

BETHESDA DOWNTOWN SECTOR PLAN

DESIGN ADVISORY PANEL APPOINTMENTS

Description

The Bethesda Downtown Design Advisory Panel (DAP) is a volunteer body that provides design critique of Optional Method Development projects in Downtown Bethesda during monthly meetings open to the public. The DAP advises Applicants, Staff and the Planning Board on the number of Design Excellence Public Benefit points merited for a project. DAP Rules of Procedure limit panel membership to two consecutive terms. Two members' terms have expired and Staff recommends two candidates to fill those positions: architect Yulia Beltikova and landscape architect Jonathan Fitch. Their terms would be three years from December 2022 to December 2025.

COMPLETED: 12.7.2022

MCPB
Item No. Preliminary Matters
December 15, 2022

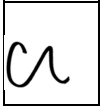
2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Grace Bogdan, Planner III, Downcounty, grace.bogdan@montgomeryplanning.org, 301.495.4533



Stephanie Dickel, Downcounty Regulatory Supervisor, stephanie.dickel@montgomeryplanning.org, 301.495.4527



Elza Hisel-McCoy, Downcounty Chief, elza.hisel-mccoy@montgomeryplanning.org, 301.495.2117

MASTER PLAN

2017 Bethesda Downtown Sector Plan



Summary

- Staff recommends the Planning Board appoint to the Bethesda DAP two new members, from the greater Montgomery County architecture and landscape architecture communities, for three-year terms.

SECTION 1: BACKGROUND

The Bethesda Downtown Design Advisory Panel (DAP) is an integral part of the Bethesda Overlay Zone. The role of the DAP is to provide advice and recommendations that will heighten design excellence and improve the quality of architecture, urban design and landscape architecture in downtown Bethesda.

The DAP is composed of five volunteer members and an ex-officio member representing the Planning Director's Office. Per the DAP's Rules of Procedures (Attachment C) the panel includes a registered architect, landscape architect, community member, developer, and a member of academia.

The Planning Board appointed the original DAP members in 2017 to serve staggered initial terms of two, three and four years. The Board reappointed two-year-term panel members Qiaojue Yu (Registered Landscape Architect) and George Dove (Registered Architect) in 2019 for three-year terms, which expired this year.

SECTION 2: METHOD OF SELECTION & PROFILE OF RECOMMENDED APPOINTMENTS

For the two open panel seats, Staff sent requests for nominations to the national and local chapters of the American Institute of Architects (AIA) and the American Society of Landscape Architects (ASLA). Staff received six total nominations from well-qualified candidates, including five registered architects and one registered landscape architect. Staff reviewed the resumes and design portfolios of each of the candidates.

Staff selected two of the architect candidates for interviews. Based on these interviews Staff recommends the Planning Board appoint Yulia Beltikova, a Principal Architect with Antunovich Associates in Washington, DC. The firm has offices in major cities across the country including Chicago, Los Angeles, Austin, and Buffalo. Ms. Beltikova has over 15 years of experience in all phases of design and construction of large and small mixed-use, commercial and multifamily projects. She has participated in design review processes in DC and the broader region and resides in downtown Bethesda.

For the landscape architect position, Staff recommends the Planning Board appoint Jonathan Fitch, a Principal Landscape Architect with MKSK Labs located in Washington DC. Mr. Fitch brings extensive experience in site planning, landscape design, management and implementation of projects in Montgomery County, the broader DC region, as well as nationally and internationally. Aside from his experience as a founding principal of MSKS's DC office, he has also taught and participates in design education at a number of universities locally and across the nation.

Attachments:

- A. Yulia Beltikova Letter of Interest and CV
- B. Jonathan Fitch Letter of Interest and CV
- C. DAP Rules of Procedure

YULIA BELTIKOVA

AIA, NCARB, LEED AP BD+C, CDT

4710 Bethesda Avenue, #303

Bethesda, MD 20814

t. 301-318-8653

e. ybeltikova@gmail.com

October 6, 2022

Grace Bogdan, AICP
Bethesda DAP Coordinator
Planner III, DownCounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor
Wheaton, MD 20902
O: 301-495-4533
E: grace.bogdan@montgomeryplanning.org

Re: Bethesda Downtown Design Advisory Panel
Application in response to Request for Nominations – Registered Architect

Dear Ms. Bogdan,

I am writing to express my interest in the current opening for a registered architect on the Bethesda Design Advisory Panel.

