

BATTERY LANE DISTRICT

SITE - C

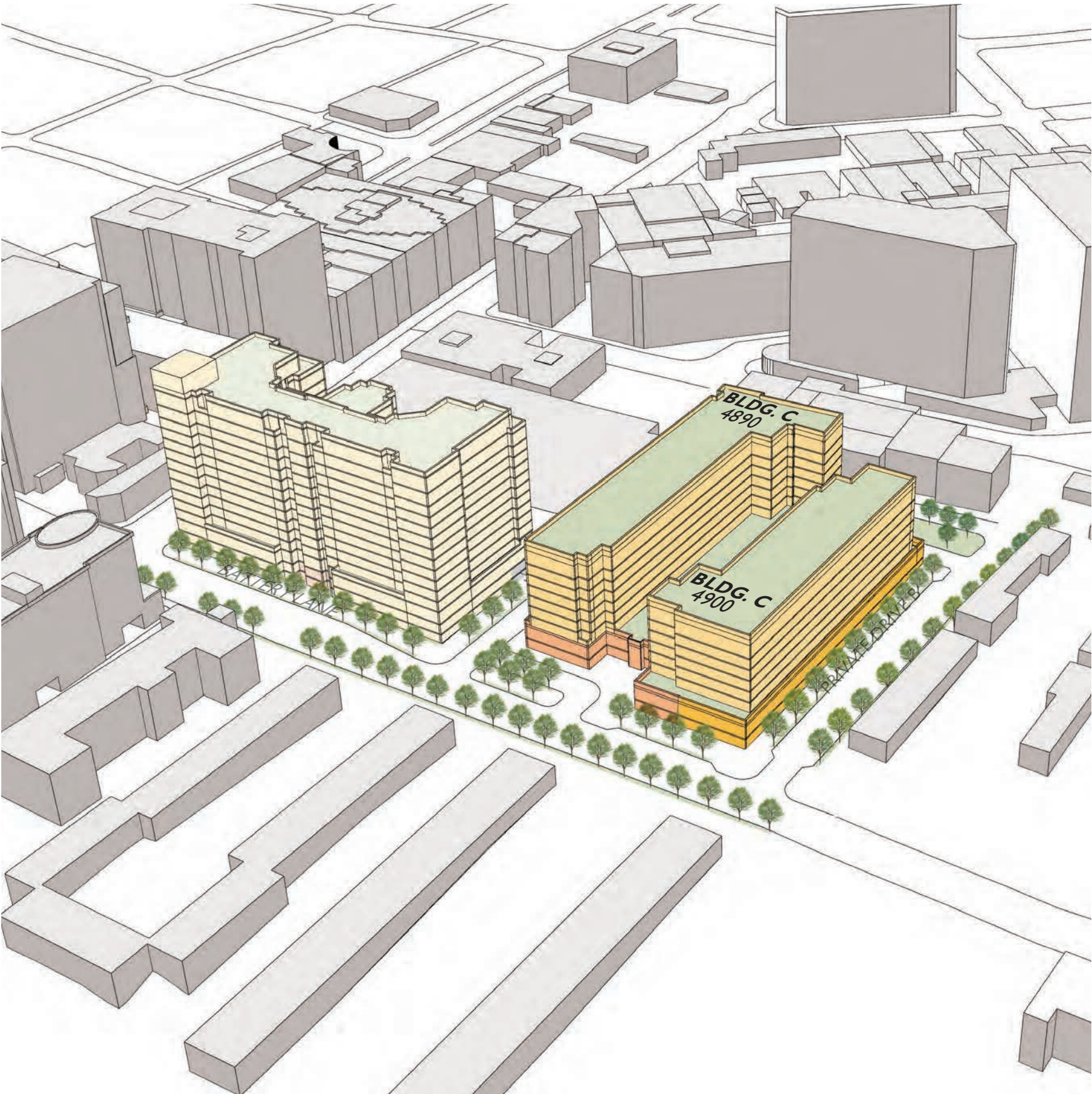
4900 BATTERY LANE | 10

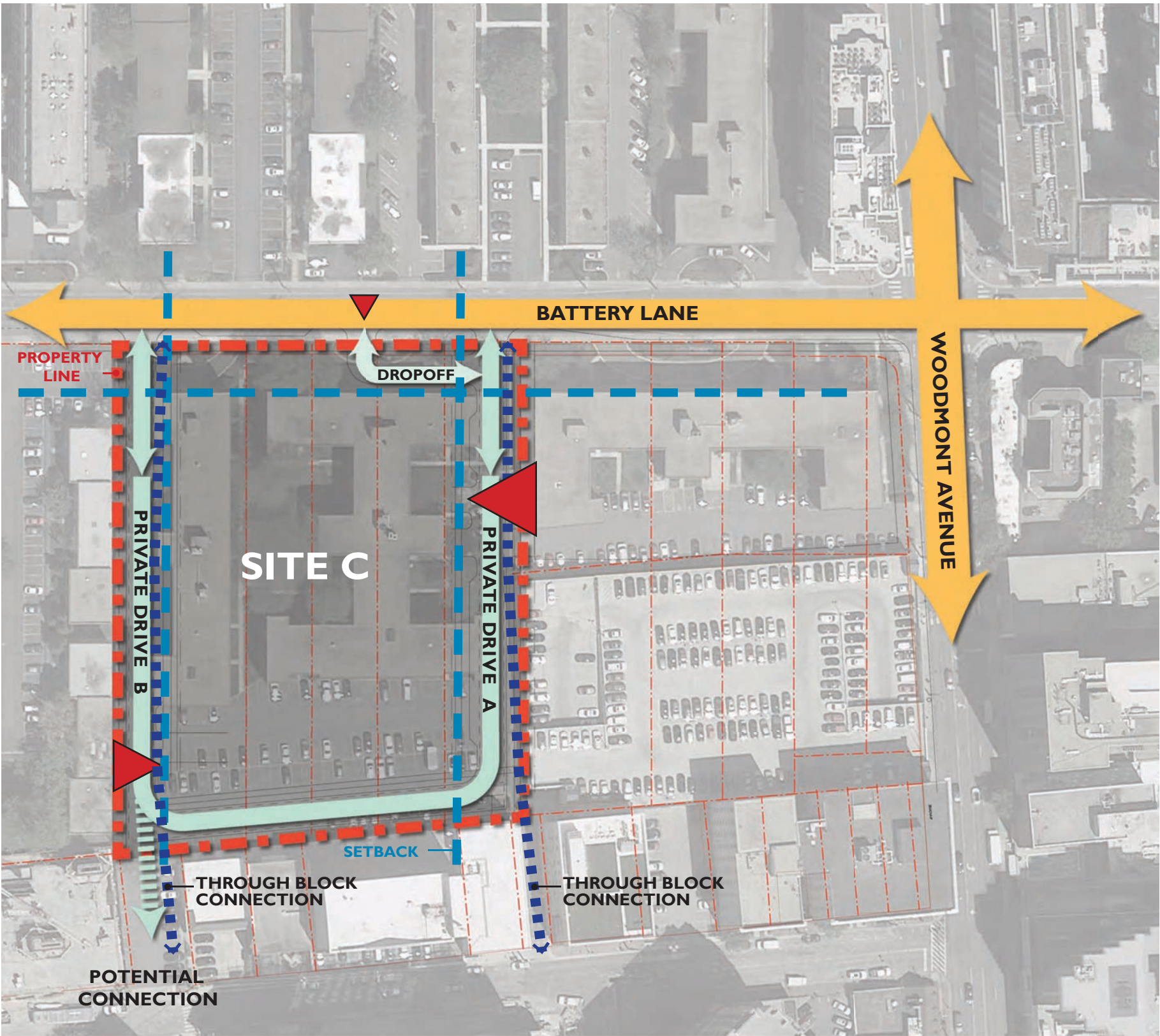
Site C: 4890 & 4900 Battery Lane

- Design Goals:
- Add master planned north/south connectivity and permeability through the block
 - Create a shared drop off for sites B and C
 - Step heights down towards existing buildings to the west
 - Improve pedestrian scale and walkability along Battery Lane

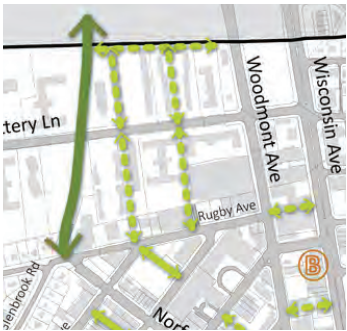
Site C is a transitional building within the Battery Lane District. The project adds private drives and north/south through-block pedestrian connections on both the east and west sides of the building per the Sector Plan. The east driveway facilitates pedestrian neighborhood connectivity in coordination with the new police station. The western through block allows future connectivity to Woodmont Triangle. The private drive locates parking entrances and loading off of Battery Lane. Curb cuts on Battery Lane are reduced from four to three. The open space is provided along the through block connections and the building front setback.

The proposed building includes two towers with a shared podium. The height steps down from Site B and steps down from east to west on Site C. The shared podium is a two-story expression on Battery Lane, and it includes walk-up units on the new drive proposed on the western edge of the property. The building entrance is anticipated to be on the east side of the property towards