

BROWN DEVELOPMENT LLC.

SITE - A

4857 BATTERY LANE	06
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2.1.6 Neighborhood Connector

Neighborhood Connectors typically accommodate vehicular through traffic for area residents and are often combined with bike facilities and less pedestrian volume than Downtown Mixed-Use and Main Streets. These streets are predominantly lined by multi-unit residential buildings with a range of building heights and auto-oriented commercial uses requiring frequent driveway curb cuts. Examples of Neighborhood Connectors include Bradley Boulevard, Battery Lane and portions of Arlington Road near the outer boundaries of the Downtown Bethesda Plan area.

Intent: Building and sidewalk design along Neighborhood **Connectors should provide buffering for pedestrians from** through traffic, as well as moderate building setbacks to align with the residential neighborhood character. For residential buildings, elements such as ground-floor amenity space and residential entries are encouraged.

Table 2.05: Neighborhood Connector

Sidewalk Zones

- A. Planting/Furnishing Zone: 6 8 ft.
- B. Pedestrian Through Zone: 6 10 ft.
- C. Frontage Zone: 5 8 ft. min.

Building Placement

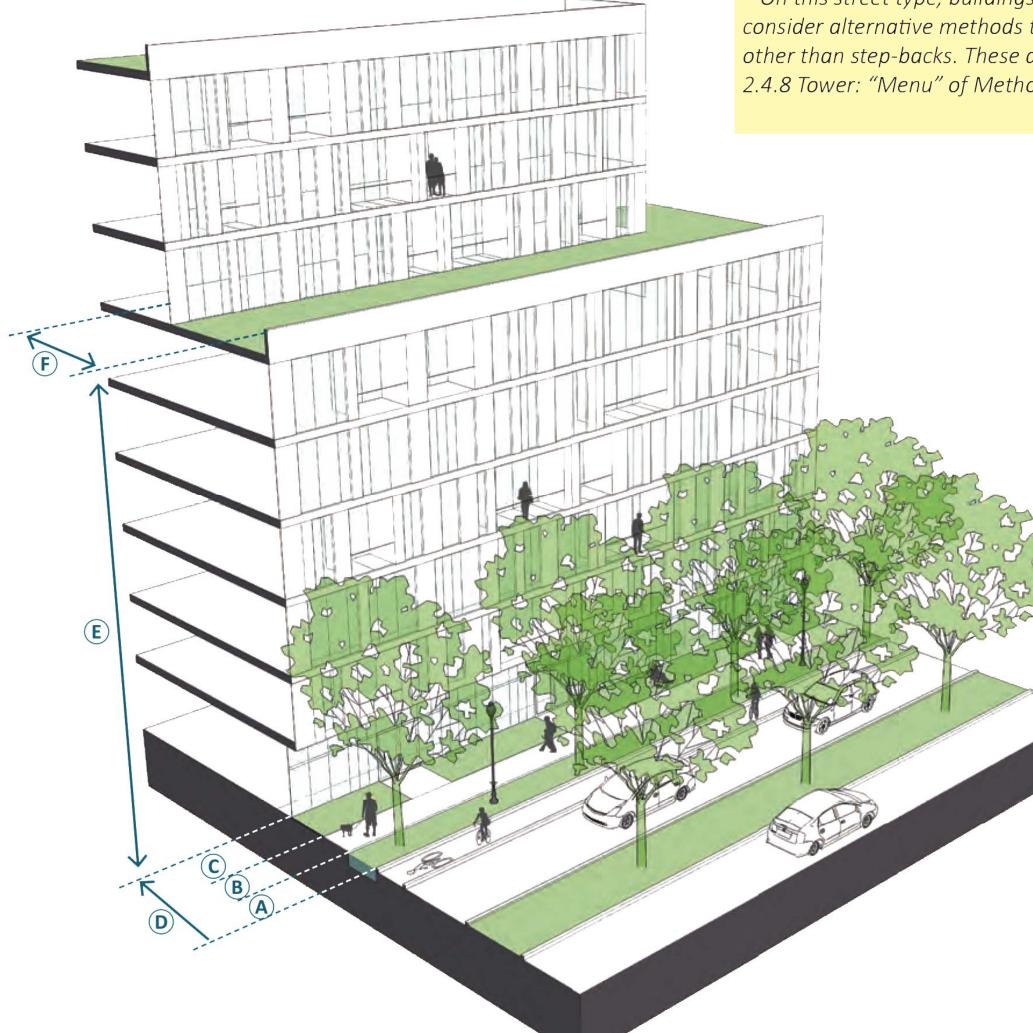
D. Build-to Line: 20 - 25 ft. from street curb

Building Form

- E. Base Height: 3 5 stories (35 60 ft.)
- F. Step-back: 15 20 ft.*

Alternative Treatments

* On this street type, buildings under 90 ft. may consider alternative methods to reduce tower bulk other than step-backs. These are outlined in Section 2.4.8 Tower: "Menu" of Methods to Reduce Bulk.



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2.4.3 Base: Street Activation

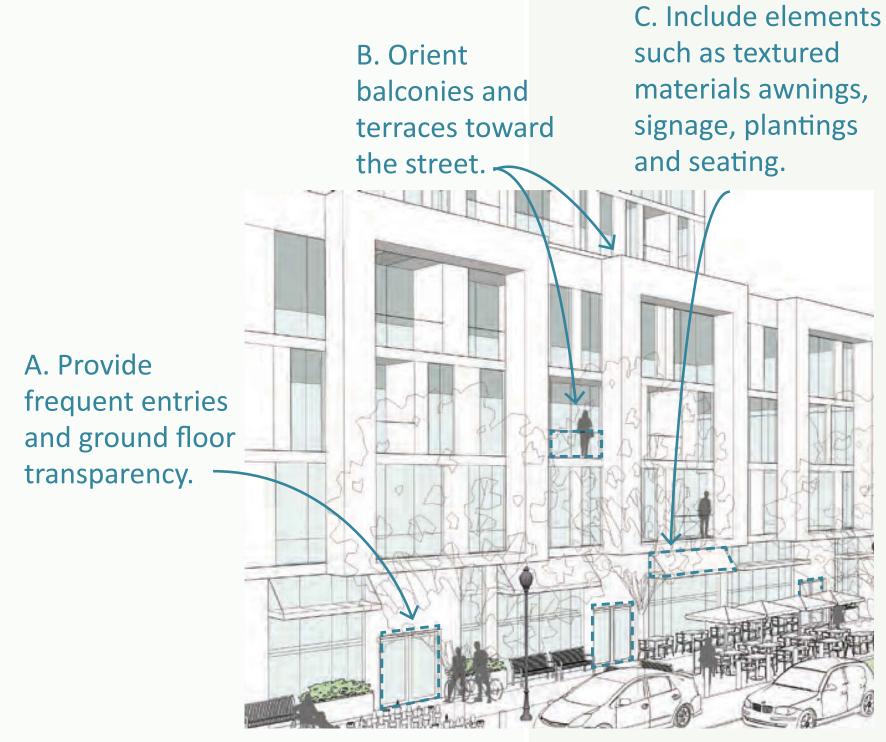
Intent: To encourage pedestrian activity by providing ground-floor and base design elements that engage with the sidewalk environment.