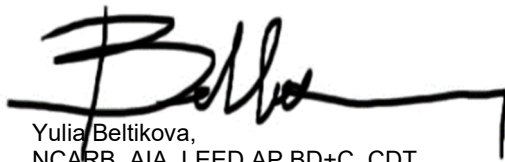
I am a registered architect in the District of Columbia and the state of Virginia and a member of the local AIA DC Chapter. I have more than 15 years of experience in design and construction industry; and I am currently a principal at Antunovich Associates, an architectural, planning, and interior design firm with offices in Chicago, Washington, DC, Los Angeles, Austin, and Buffalo. My primary office is in Washington, DC.

I have extensive experience working on large complex urban mixed-use projects through all phases of design, from concept & entitlement phases through construction completion. My resume and a list of some of the recently completed projects, that I have been closely involved in, are attached for your review.

I am also a local resident and have lived in downtown Bethesda for more than 15 years and am very much vested in seeing my neighborhood develop into one of the best places to live and work.

Please feel free to reach out to me if you have any questions.
Thank you for your time and consideration.

Sincerely,



Yulia Beltikova,
NCARB, AIA, LEED AP BD+C, CDT

YULIA BELTIKOVA

**AIA, NCARB,
CDT, LEED AP BD+C**

ybeltikova@gmail.com
ph. 301-318-8653

EDUCATION:

The Catholic University of America
Washington, DC

Master of Architecture, January 2009

- Commendation for Outstanding Master's Thesis
- Teaching Assistant for Prof. of Architectural Theory & History

Strayer University/ Washington, DC
Bachelor of Science in

International Business, May 2001

- Summa Cum Laude
- Administrative Assistant for University's Career Development Center

REGISTERED ARCHITECT IN:

- District of Columbia since 2011 (ARC 101784)
- Virginia since 2013 (0401016549)

VOLUNTEER:

- NCARB AXP Mentor
- CalOES (State of California Safety Assessment Program Disaster Service Worker)

PROFESSIONAL ASSOCIATIONS & ACCREDITATIONS:

- AIA Member
- NCARB Certification / NCARB AXP Mentor
- LEED AP Building Design + Construction
- CDT (Construction Documents Technologist)

PROGRAMS/ TECHNICAL SKILLS:

- Revit
- InDesign, Photoshop, Illustrator
- SketchUp
- MS Office

LANGUAGES:

- English
- Russian
- French

EXPERIENCE:

June 2016 - Present

Principal/ Project Manager/ Project Architect
Antunovich Associates, Washington, DC

- Led design teams from concept/ feasibility studies through design & construction phases, including entitlement phases and associated meetings & presentations with AHJ to secure necessary approvals
- Created feasibility analysis studies to assist project developers in potential acquisitions; developed programmatic requirements for Owners for various types of development projects
- Prepared presentations for local neighborhood committee meetings to assist land developers in obtaining necessary community approvals for potential projects
- Provided expert witness testimony as a design professional on Zoning Design Review cases
- Developed drawings through all phases of design and construction
- Assisted Owners in review and evaluation of general contractors' requests for change orders and provided overall review of construction budgets
- Performed punch list walks during construction phases, prepared observation reports, trained personnel to perform construction phase services
- Participated & advised Owners in bidding & negotiation phases of awarding projects to General Contractors
- Reviewed and advised Owners on value engineering processes of projects
- Prepared fee proposals for various design stages of projects from small scale interior renovations to large scale major rehabilitation/ adaptive reuse and new construction projects; negotiated fees and contracts for design work
- Reviewed, and provided input on design contracts
- Created training courses for staff through AIA Continuing Education program
- Served as a mentor in Architectural Experience Program (AXP) developed by NCARB (National Council of Architectural Registration Boards)
- Managed internal daily operations of Washington DC office including recruitment, hiring, administration of employee performance reviews, led & organized weekly office manpower/ staffing meetings, prepared monthly invoices

May 2011 - May 2016

Project Architect
Hickok Cole Architects, Washington, DC

- Prepared presentation and production drawings for mixed use multi-family high rise projects for new construction and for renovation work
- Led design teams to complete construction drawings, reviewed construction budgets, was designated as a primary contact between design team and Owner
- Created and developed graphic presentations such as feasibility studies and test fits for existing and new construction projects
- Prepared drawings and participated in meetings with jurisdictional authorities on behalf of the Owner on matters related to zoning, resilience in flood zones and life safety
- Created training presentations for staff on accessibility requirements and cross-discipline coordination issues

