full uniform crown, symmetrical branching, full specimen	
Ah	1	Aesculus hippocastanum	European Horsechestnut	10'-12'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen	
Ck	10	Cladrasis kentukea	American Yellowwood	10'-12'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen	
Po	1	Platanus occidentalis	American Sycamore	12'-14'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen	
Tc	6	Tilia cordata	Littleleaf Linden	10'-12'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen	
Zs	10	Zelkova serrata	Sawleaf Zelkova	12'-14'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	
Ppg	8	Picea pungens 'glauca fastigiata'	Colorado Blue Spruce	6'-8'			B&B, full to ground with good seasonal flush	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
AgO	33	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12'-15'	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
AJR	7	Aucuba japonica 'Rozannie'	Rozannie Japanese Aucuba	15"-18"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
BmG	68	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	24"-30"	18"-24"	#3 cont.	3.5' o.c.	healthy vigorous, well-rooted & established in container
BsD	31	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	30"-36"	18"-24"	#3 cont.	4' o.c.	healthy vigorous, well-rooted & established in container
CaY	3	Camellia sasanqua 'Yuletide'	Yuletide Camellia	24"-30"	24"-30"	#3 cont.	5' o.c.	healthy, vigorous, well-rooted & established in container
CsA	58	Comus sanguinea 'Arctic Fire' TM	Arctic Fire Dogwood	15"-18"	15"-18"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
CaK	5	Comus sericea 'Kobeey'	Kobeey Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established
CaL	11	Cotoneaster salicifolius 'Scarlet Leader'	Willowleaf Cotoneaster	18"-24"	18"-24"	#3 cont.	3' o.c.	full specimen, healthy, vigorous, well-rooted and established
FgB	11	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
HaA	6	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
IgS	14	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
IVH	30	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetpire	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
JSR	20	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	30"-36"	15"-18"	#5 cont.	3.5' o.c.	healthy vigorous, well-rooted & established in container
PLO	11	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
PS	4	Prunus laurocerasus 'Schlipkaensis'	Schlipka Laurel	24"-30"	18"-24"	B&B	4' o.c.	healthy vigorous, well-rooted & established
RGC	13	Rhododendron azalea 'Girard's Crimson'	Girard's Crimson Azalea	15"-18"	15"-18"	#3 cont.	2.5' o.c.	healthy, vigorous, well-rooted & established in container
RaG	12	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	12"-15"	15"-18"	#3 cont.	5' o.c.	4' o.c., full specimen, healthy, vigorous, well-rooted and established
SnE	2	Sambucus nigra 'Eva'	Black Lace Elderberry	24"-36"	18"-24"	B&B	5' o.c.	healthy, vigorous, well-rooted & established
VaC	6	Viburnum awabuki 'Chindo'	Chindo Viburnum	24"-36"	18"-24"	B&B	6' o.c.	healthy, vigorous, well-rooted & established
VbC	11	Viburnum x burkwoodii 'Conoy'	Conoy Viburnum	18"-24"	30"-36"	#3 cont.	5' o.c.	healthy vigorous, well-rooted & established
WIE	14	Weigela florida 'Elvera' TM	Weigela	18"-24"	15"-18"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	
Ctr	26	Calamagrostis brachytricha	Reed Grass	#2 cont.		30" o.c.	full specimen, healthy, vigorous, well-rooted and established	
CaK	71	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established	
Mc	17	Muhlenbergia capillaris	Pink Muhly	#2 cont.		30" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PvH	109	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#2 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PeC	146	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PaK	20	Pennisetum alopecuroides 'Karlory Rose'	Fountain Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	
AhB	24	Anemone hepatica	Arkansas Blue-star	#1 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	



REVISIONS:

NO.	DESCRIPTION

LANDSCAPE PLAN - GROUND FLOOR

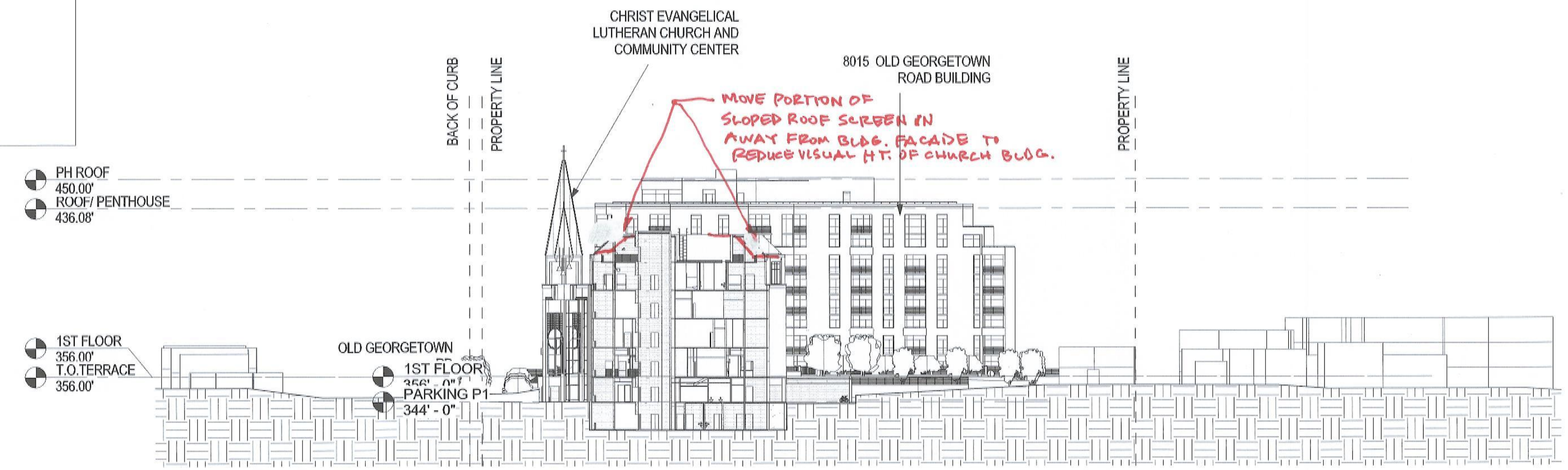
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 PROJECT NO: 15056
 DATE: 02.25.2016

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Site Plan Approval No. 820160090, including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: Bush at 8015 Old Georgetown Road Associates, LLLP
 Contact Person: Andrew A. Viola
 Address: 2000 Clarendon Blvd., Suite 100 Arlington, VA 22201
 Phone: (703) 812-3800
 Signature: _____ Date: _____

