

4 BETHESDA METRO

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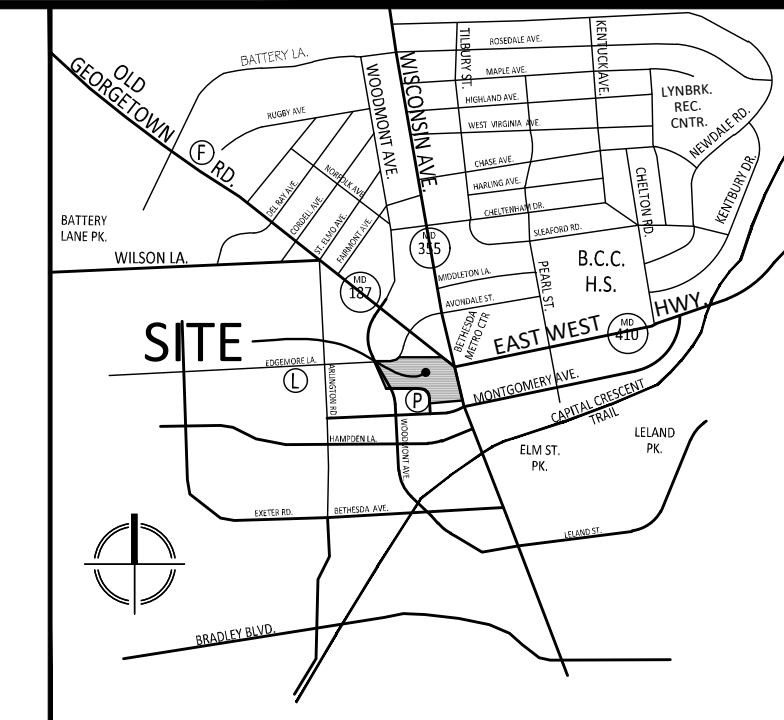
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Δ	Date	Revision
1	01/09/18	Init. Submission
2	04/24/18	Rev. per DRC
3	06/11/18	Revisions

SKETCH PLAN

SHEET NO.