April 2007 - May 2011

Staff Designer/ Project Architect
PGN Architects, Washington, DC

- Developed projects from concept through construction documents in a fast-paced small architectural firm specializing in stick built residential multi-family housing projects in both affordable and market rate sectors
- Participated in master planning efforts such as preparation of conceptual drawings, meetings with local communities and submission to jurisdictional authorities
- Prepared design presentations and developed design solutions accommodating diverse styles, budgets, building code compliance and sustainability goals
- Created and developed marketing materials for new and existing projects
- Developed experience in Planned Unit Development submission and approval process

May 2006 - May 2007

Staff Designer
Design Republica, Washington, DC
(formerly known as Beltran Desgin Group)

- Provided administrative operations support in a small architectural firm
- Gained experience in working with specialized retail and restaurant space design
- Proficiently compiled and organized material sample library per CSI MasterSpec Divisions, instrumental to supporting client presentations

LIST OF SELECT PROJECTS:

River Point - 2121 First Street SW | Washington, DC

Project Role: Project Architect/ Project Manager

Project Status: Substantially Completed in Summer of 2021, Partially Occupied

Project Description: Major renovation of an existing US Coast Guard Headquarters office building originally built in the early 1970s into a mixed use multi-family project with commercial tenants at ground level at roughly 68,000 gsf and 480 dwelling units in the upper levels, new rooftop pool and 22,000 gsf of elevated residential courtyards. Project located is located in 100-year and 500-year flood zones. Project went through roughly 2 years of entitlements including zoning review approvals and DOEE approval due to its location in Special Flood Hazard Area (SFHA) zone. Project is also hosting ~8,000 sf of solar PV panels on its top roof to offset its emergency power for egress stairs, elevators and parking garage levels. Project is slated to achieve LEED Gold Certification under USGBC LEED Rating System.



River Point, Washington, DC
2121 1st Street SW
Under Construction (02/2019)

Watermark - 1900 Half Street SW | Washington, DC

Project Role: Provided Building Code Analysis; Developed Programmatic Requirements for Building's Residential Amenities; Developed Conceptual Design and Layout of Amenity Areas; Designed Dwelling Unit Layouts

Project Status: Substantially Completed in Spring of 2021, Partially Occupied

Project Description: Adaptive reuse of an office building into a mixed use project with over 450 dwelling units, (2) elevated residential courtyards below grade parking, elevated non-diving rooftop pool. Project has achieved LEED Gold Certification under USGBC LEED Rating System.



River Point, Washington, DC
2121 1st Street SW (03/2021)

Ox Fibre Apartments - 400 East Church Street | Frederick, MD

Project Role: Project Manager

Project Status: Under Construction, Slated for Completion Fall of 2021

Project Description: Renovation of a historic 2-story masonry warehouses originally used to make ox fibre brushes. A series of historic warehouses built over a period of 100 years were preserved to keep the exterior shell while interior was renovated into 83 affordable dwelling units. Project has undergone local historic approvals as well as reviews through Maryland Historic Trust and National Park Service.

Liberty Harbor East - 1301 Aliceanna Street | Baltimore, MD

Project Role: Project Architect (Concept through Design up to Construction)

Project Status: Completed in Fall of 2019

Project Description: New construction mixed use project located in the heart of Harbor East neighborhood of Baltimore, MD. Project is located within the 500-year flood zone and undergone special design approval through City's Urban Design & Architecture Review Panel (UDARP) process. Project's program includes roughly 42,000 gsf of anchor tenant Whole Foods at the ground level, (6) levels of above grade parking levels, elevated residential courtyard and (2) main residential towers split between apartment units and a condominium tower facing towards the Harbor.



River Point, Washington, DC
2121 1st Street SW (05/2021)



2235 Shannon Place, SE, Washington, DC
Office Building/ Street View



Watermark, Washington, DC
1900 Half Street/ Waterfront View



Ox Fibre Apartments, Frederick, MD
400 East Church Street (07/2021)



Liberty Harbor East, Baltimore, MD
© Photo Courtesy of Hickok Cole Architects

MKSK

September 30, 2022

Mr. Paul Mortensen, Chief
Senior Urban Designer
Montgomery County Planning Department
2425 Reedy Drive, 14th Floor
Wheaton, MD 20902

RE: Bethesda Design Advisory Panel

Dear Paul:

Your invitation was both completely unexpected and incredibly flattering. I've presented before the DAP in the past and have been impressed by both the depth of knowledge of the reviewers and the rigor of the design comments that the projects have received. It would be a pleasure to be included in that group.