Guidelines:

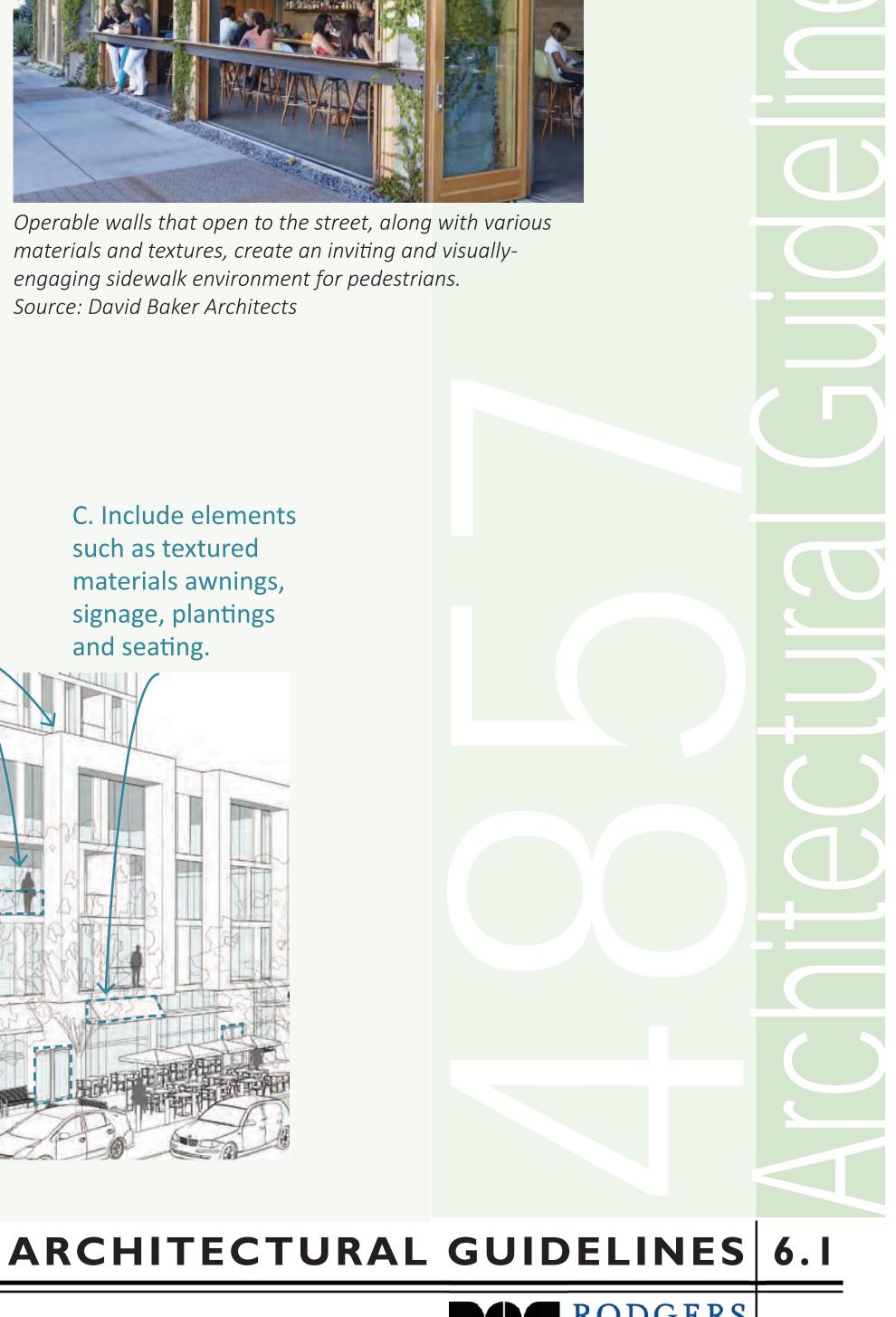
- A. Provide frequent entries, transparency and operable walls where possible to encourage visual and physical connections between the ground floor and the public sidewalk. Avoid long blank walls along the sidewalk.
- B. Orient private balconies and terraces toward the street to encourage an interface between the private and public realms and to create eyes on the street.
- C. Include elements such as textured materials, awnings, plantings, signage and seating to create a visually engaging and inviting building edge to frame the sidewalk and create stopping points to relax, gather and socialize.
- D. Place particular focus on active ground floor design along the portions of streets identified as the recommended retail nodes in the *Retail* Planning Strategy for the Downtown Bethesda



materials and textures, create an inviting and visuallyengaging sidewalk environment for pedestrians. Source: David Baker Architects



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2.4.4 Base: Variation and Articulation

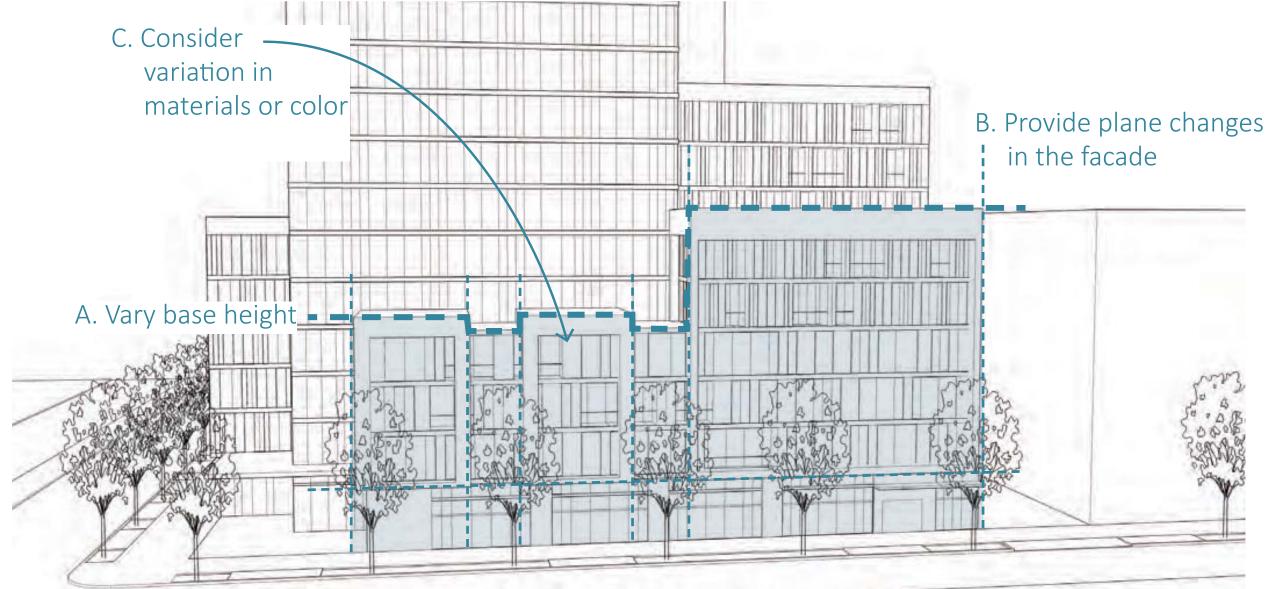
Intent: To ensure that facades are not exceedingly long, uninterrupted and rigidly uniform. These variations break up the mass of large buildings, add visual interest and promote human-scaled lower stories to relate to pedestrians.

Guidelines:

- A. Vary base height up to the maximum height designated by the street type. This variation should respond to the street character and typical widths, heights and modulation of existing buildings to create a contextually sensitive building wall along the street.
- B. Provide plane changes in the facade that create significant vertical and horizontal breaks, and shadow lines on the facade.
- C. Consider variation in building materials or color to add texture to lower floors most visible to those at pedestrian level.
- D. Avoid cantilevering the majority of the building mass over the Frontage Zone, public sidewalk or public open space to prevent interfering with street trees and blocking access to sunlight and sky views for pedestrians.



Building bases with variation in height and articulation can break up a large building, and can also reflect the modulation and character of adjacent structures. Source: Hariri Pontarini Architects (above), Google Street View (below)



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2.4.8 Tower: "Menu" of Methods to Reduce Bulk

Intent: Downtown Bethesda is an important location in Montgomery County for increased building heights to accommodate future growth. However, collectively, buildings at taller heights can be an imposing presence on the public realm by casting large shadows, limiting sky views and creating an uncomfortable scale for pedestrians.

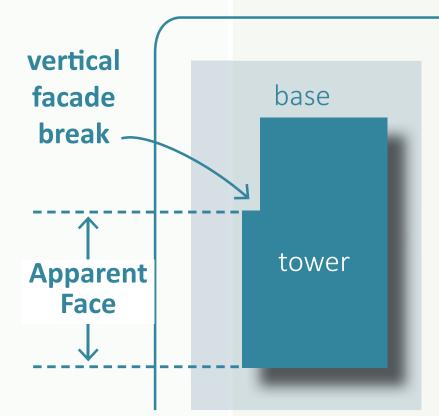
A. Limit Tower Floor Plate

Reduced tower floor plates limit shadows on the public realm and allow access to sky view while also improving the quality of the building's indoor environment.



F. Limit Apparent Face

The apparent face is the length of a facade plane that is unbroken by vertical changes in depth. Limiting this length reduces the perceived bulk of a long building facade.