Site B and near a shared drop off. This central location creates a community drop off, adding amenities for the taller Site B in addition to this site. The buildings will have balconies and other building façade articulation per the Design Guidelines. The parking entrance and loading dock will be accessed from a new private driveway. The parking will be located on two above grade levels wrapped by residential units on the north and west sides. A private resident court yard is located on top of the podium between the two building forms. Site C will also have a reduced parking rate. The building is proposed to be 8 and 9 stories tall respectively, over a two story podium at its base. The building will utilize natural materials in a base, middle, and top configuration with different planes between the elements to minimize the mass of the tower. While the architectural elevations have not been developed, the precedent images illustrate the direction the design and ownership team intend to proceed as the project moves forward.





SITE C adds additional neighborhood residential connectivity and permeability.



BATTERY LANE



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.

PRIVATE DRIVE AND THROUGH BLOCK CONNECTION

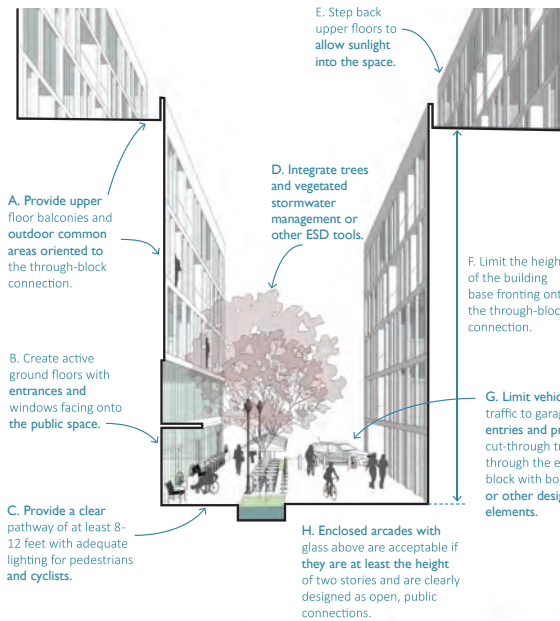
2.1.9 Public Through-Block Connections and Trails

Intent: To improve connectivity for people to walk and bike throughout Downtown Bethesda and create additional outdoor public spaces for residents and visitors to enjoy.

