



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.**

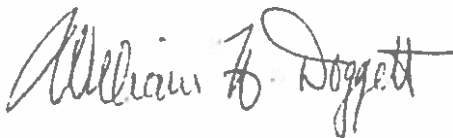
Modifications to Condo/Apt. Building Design

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.

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:

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Principal

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