



BATTERY LANE DISTRICT

SITE - E

4998 BATTERY LANE | 14

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.

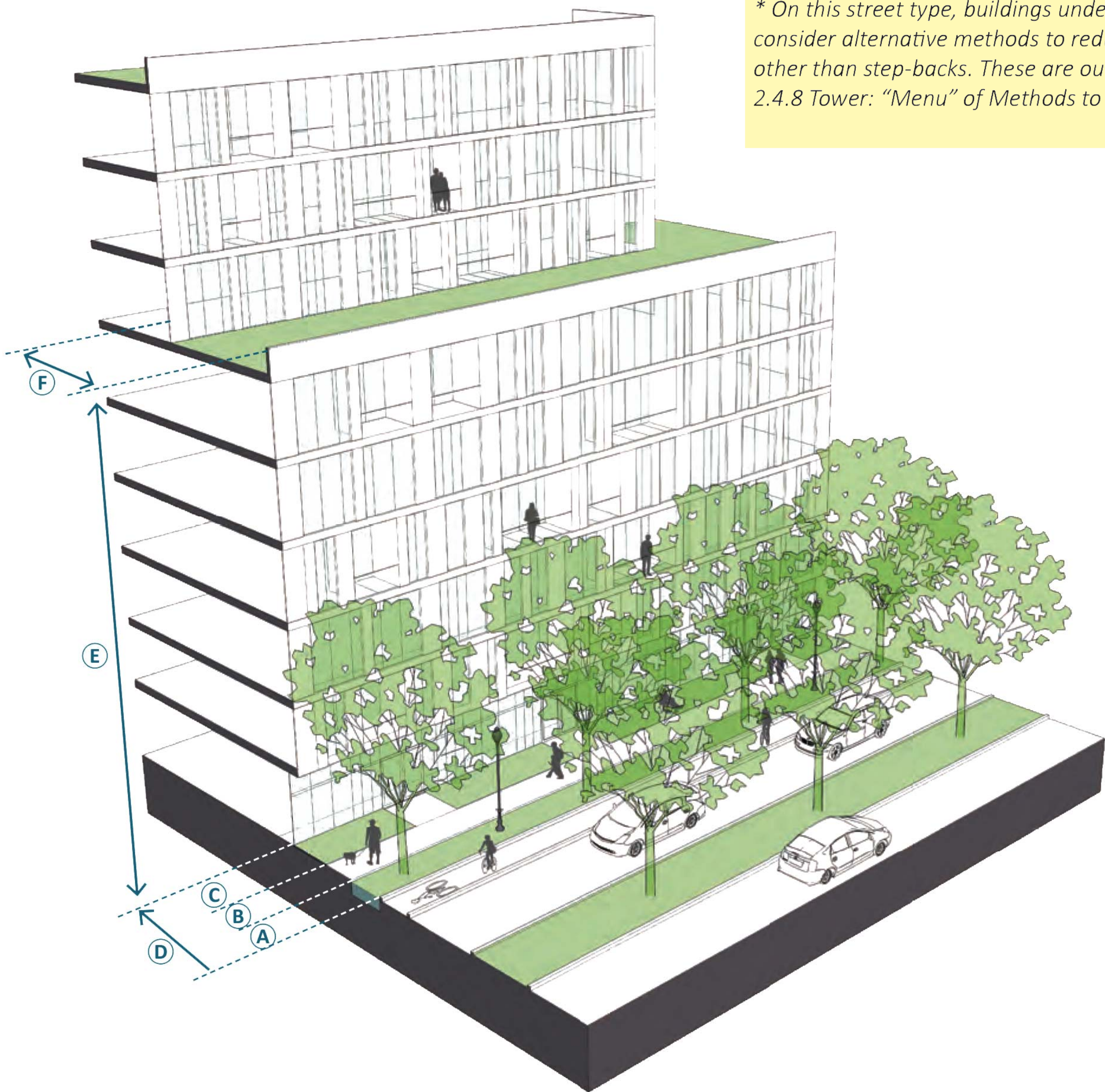


Table 2.05: Neighborhood Connector

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.