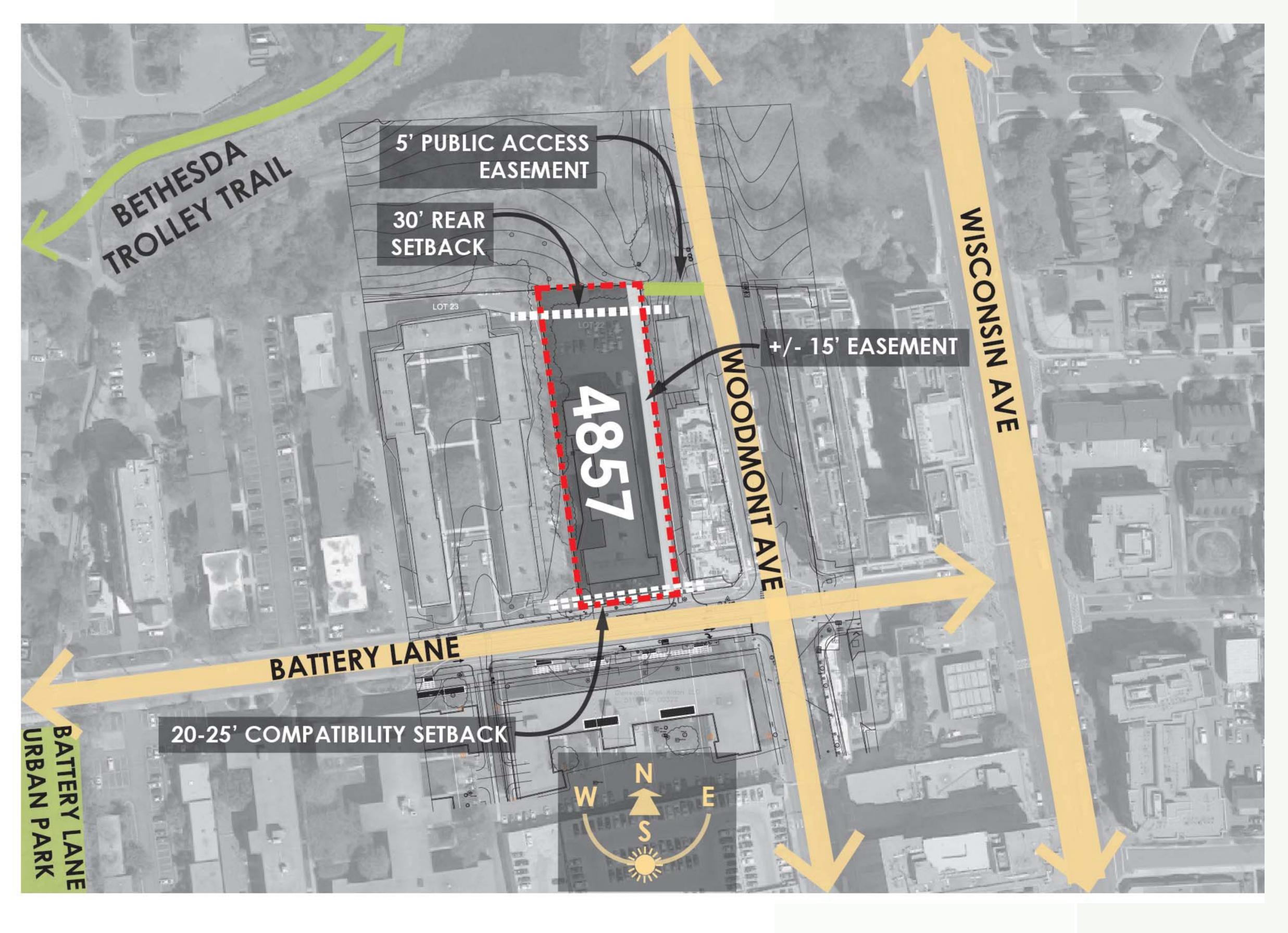
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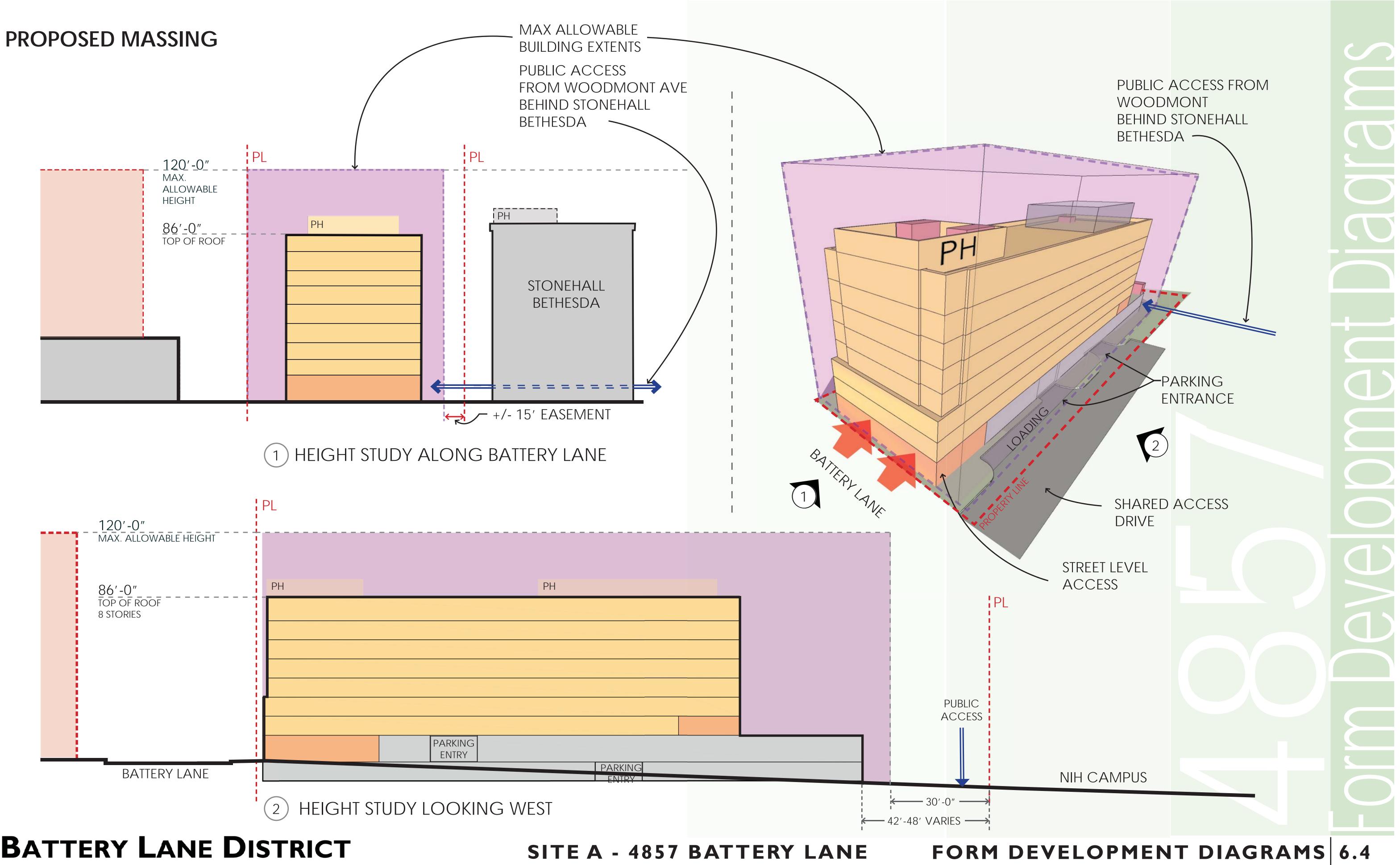