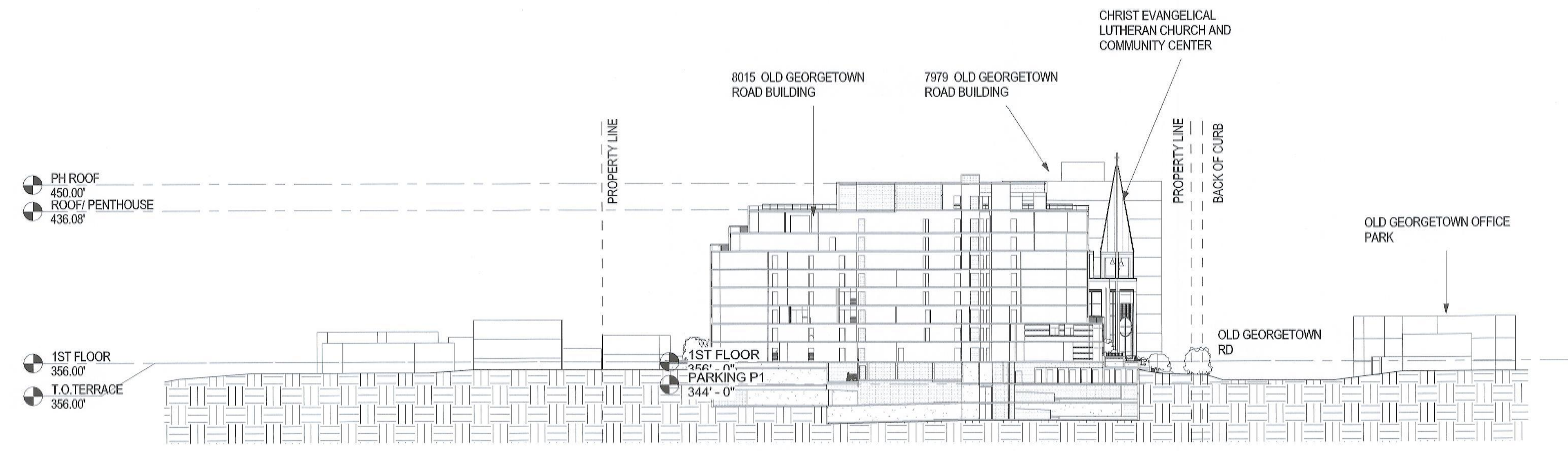
L4.01
 SITE PLAN

NOT RELEASED FOR CONSTRUCTION

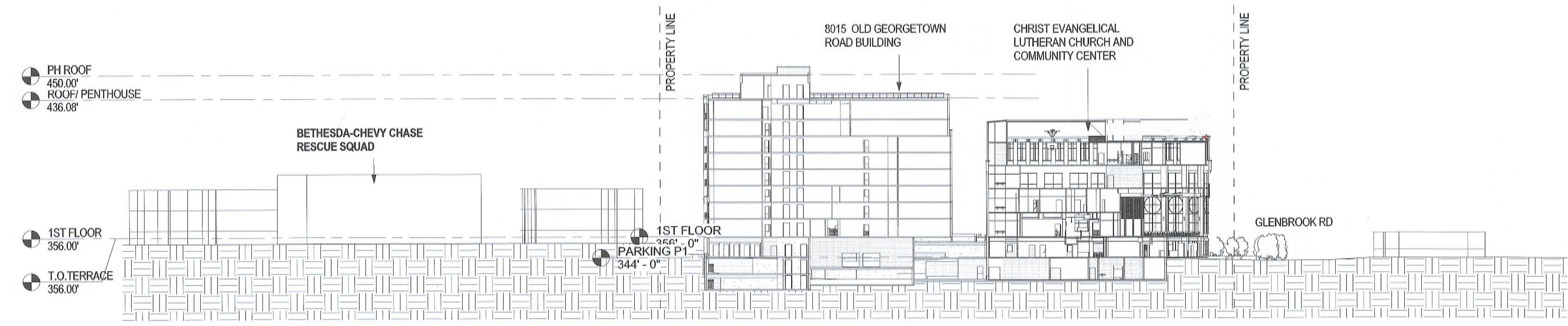
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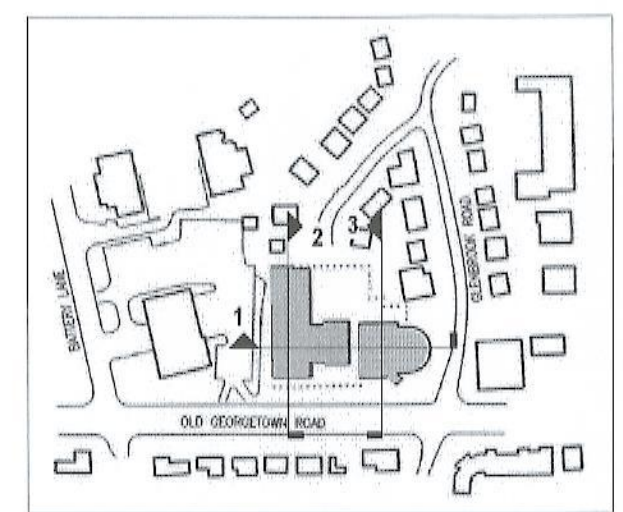
3 NORTH SOUTH SITE SECTION 2
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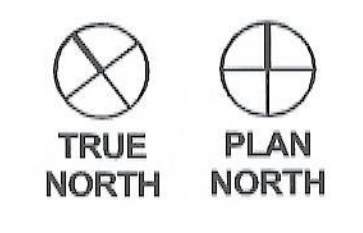
2 NORTH SOUTH SITE SECTION 1
SCALE: 1" = 40'-0"



1 WEST EAST SITE SECTION
SCALE: 1" = 40'-0"



KEY PLAN



8015 OLD GEORGETOWN
BUSH CONSTRUCTION, LLLP

8915 OLD GEORGETOWN RD, BETHESDA MD 20814

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Job # 13017

Date: 02/05/16 Issue: SITE PLAN SUBMISSION



Drawn: MF
Checked: MF
Scale: As Indicated

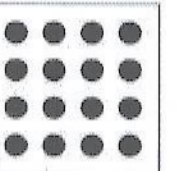
Sheet Title: HEIGHT PROFILES

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Sheet #

A.102

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 020160090, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: Bush at 8015 Old Georgetown Road Associates, LLLP
Contact Person: Andrew A. Viola
Address: 2000 Clarendon Blvd., Suite 100 Arlington, VA 22201
Phone: (703) 812-3800
Signature: _____ Date: _____