I've included a brief CV to give you some idea of my background and interests. If it isn't comprehensive enough, please let me know and I'll put together an addendum. If/when you have the chance to get to know me, you'll find that I'm much more of a talker than a writer, so if there's anything you'd like to go over with me on the phone, let me know and we'll find a time in the very near future at your convenience.

Again, thanks a million for suggesting my participation. Have a lovely weekend.

Best regards,

A handwritten signature in black ink, appearing to read "Jonathan Fitch". The signature is stylized with a large, sweeping loop at the beginning and a cursive, fluid script throughout.

Jonathan Fitch, ASLA, PLA
jfitch@mkskstudios.com
MKSK, Inc.

JONATHAN FITCH, ASLA, PLA

Principal, Landscape Architect

MKSK



Jonathan is committed to designing places that are conceptually clear, carefully crafted, and well-loved by their users.

Jonathan has extensive experience in the site planning, landscape design, management and implementation of a broad range of projects nationwide and overseas. He has designed the landscapes for subsidized and market-rate housing projects, parks and community centers, mixed-use developments and individual commercial buildings, urban squares and streetscapes, and schools and colleges, both highly-urbanized and in larger contexts. Many of these projects are on rooftops, both on grade and elevated. In addition, Mr. Fitch has been active in design education at design schools and institutions across the nation.

Project Experience

8001 Woodmont Avenue
Bethesda, MD

Audi Field - Parcel B
Washington, DC

The Apollo
Washington, DC

Ballston Quarter Mall & Origin
Arlington, VA

Browns Island Park
Richmond, VA

Cady's Alley
Washington, DC

The Channel at the District Wharf
Washington, DC

Connecticut Avenue Deck-over Plaza
Washington, DC

Diamond Teague Park
Washington, DC

District Wharf Fish Market
Washington, DC

Education

University of Michigan,
Master of Landscape Architecture, 1997
Washington University,
Design Studies in the School of Architect, 1974

Registration

Registered Landscape Architect, DC, VA, MD, MA, IL, WV

Professional Affiliations

American Society of Landscape Architects, Member
American Institute of Architects, Member, Urban Design
Committee, District of Columbia
Lambda Alpha International Member

Teaching Experience

Washington Alexandria Architecture Center
Graduate School of Design, Harvard University
School of Architecture, Howard University
Knowlton School, Ohio State University
University of California, Los Angeles
Catholic University of America
University of Maryland

Project Experience

District Wharf Promenade
Washington, DC

Eleanor Holmes Norton Park
Washington, DC

Forbes Center for the Arts, James Madison University
Harrisonburg, VA

Grosvenor Park
Bethesda, MD

Landmark Mall - Block Eye
Alexandria, Virginia

Martha's Table Headquarters
Washington, DC

Marvin Gaye Park & Recreation Center
Washington, DC

Silver Spring Metro Plaza
Silver Spring, MD

Stanford University in Washington
Washington, DC

Upshur Park
Washington, DC

Bethesda Downtown Sector Plan – Design Advisory Panel

Rules of Procedure Revised September 23, 2020

PURPOSE

The Design Advisory Panel (DAP) is an integral part of the Bethesda Overlay Zone. The primary goal of the DAP is to provide advice and recommendations that will heighten design excellence and improve the quality of architecture, urban design and landscape architecture in Bethesda. The DAP will be guided by the Bethesda Downtown Sector Plan and the related Design Guidelines. To remain competitive within the greater Washington, DC region and to attract the best and brightest to the Bethesda community, it is essential to design great places in which people of all ages, ethnic and economic backgrounds will want to live, work and play. The DAP will help to achieve this outcome.

RELATIONSHIP TO CR ZONES

The Commercial – Residential Zones (CR Zones) were created and adopted with an emphasis on creating great mixed-use, walkable places. Development proposals under the CR Zones are required to provide public amenities and need to focus on design intent to make sure quality is paramount to the applications and that an attractive public realm will be the outcome.

The Bethesda Overlay Zone creates a system for density allocation above and beyond the CR Zone density mapped in the 1994 Bethesda CBD Sector Plan. The requirements for getting additional density from the Bethesda Overlay Zone pool of density include review by the DAP. The additional “BOZ” density should only be allocated if a high degree of design excellence is achieved and the DAP will advise the staff and the Planning Board on this issue.

MAKE UP OF THE DESIGN ADVISORY PANEL

The Design Advisory Panel will have five members. According to the Bethesda Overlay Zone, the DAP must be “composed of relevant independent professionals including at least one resident of the Bethesda community.”