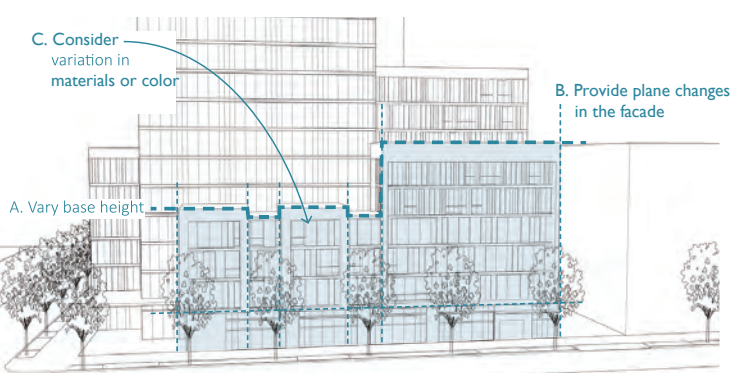
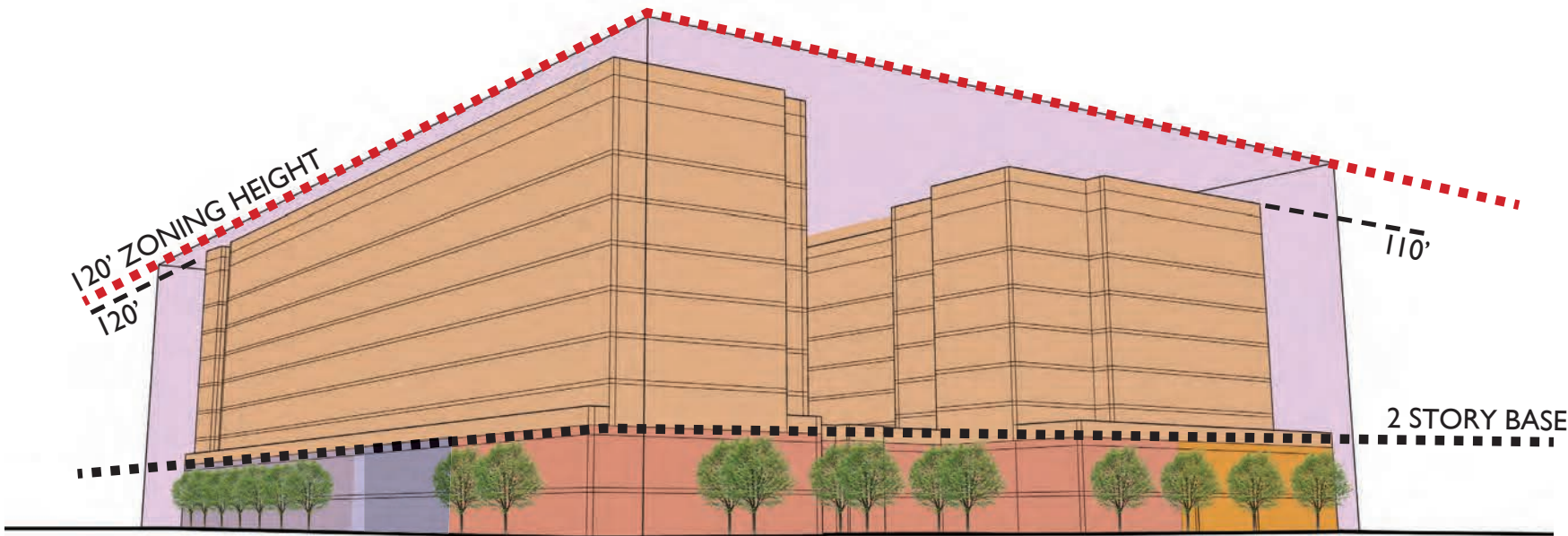
Public Through-block Connections
Public through-block connections are most important within long blocks to provide an efficient pedestrian network to connect to adjacent streets and destinations such as open spaces and transit stations. These connections should be high-quality, open to the sky and wide enough to allow pedestrians and cyclists to pass through comfortably, and others to pause and sit or access building entrances. They should be highlighted through retail that wraps the corner, public art, signage or other design elements, which draw people into the connection from the sidewalk. Landscape can be added to create visual interest, and elements such as paving, lighting, seating, planters or trees should make the connection more inviting. Small-scale, urban recreational uses could also be considered in these spaces.

The aim is to have no more than one through-block connection on a block to not interrupt the continuous building wall. If there are multiple new developments on a block, they are encouraged to have party walls between the base floors to ensure this continuity. If additional gaps are required by building code, consider other uses such as service alleys.

Figure 2.05: Guidelines for Public Through-Block Connections Shared by Pedestrians, Cyclists and Vehicles



SITE C varies the planes of the facade and has residential units facing the new Shared-Use Street.



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.

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.

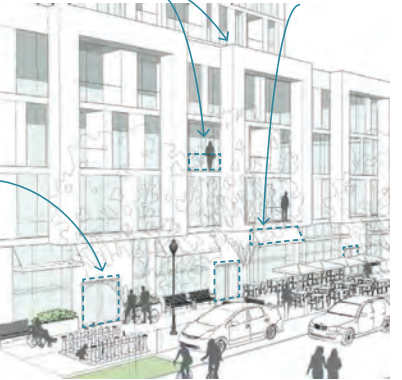
B. Orient private balconies and terraces toward the street to encourage an interface between the private and public realms and to create eyes on the street.

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 Plan.