**8015 OLD
GEORGETOWN**
BUSH CONSTRUCTION,
LLP

8915 OLD GEORGETOWN
RD, BETHESDA MD 20814

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Job # 13017

Date: Issue: A

02/05/16 SITE PLAN SUBMISSION



Drawn: Checked:
MF

Scale: As Indicated

Sheet Title: **STREET VIEWS**

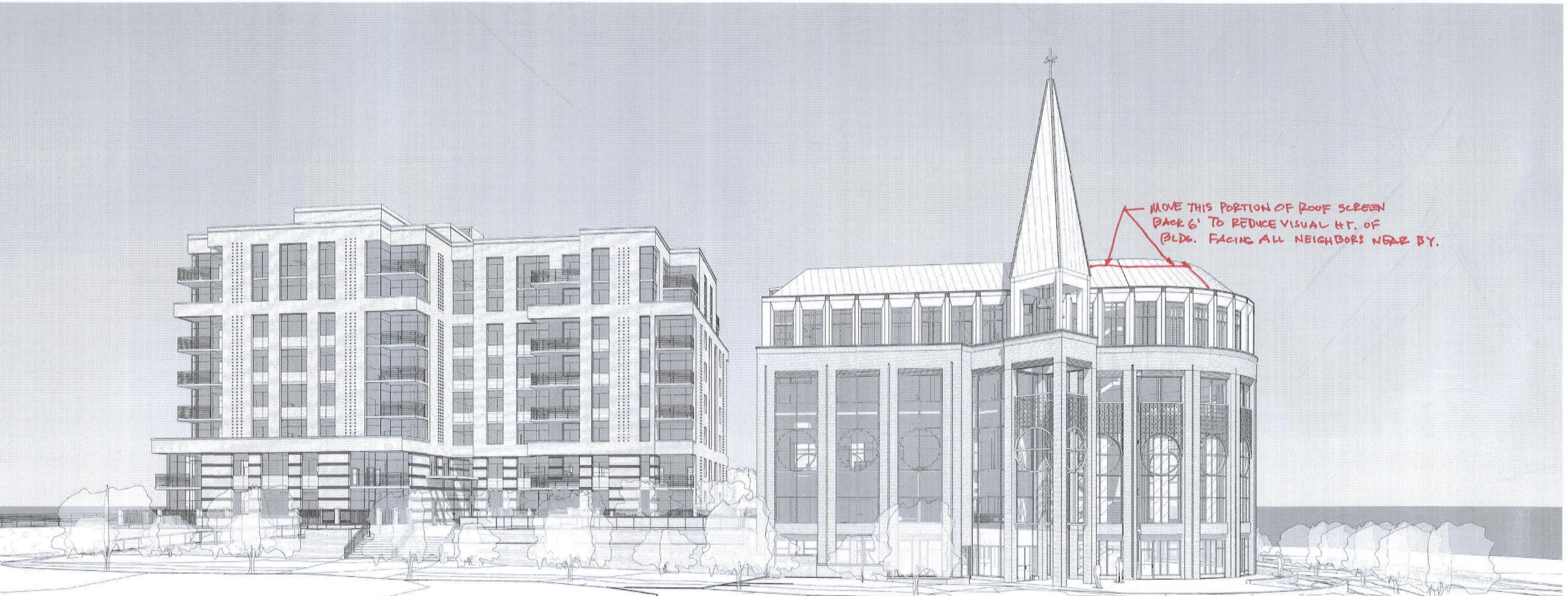
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Sheet #

A.103



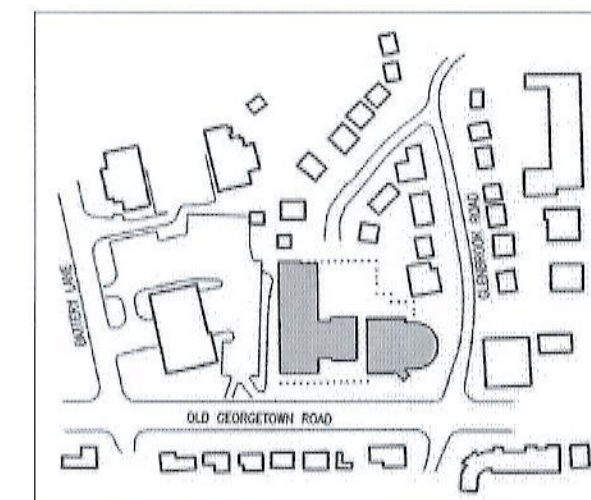
2 RUGBY AVENUE VIEW ← This is both a view from Rugby Ave & Glenbrook Rd. neighboring residential