2.4.3 Base: Street Activation

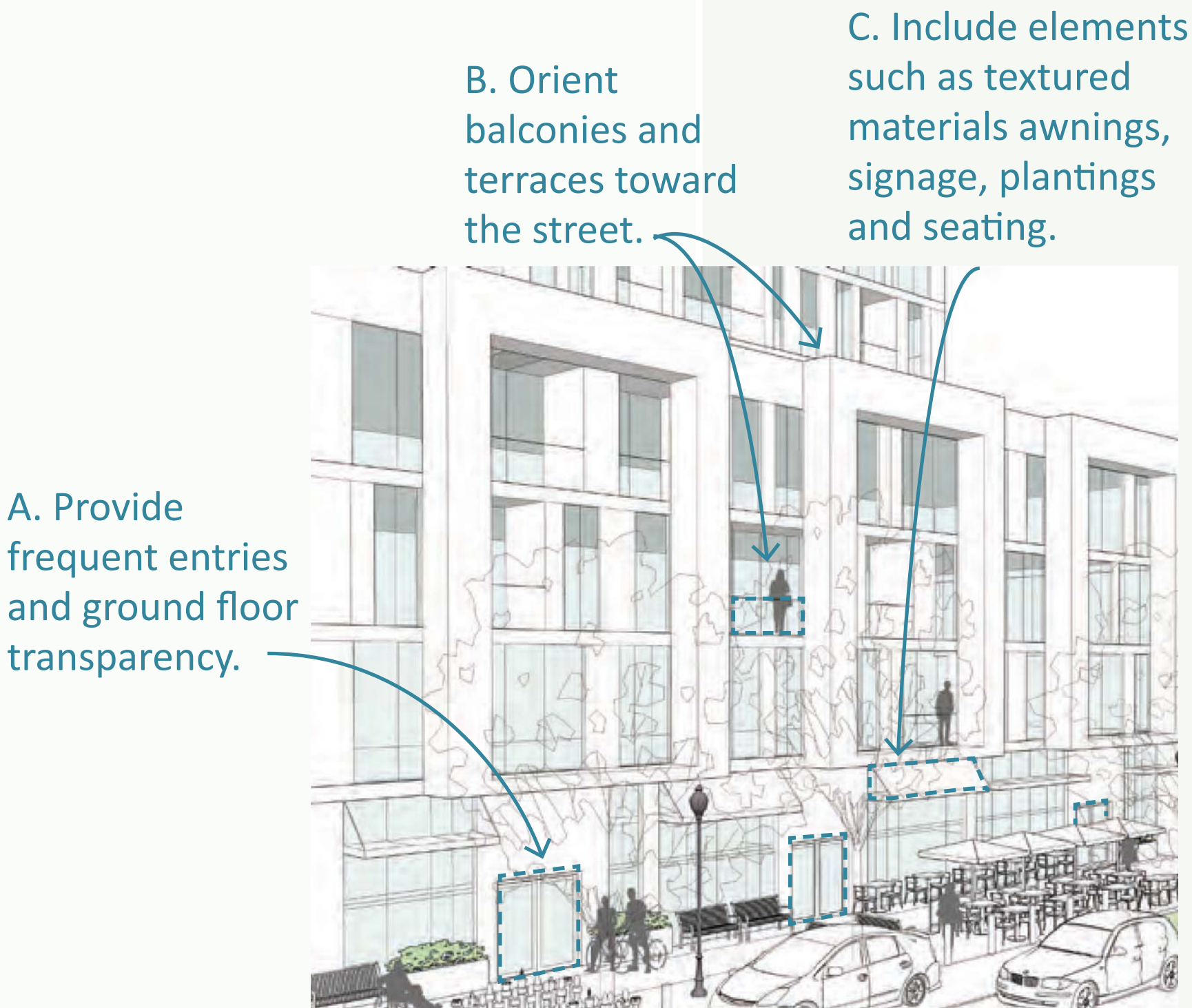
Intent: To encourage pedestrian activity by providing ground-floor and base design elements that engage with the sidewalk environment.

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*.