B. Orient balconies and terraces toward the street.

C. Include elements such as textured materials awnings, signage, plantings and seating.



Commercial ground floor activation

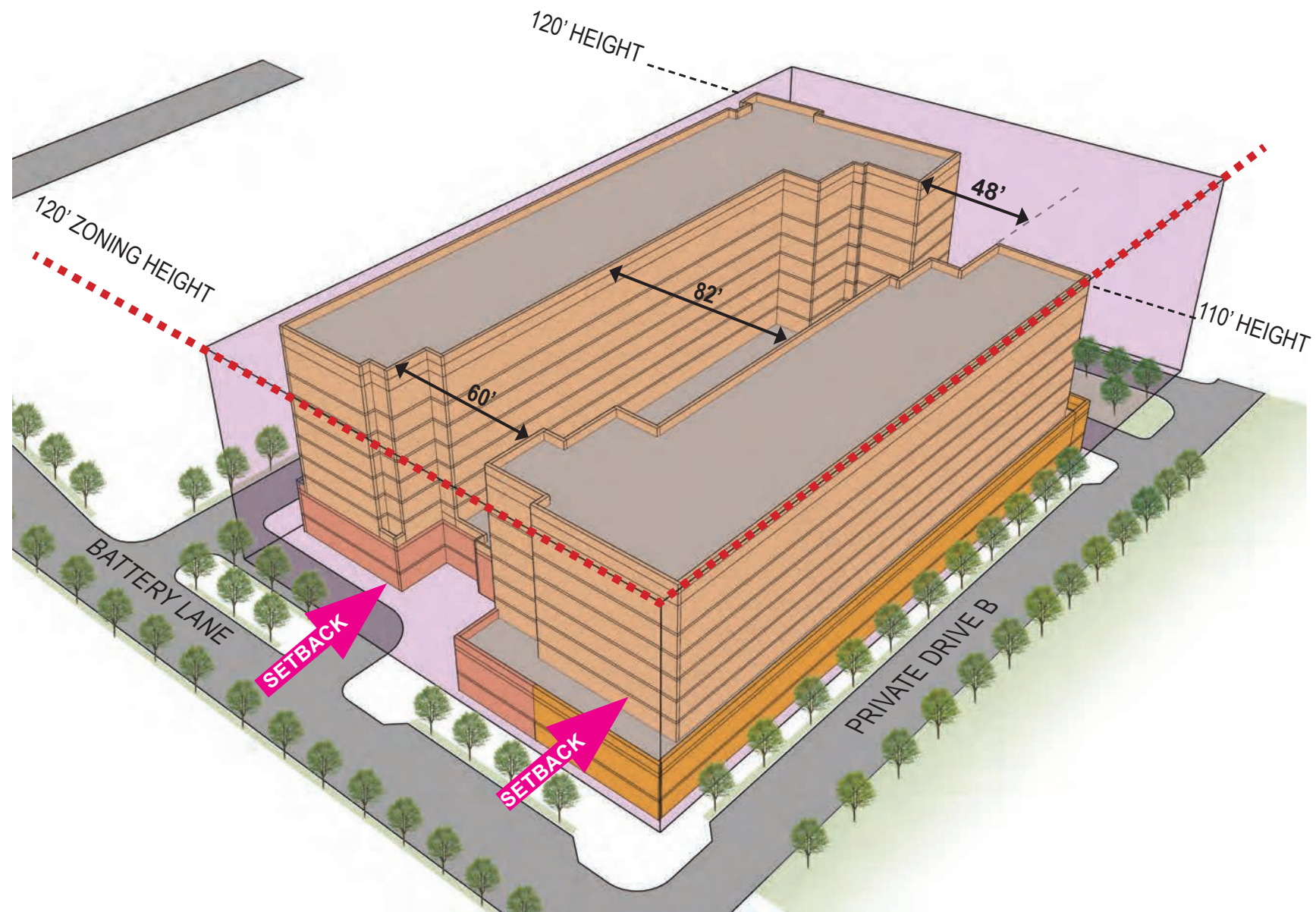


| | | | |
|--|---------------------------|--|----------------------------|
| | RESIDENTIAL WALK-UP UNITS | | GREEN SPACE |
| | RESIDENTIAL | | PARKING |
| | CORRIDORS | | RESIDENTIAL AMENITY/ LOBBY |
| | VERTICAL CIRCULATION | | |

BATTERY LANE DISTRICT

SITE C: 4890 & 4900 BATTERY LANE

BASE DESIGN No.



2.4.6 Tower: Separation Distance

Intent: To allow access to light and air, limit the impact of shadows on the public realm and reduce the extent of large blank walls as new buildings develop at or near the property line.

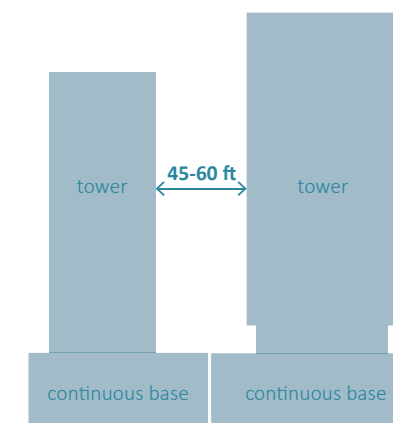
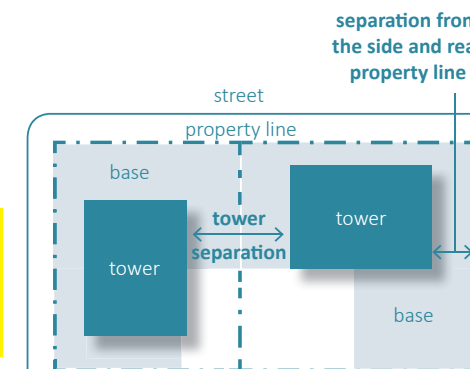
Guidelines:

- A. Separate tower floors at least 45 to 60 feet (22.5 to 30 feet from the side and rear property lines).
- B. Provide a continuous building base along the lower floors.
- C. Avoid building towers to the property line creating expansive blank party walls that are imposing on the pedestrian environment.

Alternative Treatments:

Buildings below 120 feet or with limited property size/width/depth may reduce tower separation or consider party walls. If party walls are necessary, mitigate their visual impact with elements such as public art, lighting, texture and/or patterning that provide visual interest and are appropriate to the context and architecture of the building.

Where existing neighboring building towers are built to or close to the property line, new development should aim to achieve the total tower separation where possible. However, at a minimum, the new building tower levels should provide the separation distance indicated in *Guideline 2.4.6 A* from the side and rear property lines, except where building to the lot line could better address an existing blank wall condition.

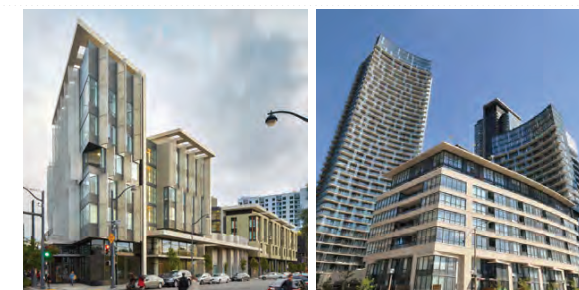


2.4.8 Tower: "Menu" of Methods to Reduce Bulk

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.

C. Vary Tower Heights

Whether creating a large development with several towers, or an infill development between multiple existing towers, variation in building height can reduce the imposing massing of several large structures built adjacent to each other.



2.4.1 Compatibility

Intent: Most new projects in Bethesda will be infill development, therefore design should respect the existing character and scale of the downtown's diverse districts, neighborhoods and public spaces.