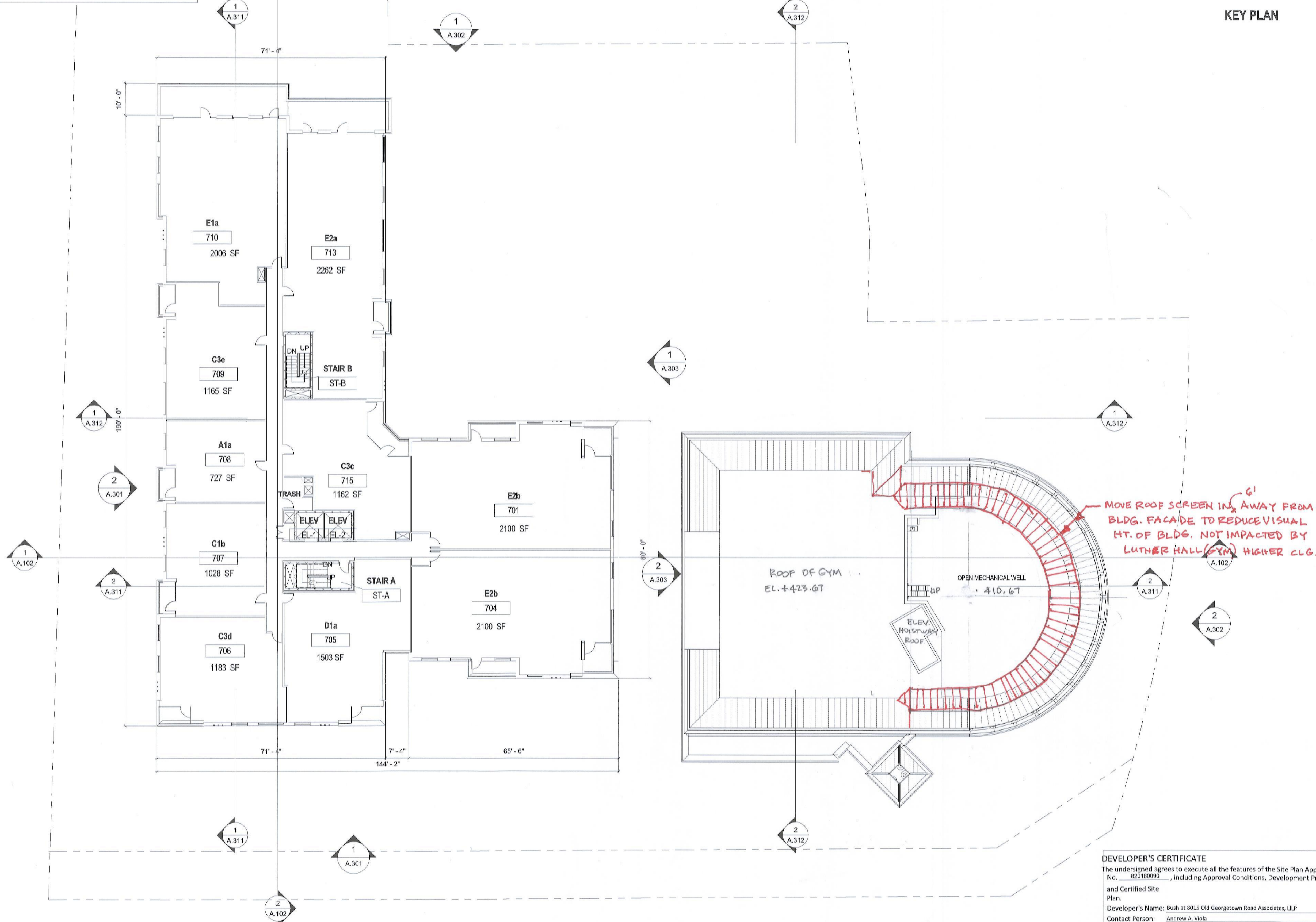
1 OLD GEORGETOWN ROAD VIEW



E-FILE STAMP



KEY PLAN



MOVE ROOF SCREEN IN AWAY FROM BLDG. FACADE TO REDUCE VISUAL HT. OF BLDG. NOT IMPACTED BY LUTHER HALL (GYM) HIGHER CLG. HT.