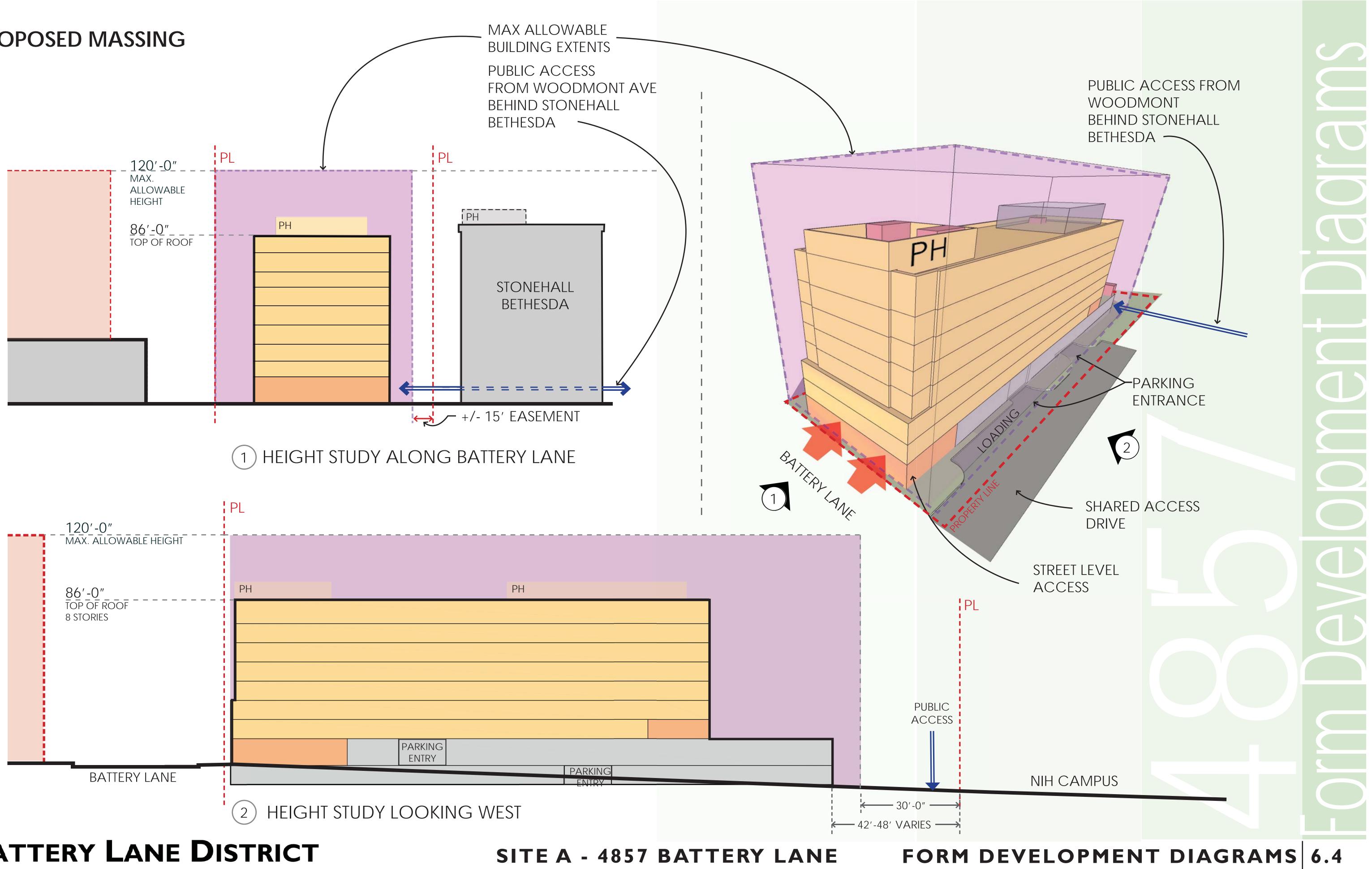
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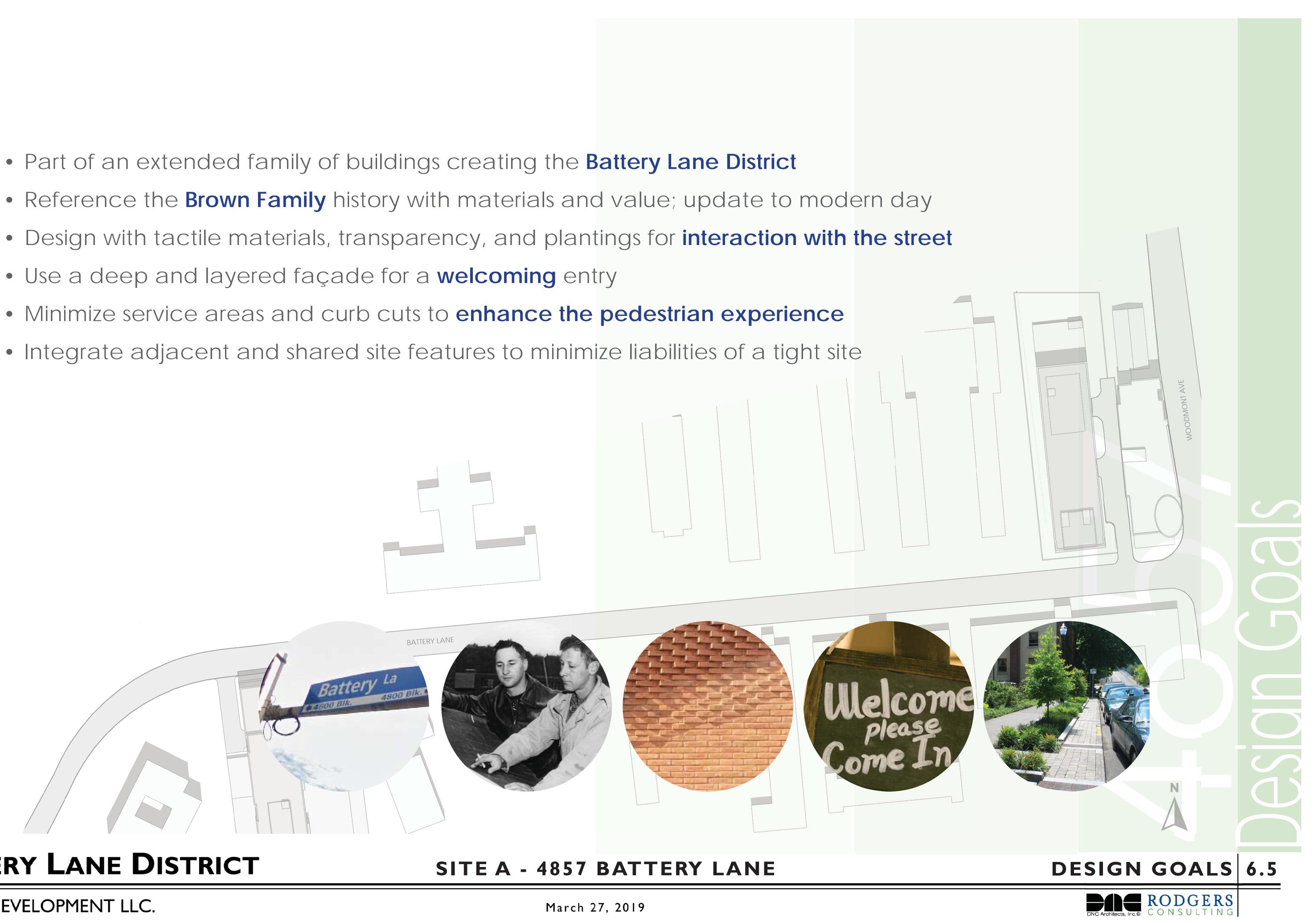
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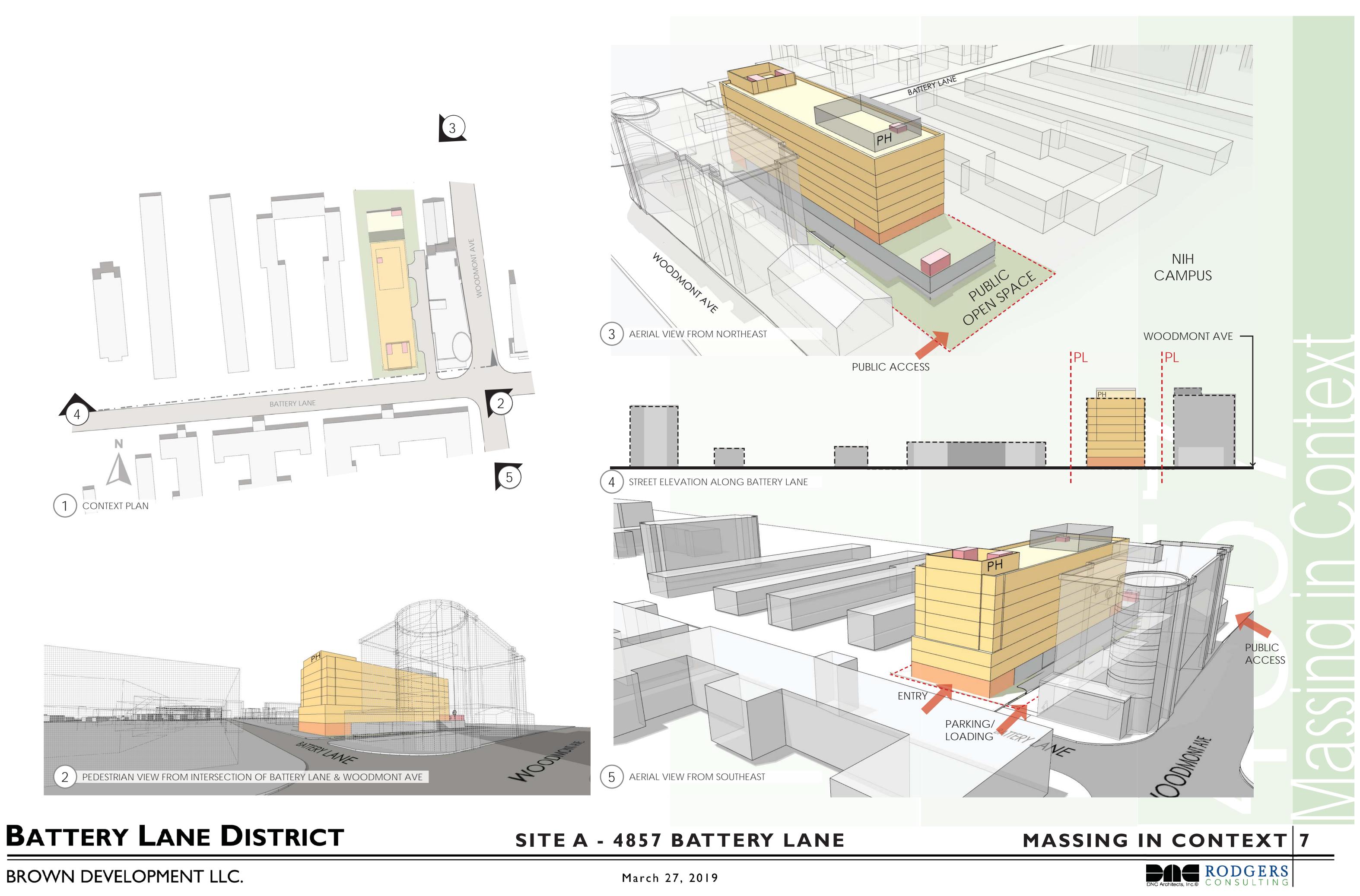
- Part of an extended family of buildings creating the Battery Lane District