B. Provide transitions to surrounding neighborhoods by including elements such as:

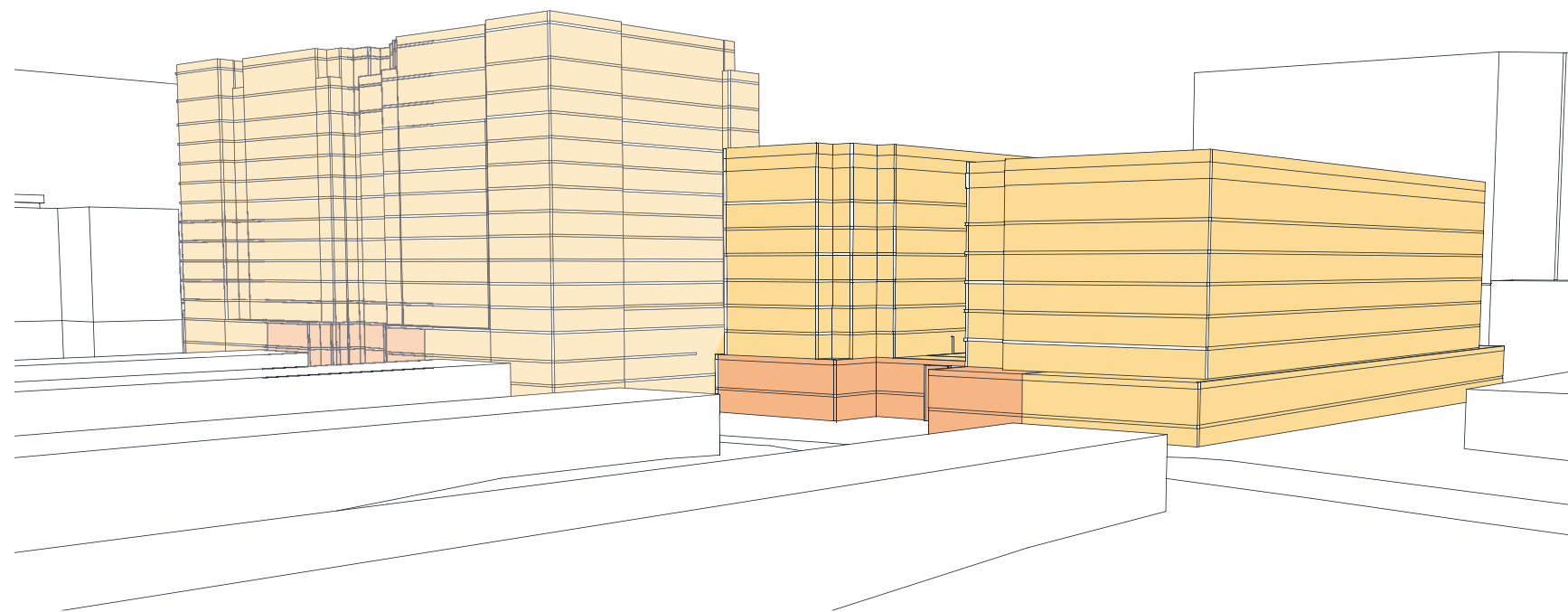
- Stepped-down building heights.
- Individual entries to ground-floor units.
- Setback transitions to residential properties with front yard setbacks.
- Increased landscaping in the frontage zone and planting/furnishing zone.
- Fine-grain building articulation, such as variations in wall planes, colors, materials and textures.



BATTERY LANE DISTRICT

SITE C: 4890 & 4900 BATTERY LANE

TOWER DESIGN No.



SITE C steps down in height from neighboring buildings along Battery Lane.

2.4.1 Compatibility

Intent: Most new projects in Bethesda will be infill development, therefore design should respect the existing character and scale of the downtown's diverse districts, neighborhoods and public spaces.

Guidelines:

A. Maintain the character of small-scale retail streets by creating ground-floor retail with awnings, signage and bays that reflect the dimensions and design of adjacent existing stores. Step back upper floors to continue the pedestrian experience along the sidewalk of a low to mid-rise building edge.

B. Provide transitions to surrounding neighborhoods by including elements such as:

- Stepped-down building heights.
- Individual entries to ground-floor units.

- Setback transitions to residential properties with front yard setbacks.
- Increased landscaping in the frontage zone and planting/furnishing zone.
- Fine-grain building articulation, such as variations in wall planes, colors, materials and textures.

C. Study the impacts of new development on public open spaces. Limit shadows where possible and provide active ground floors with entrances and windows onto public open spaces, avoiding orienting the backs of buildings to these spaces.