GFA SUMMARY

FLOOR	AREA PER FLOOR	TOTAL AREA
GFA - RESIDENTIAL BUILDING		
ROOF/PENTHOUSE	2,645 SF	2,645 SF
8TH FLOOR	16,930 SF	16,930 SF
7TH FLOOR	17,829 SF	17,829 SF
3RD TO 6TH FLOOR	18,510 SF	74,040 SF
2ND FLOOR	18,689 SF	18,689 SF
1ST FLOOR	18,449 SF	18,449 SF
SUB TOTAL		148,583 SF
GFA - CHURCH & COMMUNITY CENTER		
TOTAL		53,000 SF
NON_GFA		
PARKING P1	41,516 SF	41,516 SF
PARKING P2	39,080 SF	39,080 SF
PARKING P3	9,477 SF	9,477 SF
SUB TOTAL		90,073 SF

BUILDING HEIGHT

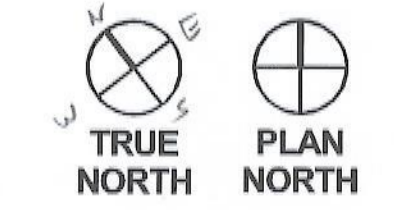
MAXIMUM 94FT ABOVE TERRACE

FLOOR/LEVEL	FTF	ELEVATION
RESIDENTIAL BUILDING		
PENTHOUSE ROOF		450.0'
ROOF/PENTHOUSE	13'-11"	436.08'
8TH FLOOR	12'-0"	424.08'
7TH FLOOR	9'-7"	415.50'
6TH FLOOR	9'-7"	404.92'
5TH FLOOR	9'-7"	395.33'
4TH FLOOR	9'-7"	385.75'
3RD FLOOR	9'-7"	376.17'
2ND FLOOR	9'-7"	366.58'
1ST FLOOR	10'-7"	356.0'
PARKING P1	12'-0"	343.5'
PARKING P2	9'-0"	334.5'
PARKING P3	9'-0"	325.5'
CHURCH & COMMUNITY CENTER		
TOTAL HEIGHT -		67'-9" ABOVE TERRACE

UNIT MIX

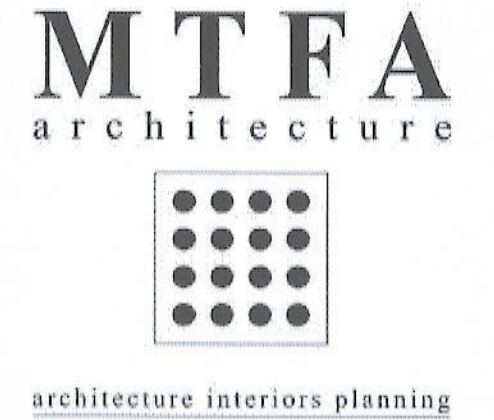
UNIT TYPE	UNIT COUNT	TOTAL
1 BR		
A1a	7	
A1b	6	
A2a	5	
TOTAL A UNITS		18
1 BR + DEN		
B1a	6	
B1b	6	
TOTAL B UNITS		12
2 BR		
C1a	12	
C1b	8	
C2a	6	
C2b	6	
C3a	1	
C3b	12	
C3c	7	
C3d	2	
C3e	1	
TOTAL C UNITS		55
2 BR + DEN		
D1a	6	
D1b	2	
D2a	4	
D2b	1	
D2c	1	
TOTAL D UNITS		14
3 BR + DEN		
E1a	1	
E1b	2	
E1c	1	
E2a	1	
E2b	2	
E2c	1	
TOTAL E UNITS		8
TOTAL UNITS		107

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Site Plan Approval No. 620160099, including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: Bush at 8015 Old Georgetown Road Associates, LLP
 Contact Person: Andrew A. Viola
 Address: 2000 Clarendon Blvd., Suite 100 Arlington, VA 22201
 Phone: (703) 812-3800
 Signature: _____ Date: _____



1 7TH FLOOR PLAN
 A.209 SCALE: 1/16" = 1'-0"

NOTE: ROOF PLAN OF CHURCH & COMMUNITY CENTER SHOWN



3200 Lee Highway, Arlington, VA 22207
 703-524-6616 www.mtfa.net

8015 OLD GEORGETOWN
BUSH CONSTRUCTION, LLLP

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Job # 13017

Date: 02/05/16 Issue: SITE PLAN SUBMISSION



Drawn: _____ Checked: MF

Scale: _____ As Indicated

Sheet Title: FLOOR PLAN - 7TH FLOOR

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Sheet #

A.209