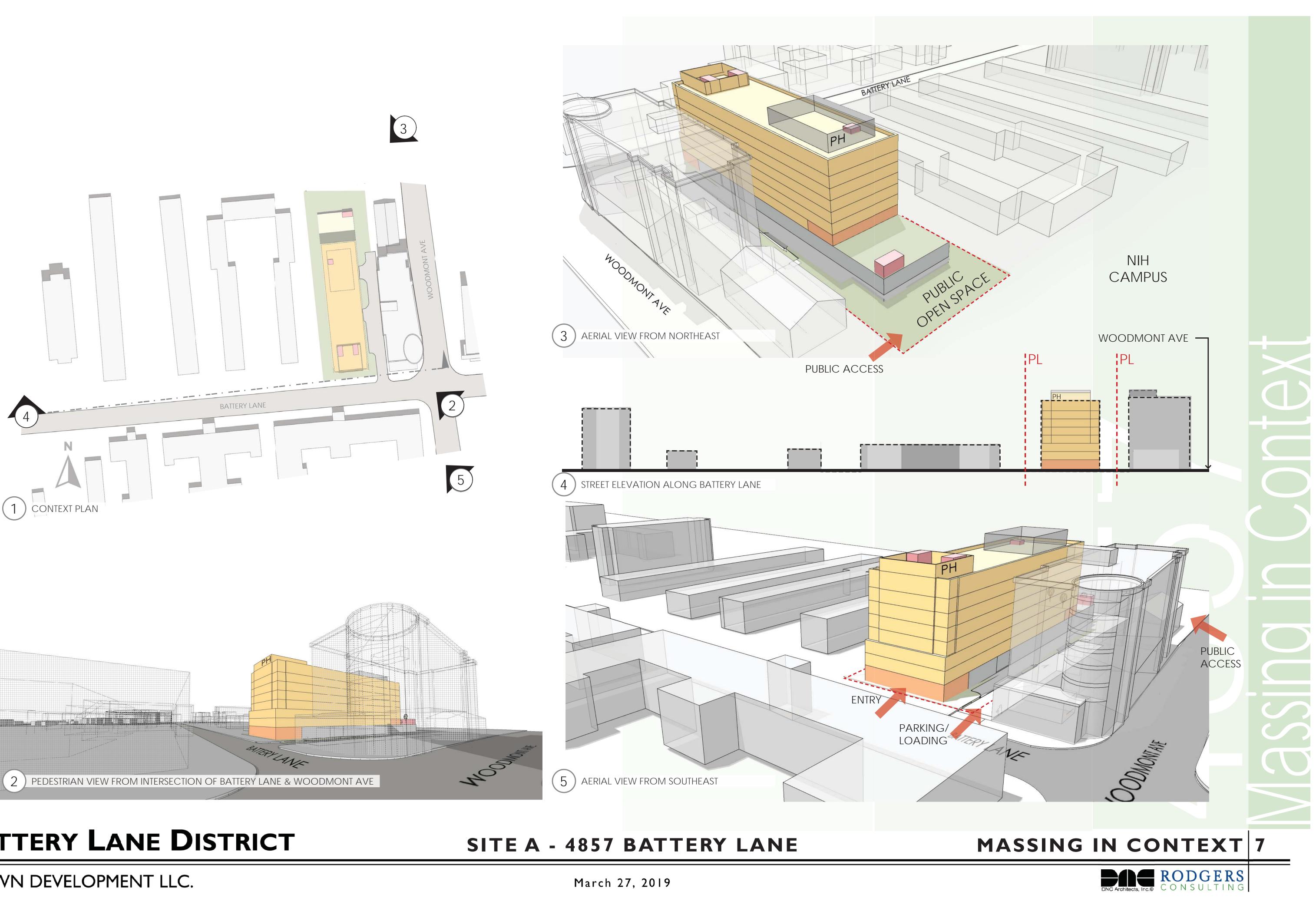
- Use a deep and layered façade for a welcoming entry