Operable walls that open to the street, along with various materials and textures, create an inviting and visually-engaging sidewalk environment for pedestrians. Source: David Baker Architects



2.4.4 Base: Variation and Articulation

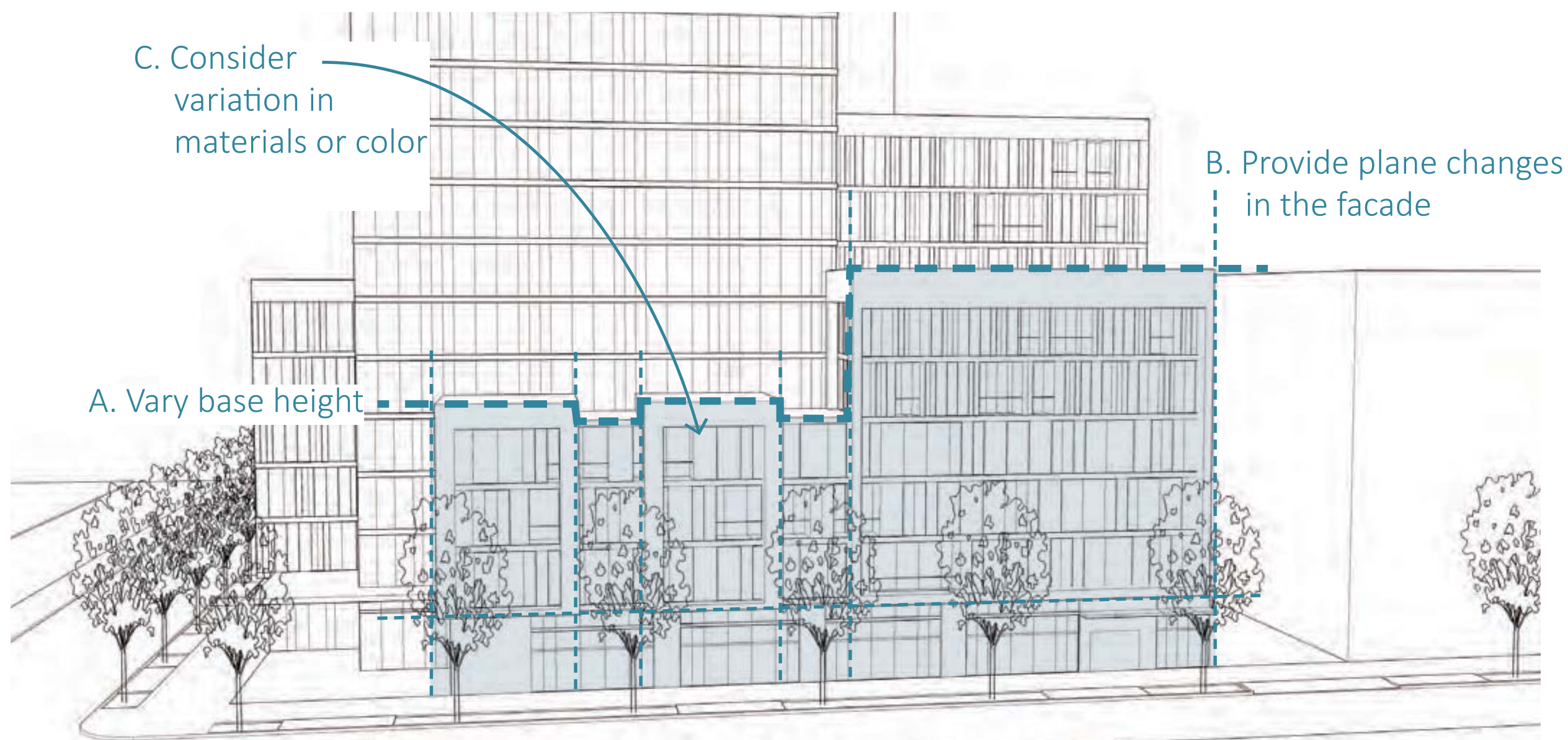
Intent: To ensure that facades are not exceedingly long, uninterrupted and rigidly uniform. These variations break up the mass of large buildings, add visual interest and promote human-scaled lower stories to relate to pedestrians.