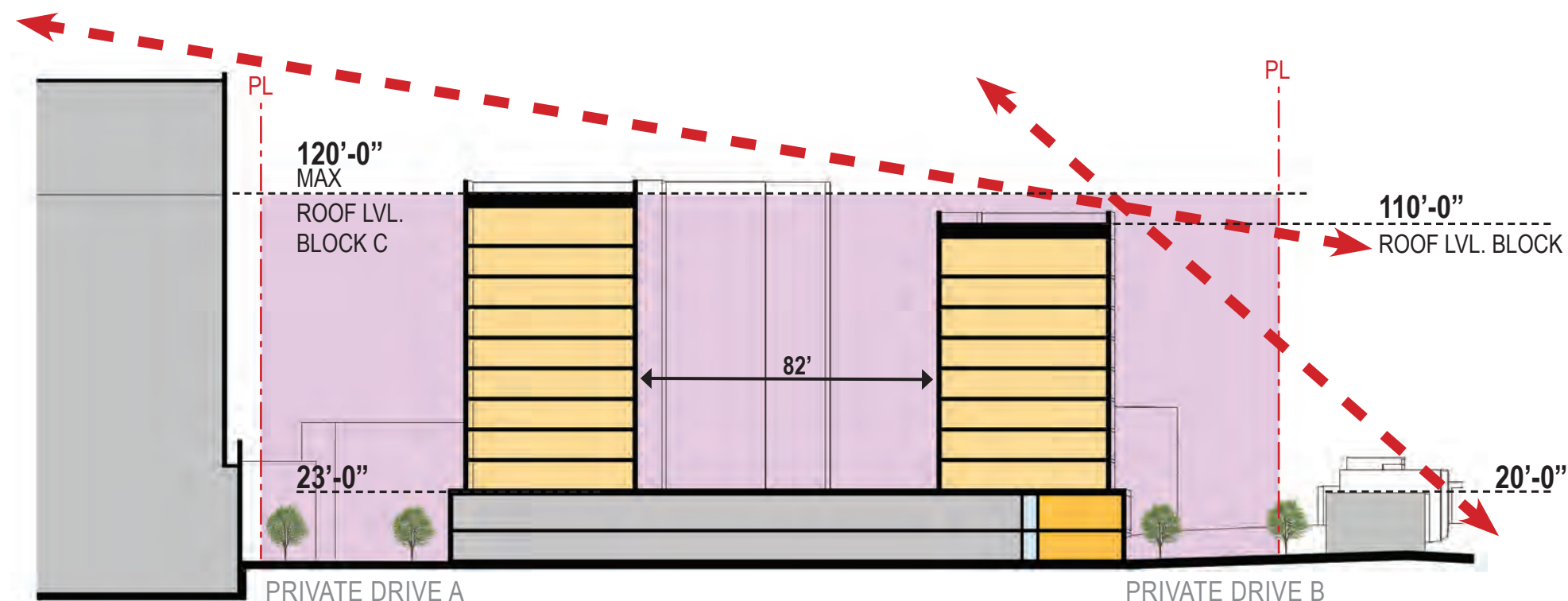
Norfolk Avenue has a unique scale and character that should be reflected in future development.

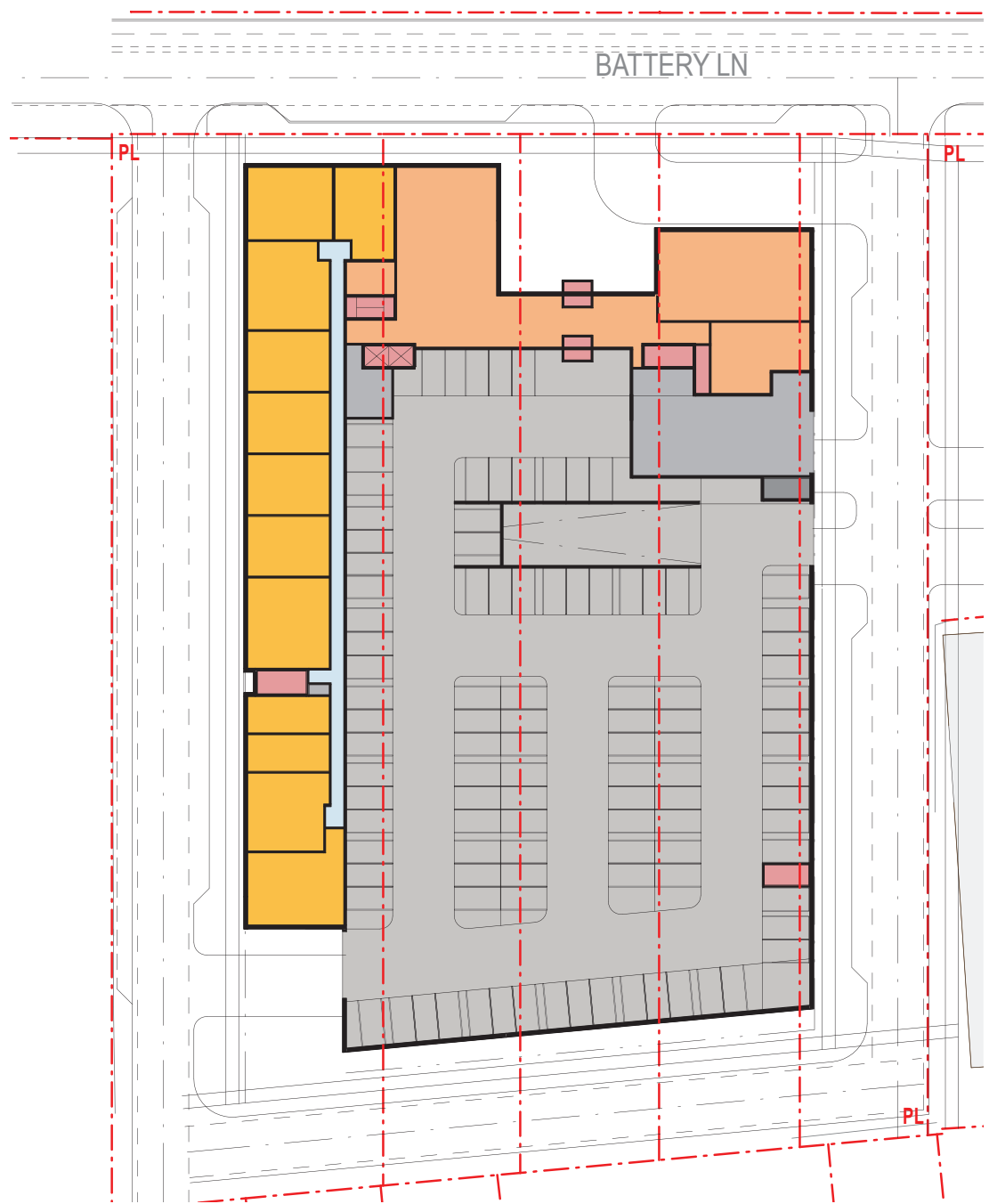


The Bethesda Theater redevelopment maintains the historic building character along Wisconsin Avenue and transitions to adjacent residential neighborhoods.
Source: Google Street View