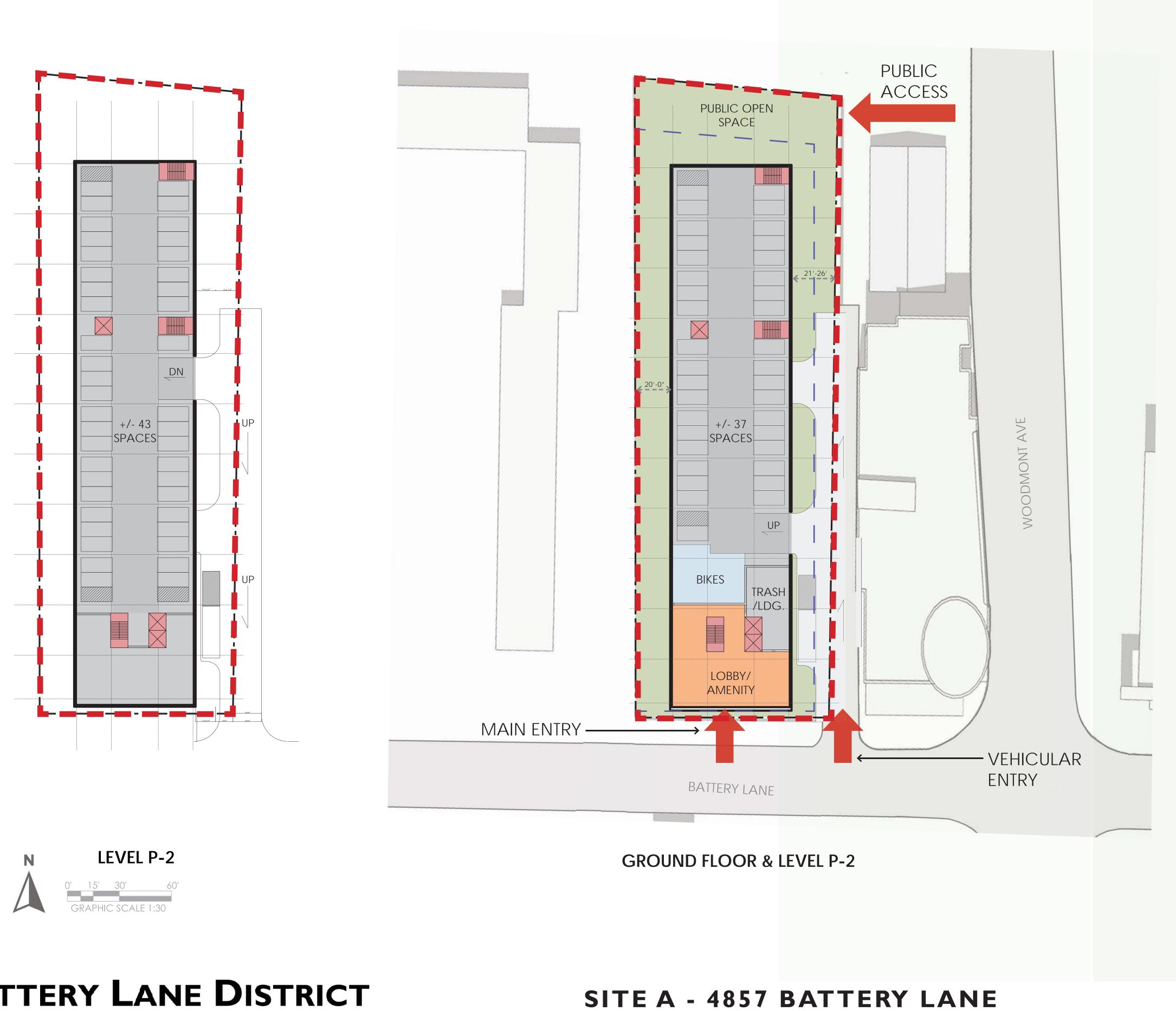
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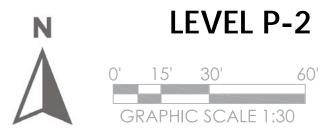
• Minimize service areas and curb cuts to enhance the pedestrian experience