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)



There are several ways to reduce the actual bulk of a building's upper floors or to creatively reduce the perceived bulk of the building. Below is a menu of design techniques that can be used to sculpt building towers and achieve a varied skyline responsive to human scale. Every project is not required to apply every method; however, several should be used in combination to best meet the guideline intent.

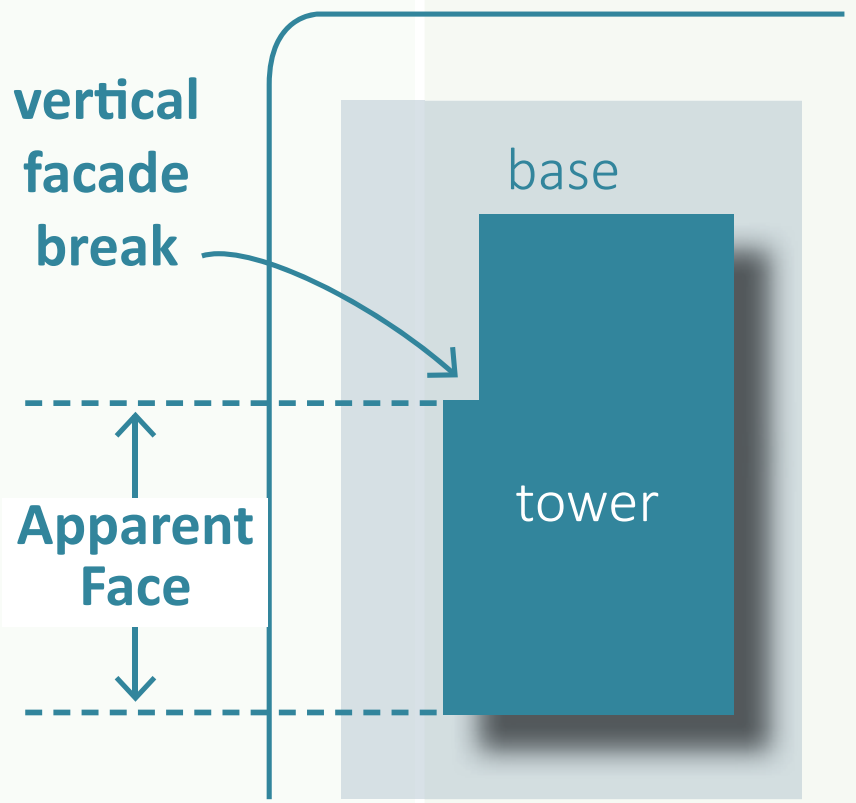
D. Modulate and Articulate Facades

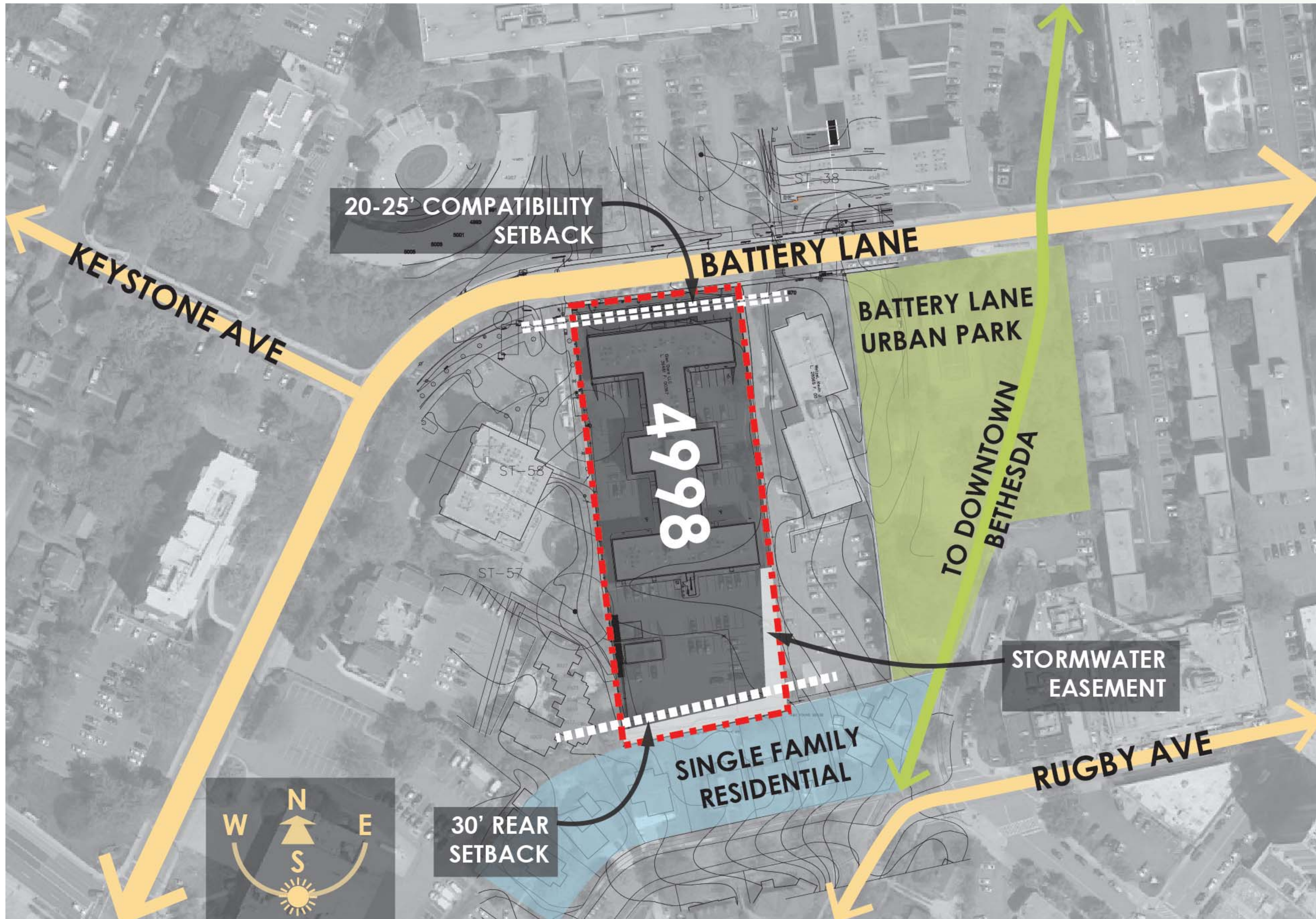
Techniques to break up large facades and reduce perceived building bulk include shifts in massing to allow for upper floor terraces, green roofs and balconies; changes in facade planes; and varied fins, frames and mullions to add depth to glass facades.