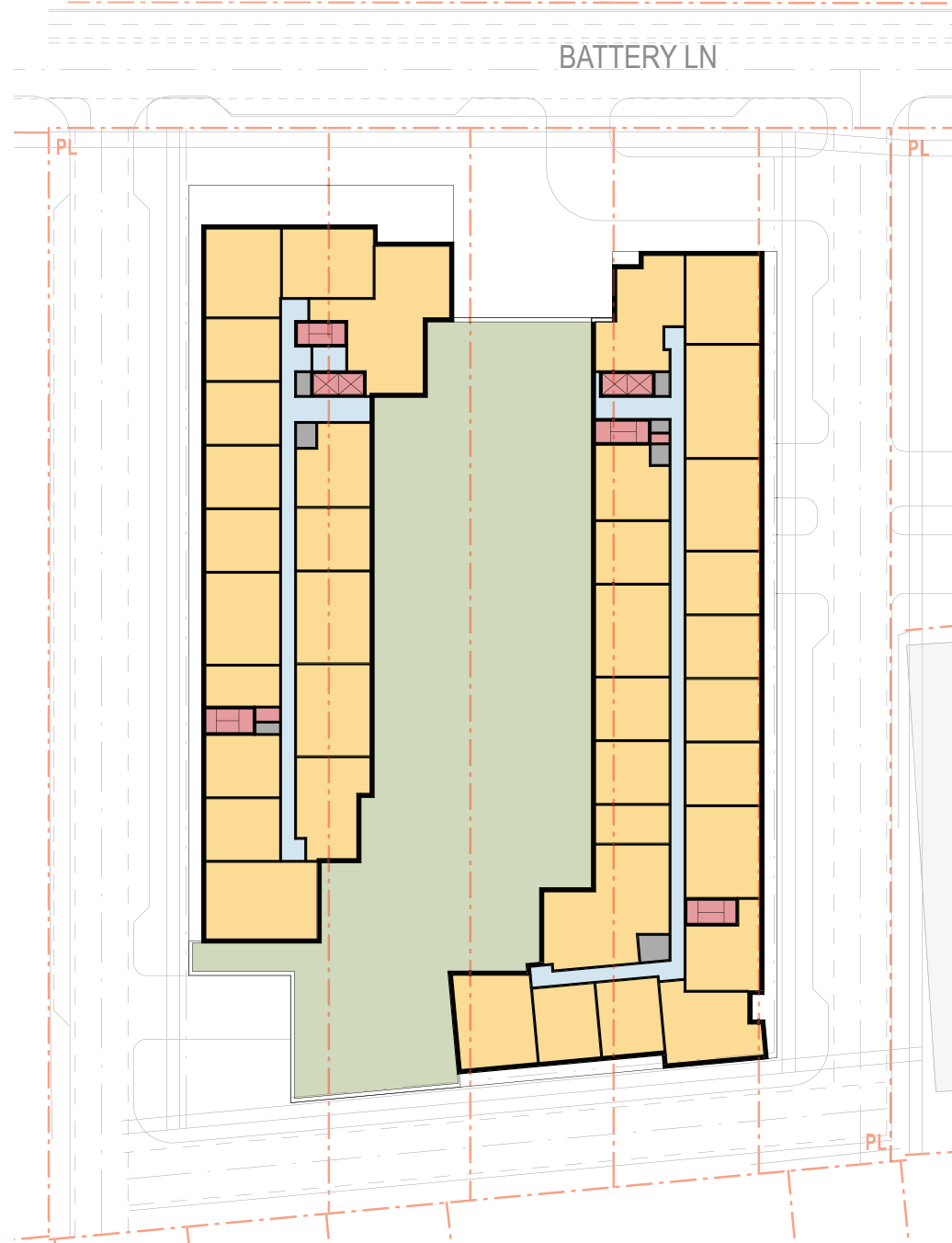


Transitions from Wisconsin Avenue to surrounding neighborhoods require stepping down of buildings to mediate between the high-rise and low-rise scales of the two areas.
Source: The Vine Condos