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RESIDENTIAL

RESIDENTIAL AMENITY / LOBBY

CORRIDORS

PARKING

VERTICAL CIRCULATION

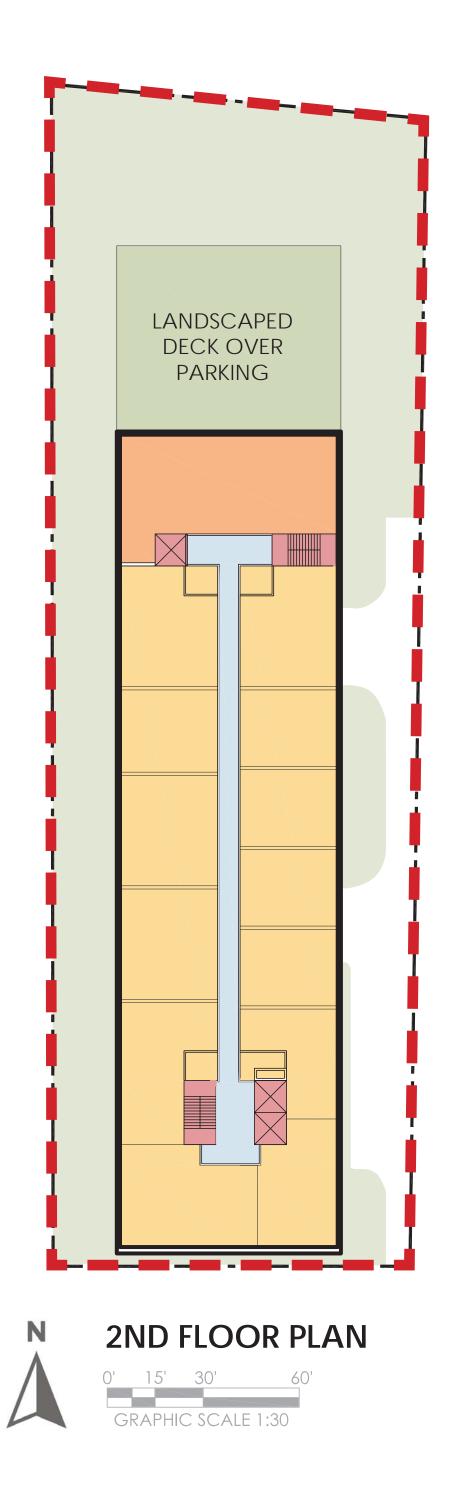
GREEN SPACE

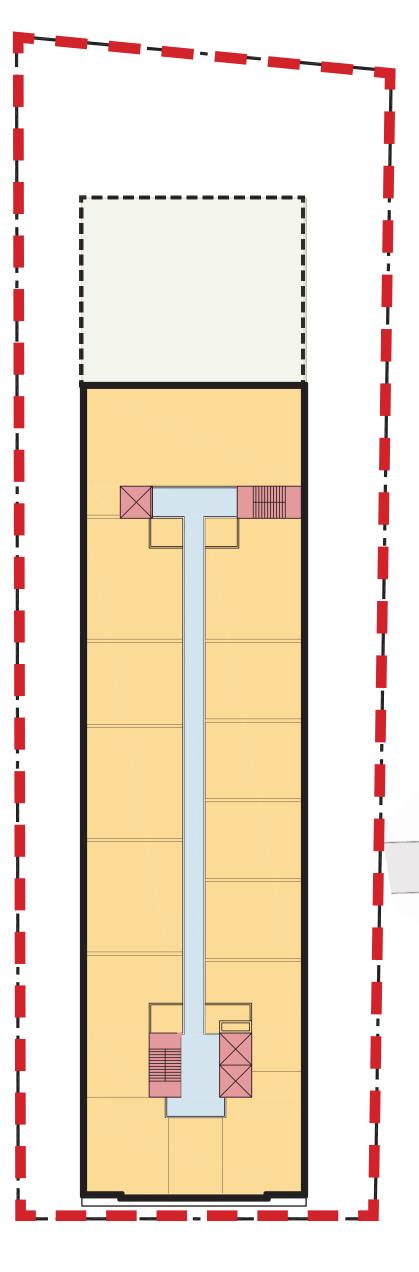
PROPERTY LINE

168,691 GSF
110,266 GSF
41,564 SF
2.66
110
APPROX. 74 SPACES

* DOES NOT INCLUDE 15% MPDU'S, PARKING, OR BELOW-GRADE AREAS





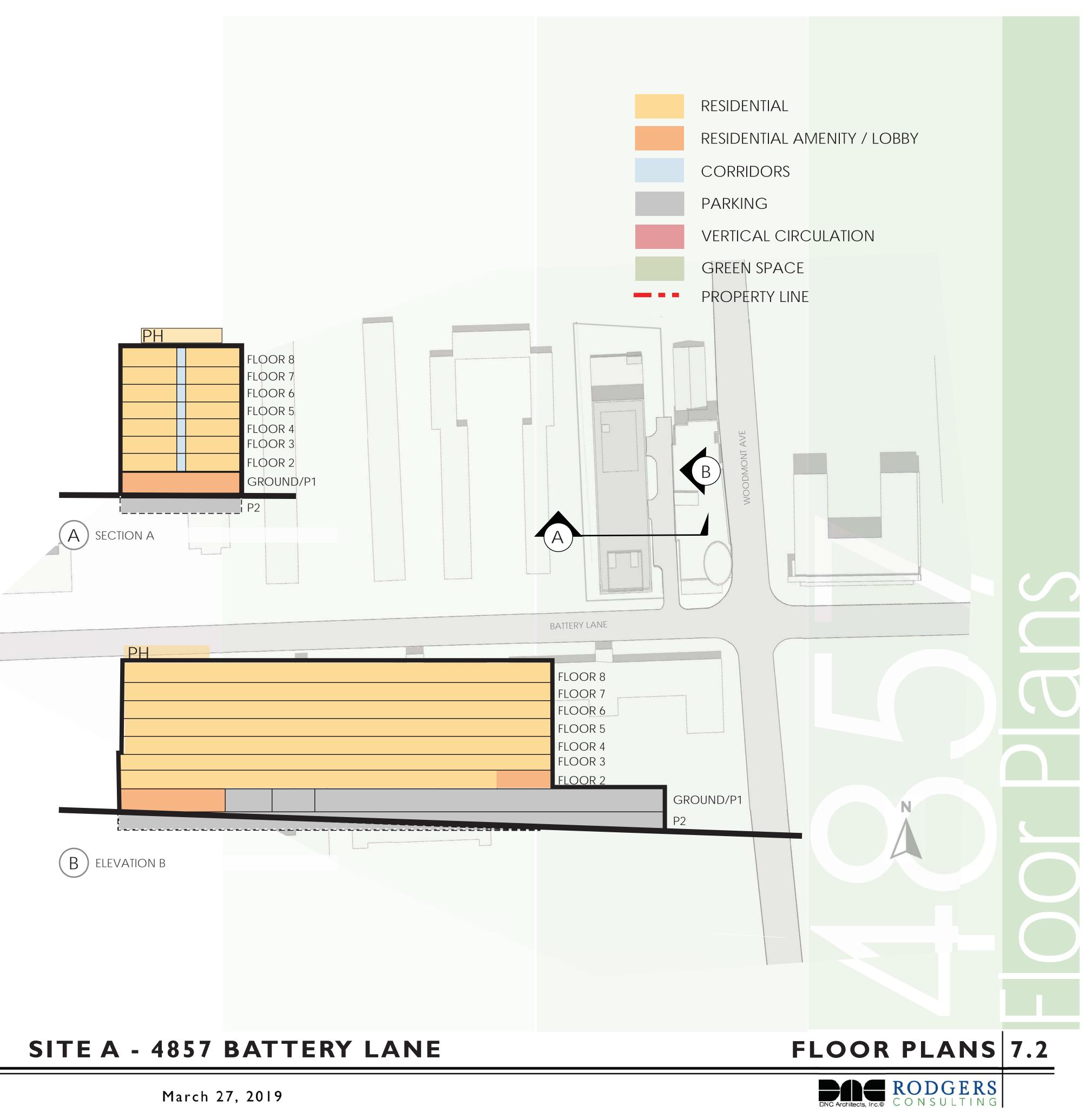