F. Limit Apparent Face

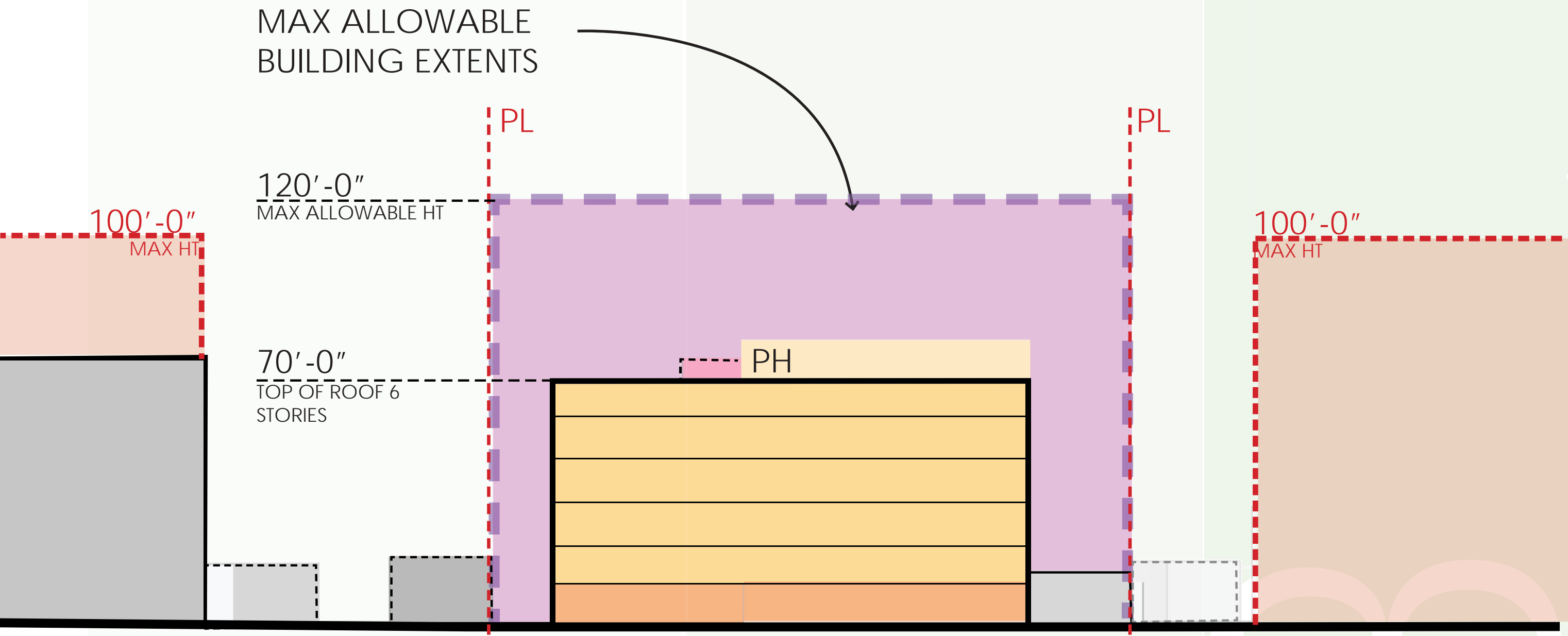
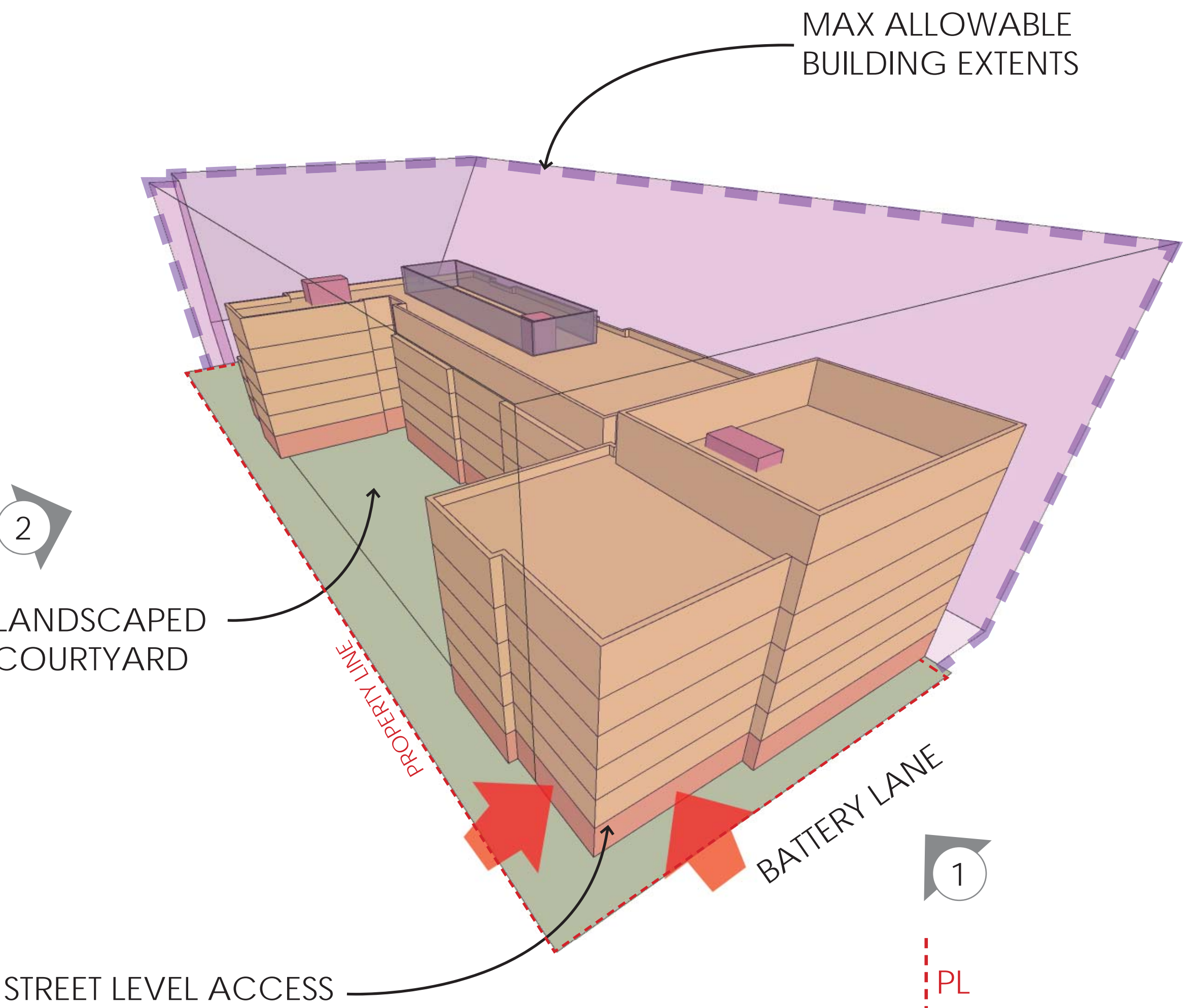
The apparent face is the length of a facade plane that is unbroken by vertical changes in depth. Limiting this length reduces the perceived bulk of a long building facade.