SK-100
 320180110

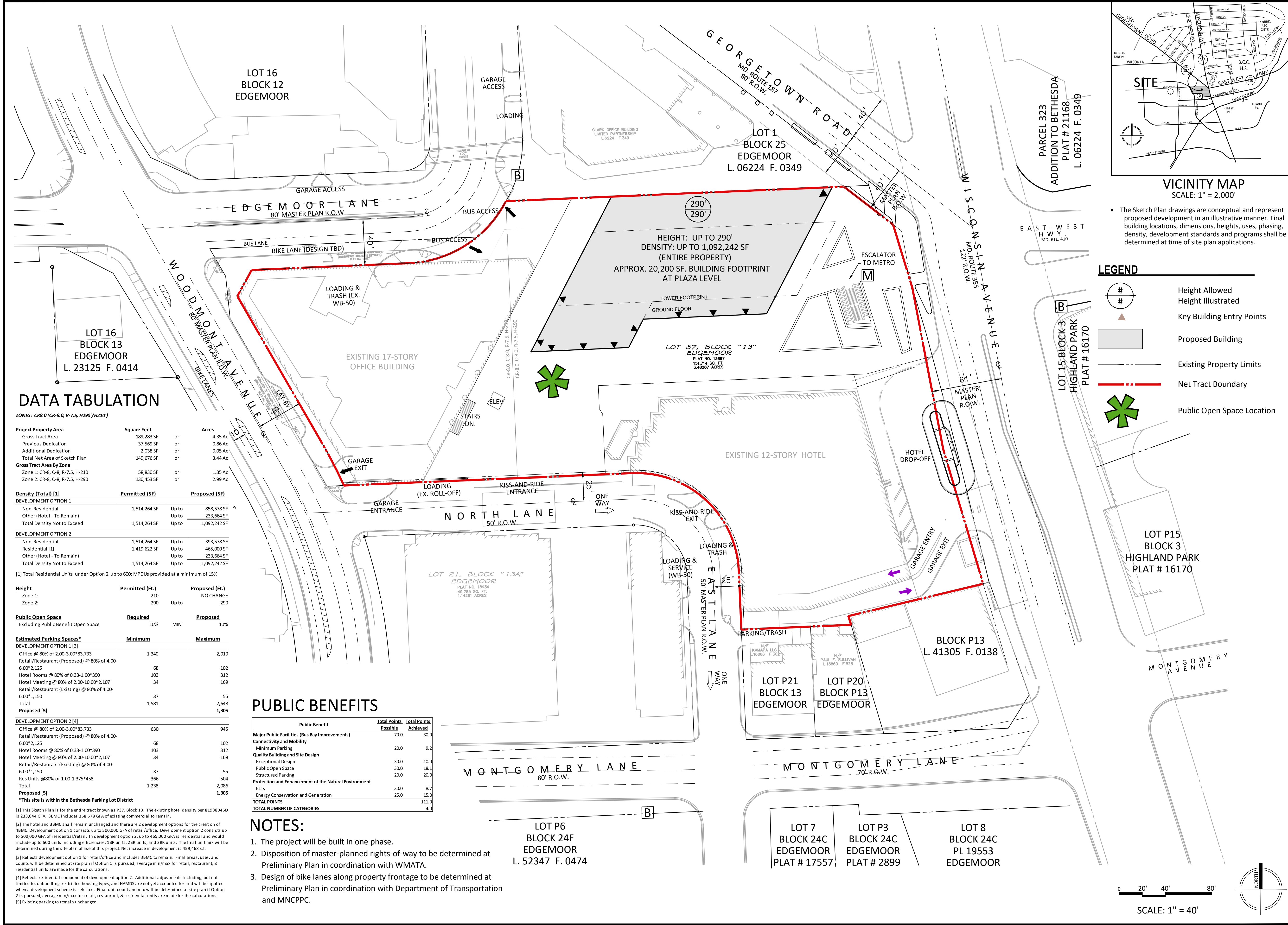


VICINITY MAP
 SCALE: 1" = 2,000'

The Sketch Plan drawings are conceptual and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, development standards and programs shall be determined at time of site plan applications.

LEGEND

- # Height Allowed
- # Height Illustrated
- ▲ Key Building Entry Points
- ▭ Proposed Building
- - - Existing Property Limits
- - - Net Tract Boundary
- ✱ Public Open Space Location



DATA TABULATION

ZONES: CR-8.0 (CR-8.0, R-7.5, H290/H210)

Project Property Area	Square Feet	Acres
Gross Tract Area	189,283 SF	4.35 Ac
Previous Dedication	37,569 SF	0.86 Ac
Additional Dedication	2,038 SF	0.05 Ac
Total Net Area of Sketch Plan	149,676 SF	3.44 Ac

Gross Tract Area By Zone	Square Feet	Acres
Zone 1: CR-8, C-8, R-7.5, H-210	58,830 SF	1.35 Ac
Zone 2: CR-8, C-8, R-7.5, H-290	130,453 SF	2.99 Ac

Density [Total] [1]	Permitted (SF)	Proposed (SF)
DEVELOPMENT OPTION 1		
Non-Residential	1,514,264 SF	Up to 858,578 SF
Other (Hotel - To Remain)		Up to 233,664 SF
Total Density Not to Exceed	1,514,264 SF	Up to 1,092,242 SF
DEVELOPMENT OPTION 2		
Non-Residential	1,514,264 SF	Up to 393,578 SF
Residential [1]		Up to 465,000 SF
Other (Hotel - To Remain)		Up to 233,664 SF
Total Density Not to Exceed	1,514,264 SF	Up to 1,092,242 SF

[1] Total Residential Units under Option 2 up to 600; MPDUs provided at a minimum of 15%

Height	Permitted (Ft.)	Proposed (Ft.)
Zone 1:	210	NO CHANGE
Zone 2:	290	Up to 290

Public Open Space	Required	Proposed
Excluding Public Benefit Open Space	10%	10%

Estimated Parking Spaces*	Minimum	Maximum
DEVELOPMENT OPTION 1 [3]		
Office @ 80% of 2.00-3.00*83,733	1,340	2,010
Retail/Restaurant (Proposed) @ 80% of 4.00-6.00*2,125	68	102
Hotel Rooms @ 80% of 0.33-1.00*390	103	312
Hotel Meeting @ 80% of 2.00-10.00*2,107	34	169
Retail/Restaurant (Existing) @ 80% of 4.00-6.00*1,150	37	55
Total	1,581	2,648
Proposed [5]		1,305
DEVELOPMENT OPTION 2 [4]		
Office @ 80% of 2.00-3.00*83,733	630	945
Retail/Restaurant (Proposed) @ 80% of 4.00-6.00*2,125	68	102
Hotel Rooms @ 80% of 0.33-1.00*390	103	312
Hotel Meeting @ 80% of 2.00-10.00*2,107	34	169
Retail/Restaurant (Existing) @ 80% of 4.00-6.00*1,150	37	55
Res Units @ 80% of 1.00-1.375*458	366	504
Total	1,238	2,086
Proposed [5]		1,305

PUBLIC BENEFITS

Public Benefit	Total Points Possible	Total Points Achieved
Major Public Facilities (Bus Bay Improvements)	70.0	30.0
Connectivity and Mobility		
Minimum Parking	20.0	9.2
Quality Building and Site Design		
Exceptional Design	30.0	10.0
Public Open Space	30.0	18.1
Structured Parking	20.0	20.0
Protection and Enhancement of the Natural Environment		
BLTs	30.0	8.7
Energy Conservation and Generation	25.0	15.0
TOTAL POINTS	111.0	
TOTAL NUMBER OF CATEGORIES	4.0	

NOTES:

- The project will be built in one phase.
- Disposition of master-planned rights-of-way to be determined at Preliminary Plan in coordination with WMATA.
- Reflects development option 1 for retail/office and includes 3BMC to remain. Final areas, uses, and counts will be determined at site plan if Option 1 is pursued; average min/max for retail, restaurant, & residential units are made for the calculations.
- Reflects residential component of development option 2. Additional adjustments including, but not limited to, unbundling, restricted housing types, and NMDs are not yet accounted for and will be applied when a development scheme is selected. Final unit count and mix will be determined at site plan if Option 2 is pursued; average min/max for retail, restaurant, & residential units are made for the calculations.
- Existing parking to remain unchanged.

0 20' 40' 80'
 SCALE: 1" = 40'