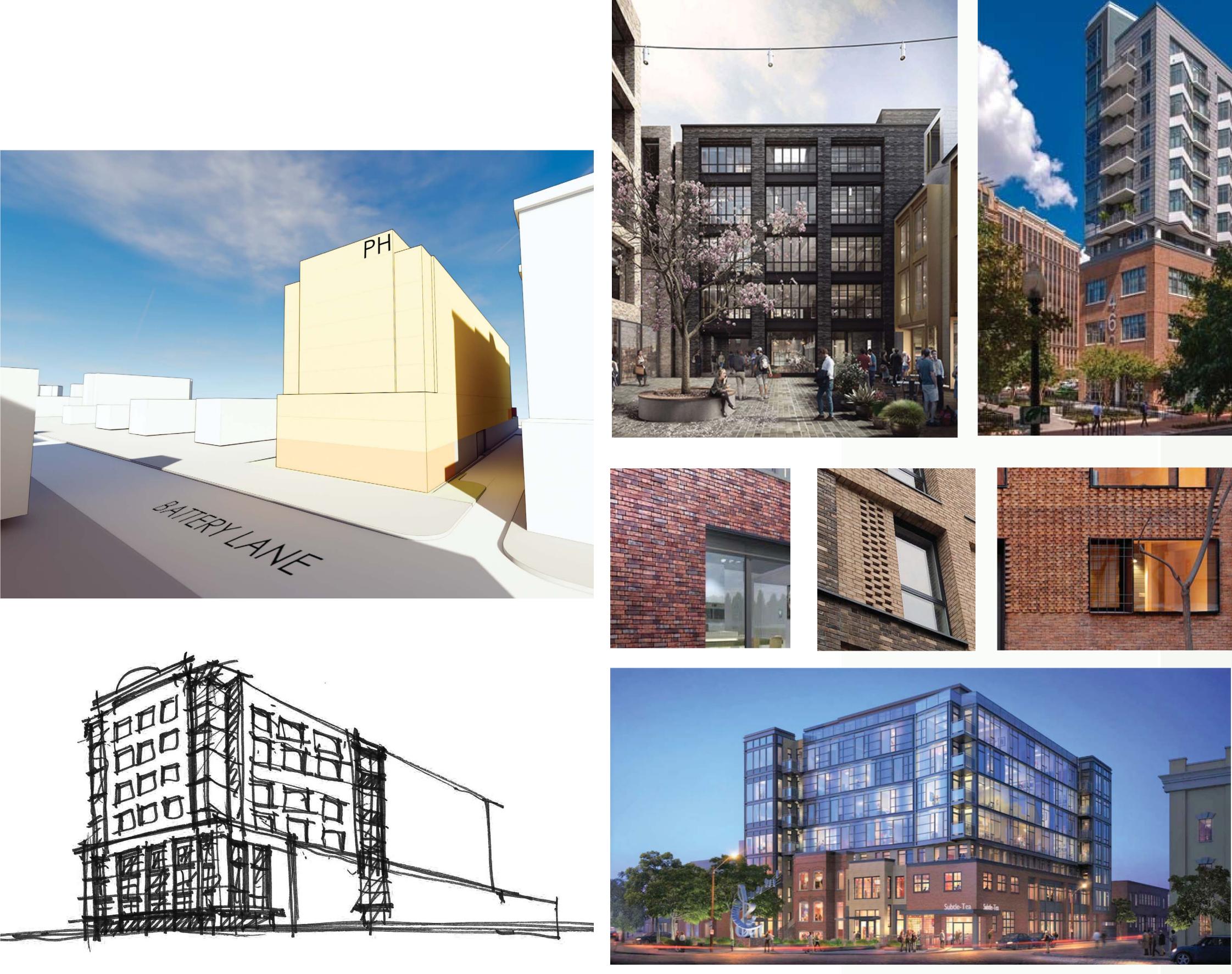
TYPICAL FLOOR PLAN

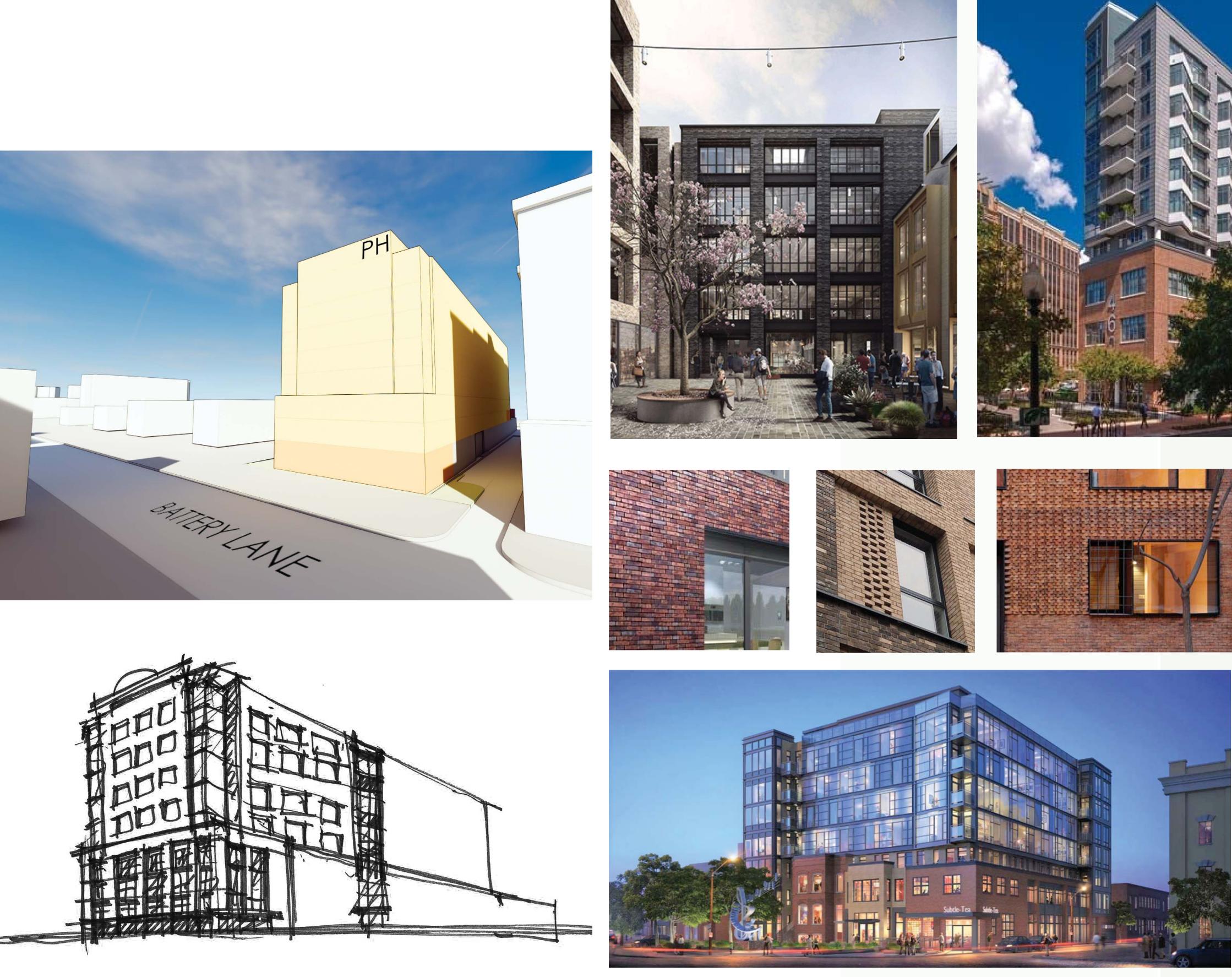
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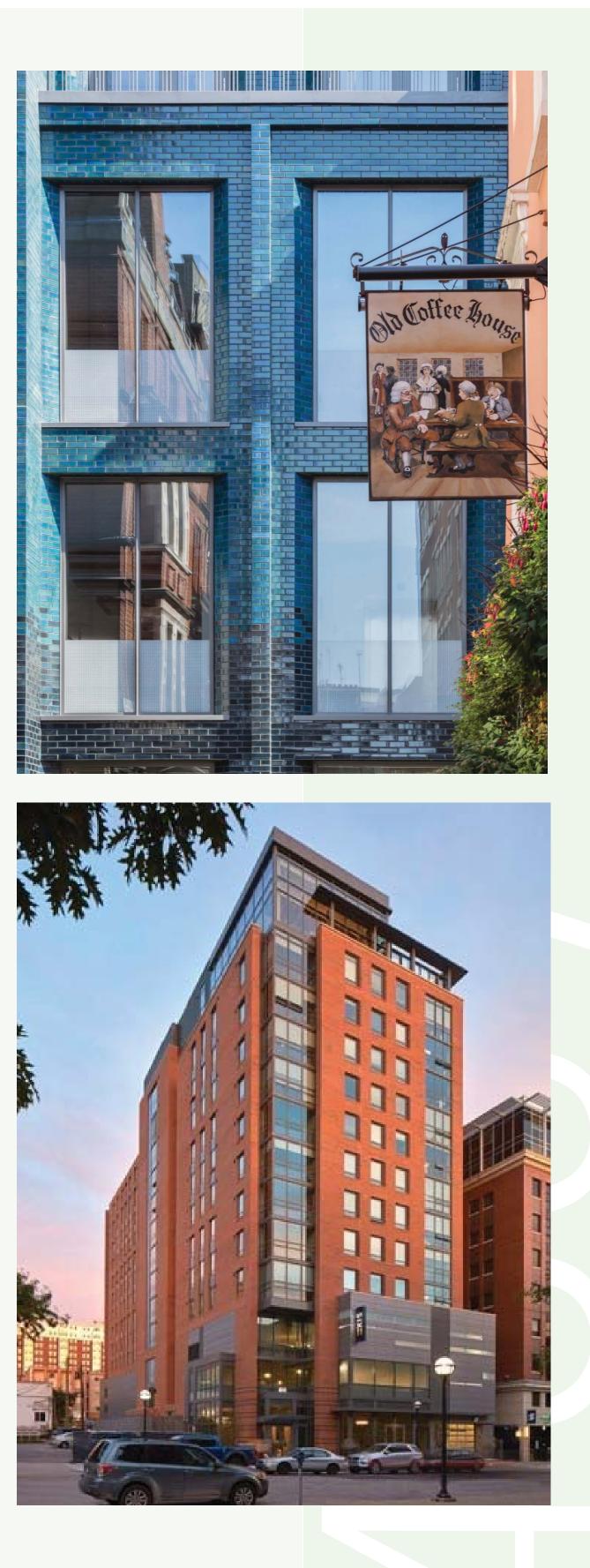




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PRECEDENT IMAGES 7.3

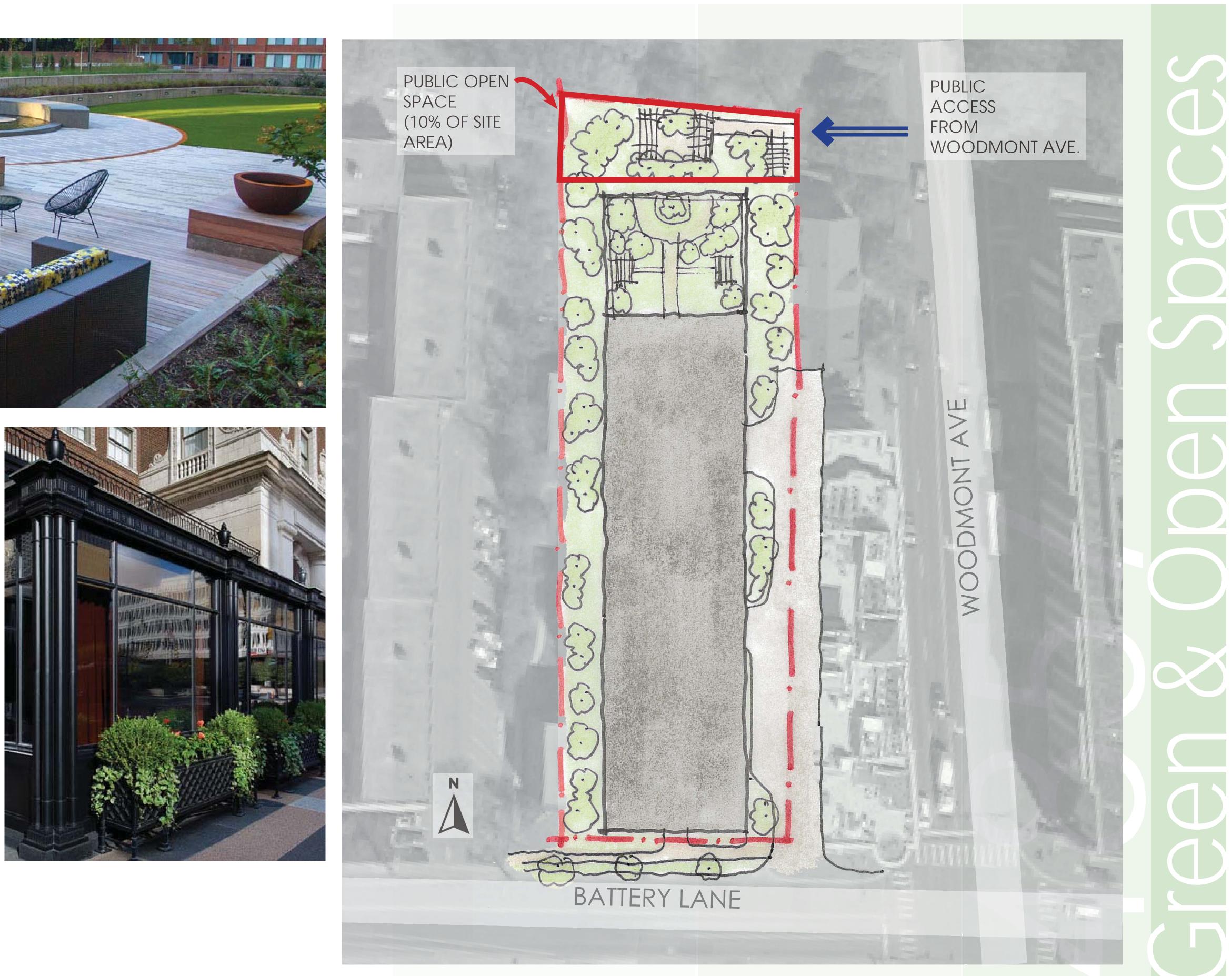












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