Nominations for members will be solicited from the community and from organizations including but not limited to: CBAR, NAIOP, the Bethesda Chamber of Commerce, AIA, and ULI.

The DAP should, at a minimum, have the following expertise:

1. One registered architect representing academia and/or other jurisdictions in the region with a design review panel.
2. One registered architect from the greater Montgomery County community.
3. One member of the development community. This person may be a developer, real estate professional or involved in real estate investment.
4. One Bethesda community member who has a professional interest in urban design, architecture, and/or landscape architecture.

Members of the DAP will act in a professional manner, provide comments to Planning Department staff and the Planning Board, and be mindful of any conflicts of interest from associations with development teams, property owners or associations. The DAP should include the Planning Department’s Senior

Urban Designer as an ex-officio member, and another Planning Department staff member will serve as a liaison to the panel. If conflicts of interest arise, the specific panel members will recuse themselves from the discussion and recommendations. For reviews of Site Plan application projects that require an official vote on the number of Design Excellence Public Benefit points, if the quorum of voting members results in a split vote, the Senior Urban Designer may cast the deciding vote.

DAP members must be approved by the Planning Board and will serve three-year staggered terms. At initial appointment, two members will serve for two years, two members will serve for three years, and one member will serve for four years. The terms of membership will be staggered from this point onward.

Upon official acceptance of an appointment, each voting member may serve two consecutive three-year terms. After serving two terms, DAP members must take a one-year absence at a minimum from service before being considered for an additional term. Prior to completion of their first term, DAP members interested in remaining on the panel must submit a letter requesting to renew their term to the Planning Board for approval. If a DAP member's term is ended early, a new member may be approved by the Planning Board to serve the remainder of the term. If approved, the new panel member may renew for two additional terms.

Members of the DAP may vote to make minor revisions to the Rules of Procedure as necessary to improve the panel review process and logistics. These revisions are subject to Planning Director approval, but do not require approval from the Planning Board. The Planning Board will be updated on minor revisions at the next major change update.

ROLE OF THE DESIGN ADVISORY PANEL IN THE REGULATORY PROCESS

The DAP will review:

- **All Optional Method Development Projects** – All optional method projects in Bethesda will be presented to the DAP. Although the optional method typically begins with Sketch Plan submission, applicants are strongly encouraged to go through the Concept Plan process and meet with the DAP at this Concept Plan stage. If the applicant does not wish to file a Concept Plan, they must meet with the DAP to review their project early in the Sketch Plan process.
- **Projects Seeking Additional Density through the BOZ, Bonus Points through the CR Amenity Guidelines, and/or Height as a MPDU Bonus** – In order for projects to be considered for additional density or height, the applicant must meet with the DAP early on to review point allocations and to assess urban and architectural design implications.

The DAP will be guided by the Bethesda Downtown Sector Plan, the Bethesda Downtown Design Guidelines, the Bethesda Overlay Zone and the CR Zone criteria for granting density incentives for exceptional design.

The DAP will meet regularly once a month and more often as development applications are submitted and in need of review. This is a significant time commitment and panel members will need to respond within the timelines set forth by our zoning ordinance and development application schedules. The DAP will receive all the review drawings and/or access to the drawings one week in advance of the review meeting.

Written comments from the panel will be provided to Planning Department staff at Concept, Sketch and Site Plan stages. The assigned staff liaison will assist with the comments as needed.

DESIGN ADVISORY PANEL MEETINGS

While DAP meetings are primarily for panel members to consider and comment on proposed developments, meetings should be collaborative, and input from developers, their consultants, and members of the public is encouraged. Because panel members are volunteers, however, the DAP is not expected to meet for more than one hour on any single project.

Members of the public who wish to participate in a DAP meeting should notify the DAP's staff liaison before the meeting. Those who have not notified the staff liaison in advance may sign up to participate the day of the meeting. Citizens will be invited to participate in the order in which they sign up. In certain cases, there may not be sufficient time for all interested citizens to participate. Members of the public who wish to ensure their comments are considered by the DAP should submit them in writing to the DAP's staff liaison no later than twenty-four hours before the DAP meeting. Any written comments submitted to the DAP will also be sent to the Planning Board before the Board meets to consider the proposed development.

Although DAP meetings are intended to be informal, it may be necessary in certain cases, such as meetings with many interested citizens, for the DAP to impose equitable time limits on public comments or other reasonable rules of order. When possible, the staff liaison will announce time limits at the start of the DAP meeting.

RECONSIDERATION REQUESTS

The DAP will only entertain requests to reconsider votes from the Planning Board.