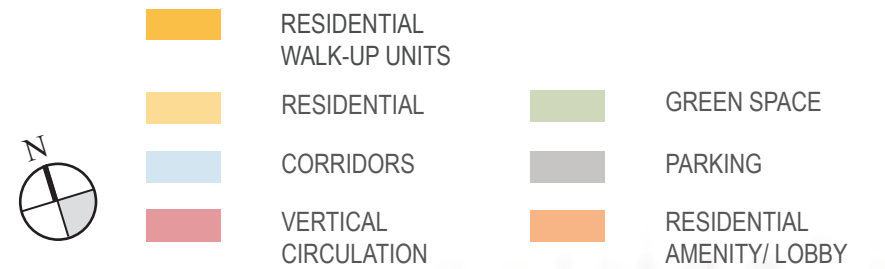




GROUND FLOOR PLAN



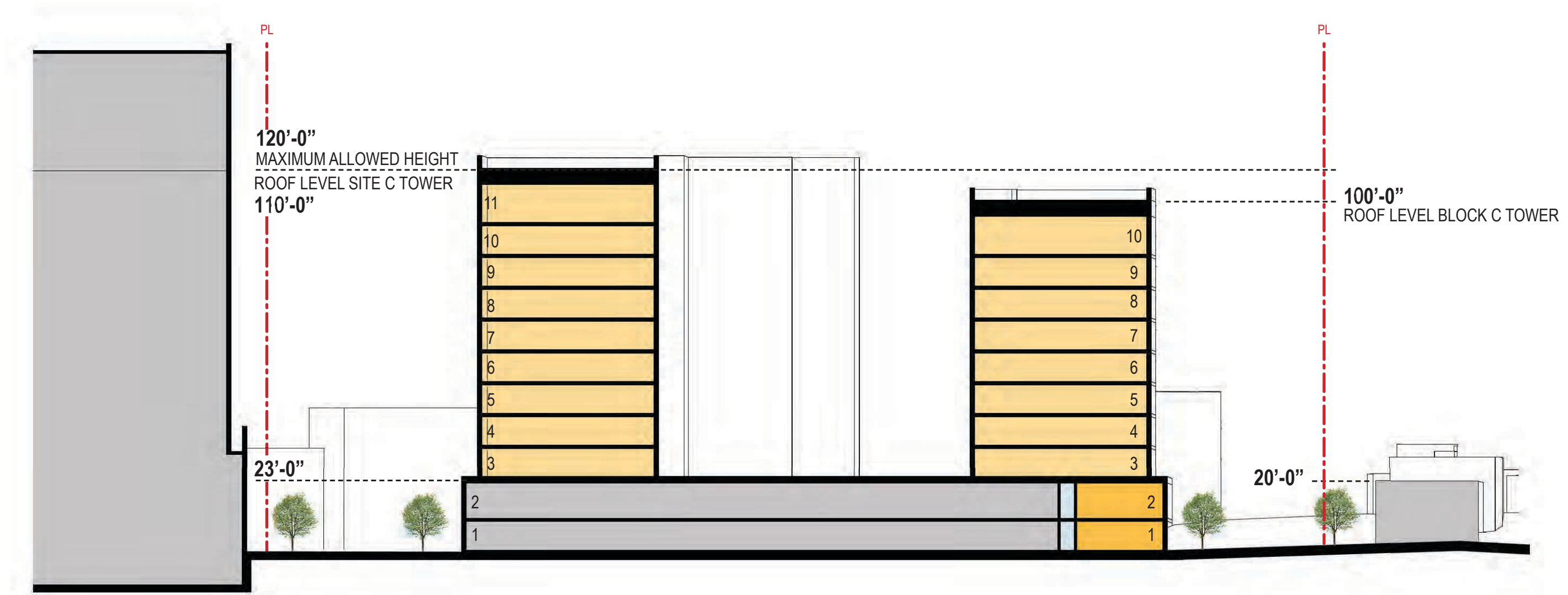
TYPICAL FLOOR PLAN



BATTERY LANE DISTRICT

SITE C: 4890 & 4900 BATTERY LANE

FLOOR PLANS No.



- RESIDENTIAL WALK-UP UNITS
- RESIDENTIAL
- CORRIDORS
- VERTICAL CIRCULATION
- GREEN SPACE
- PARKING
- RESIDENTIAL AMENITY/ LOBBY

BATTERY LANE DISTRICT

SITE C: 4 8 9 0 & 4 9 0 0 BATTERY LANE

BUILDING SECTIONS No.



WINDOW, FORM AND MATERIAL VARIETY

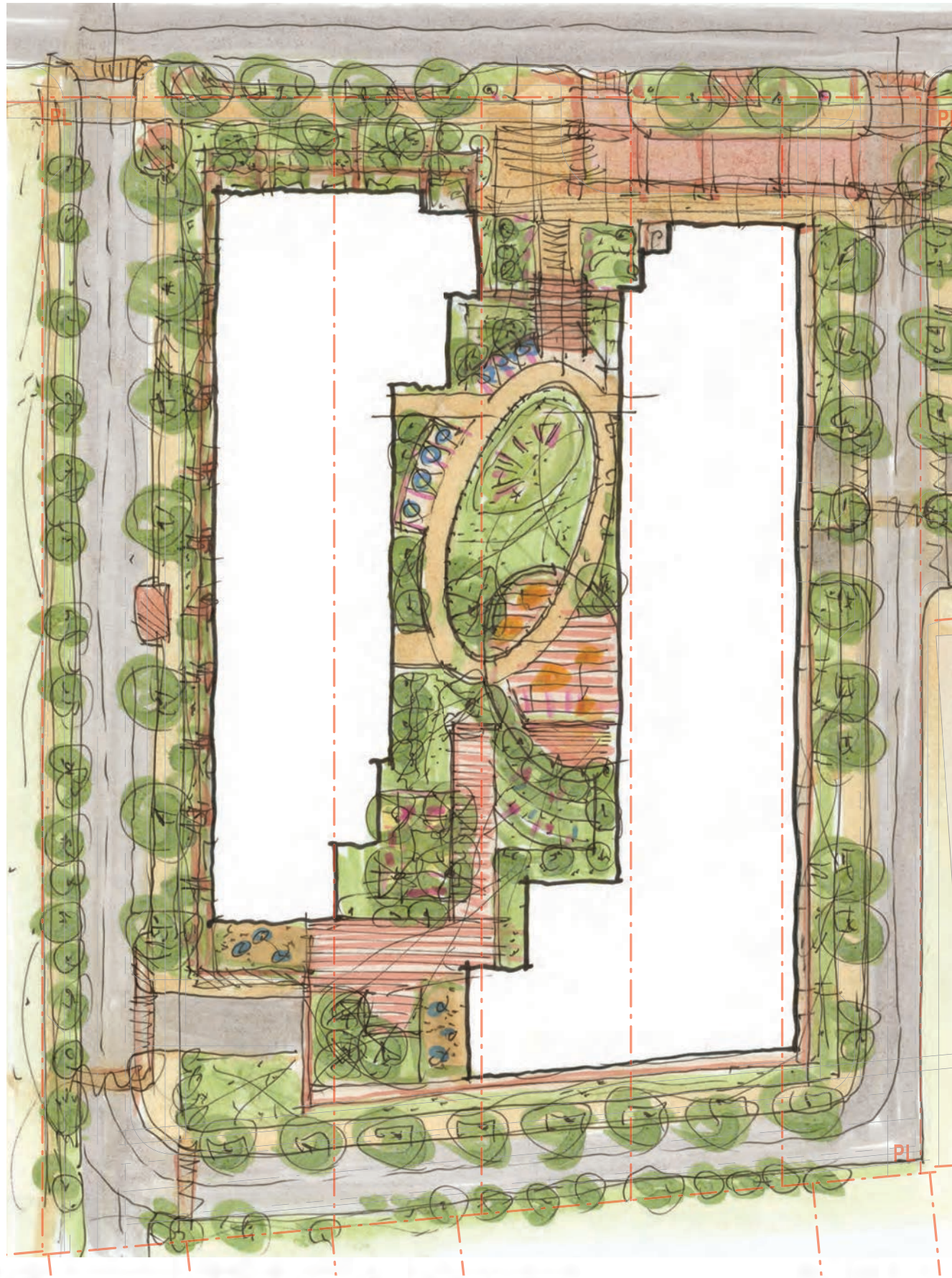


BUILDING IDENTITY

BATTERY LANE DISTRICT

SITE C: 4 8 9 0 & 4 9 0 0 BATTERY LANE

BUILDING PRECEDENT IMGS No.



SITE C's rooftop amenity will include elements such as: party room; lounge areas; grilling areas; green vegetation; and outdoor kitchen.