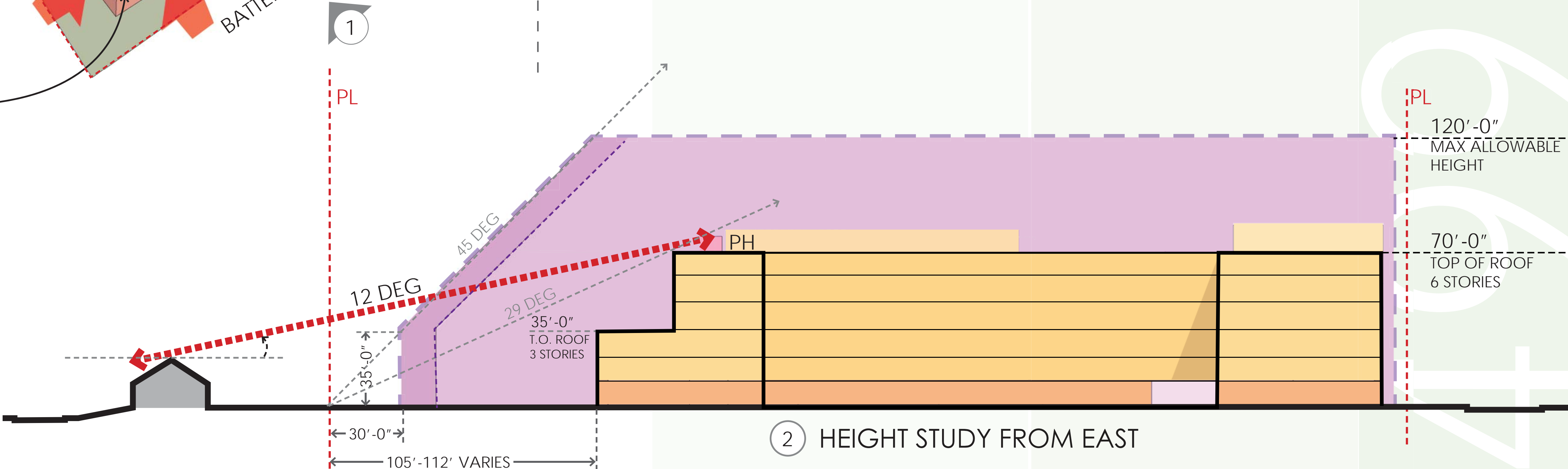


4998
Site Analysis

PROPOSED MASSING



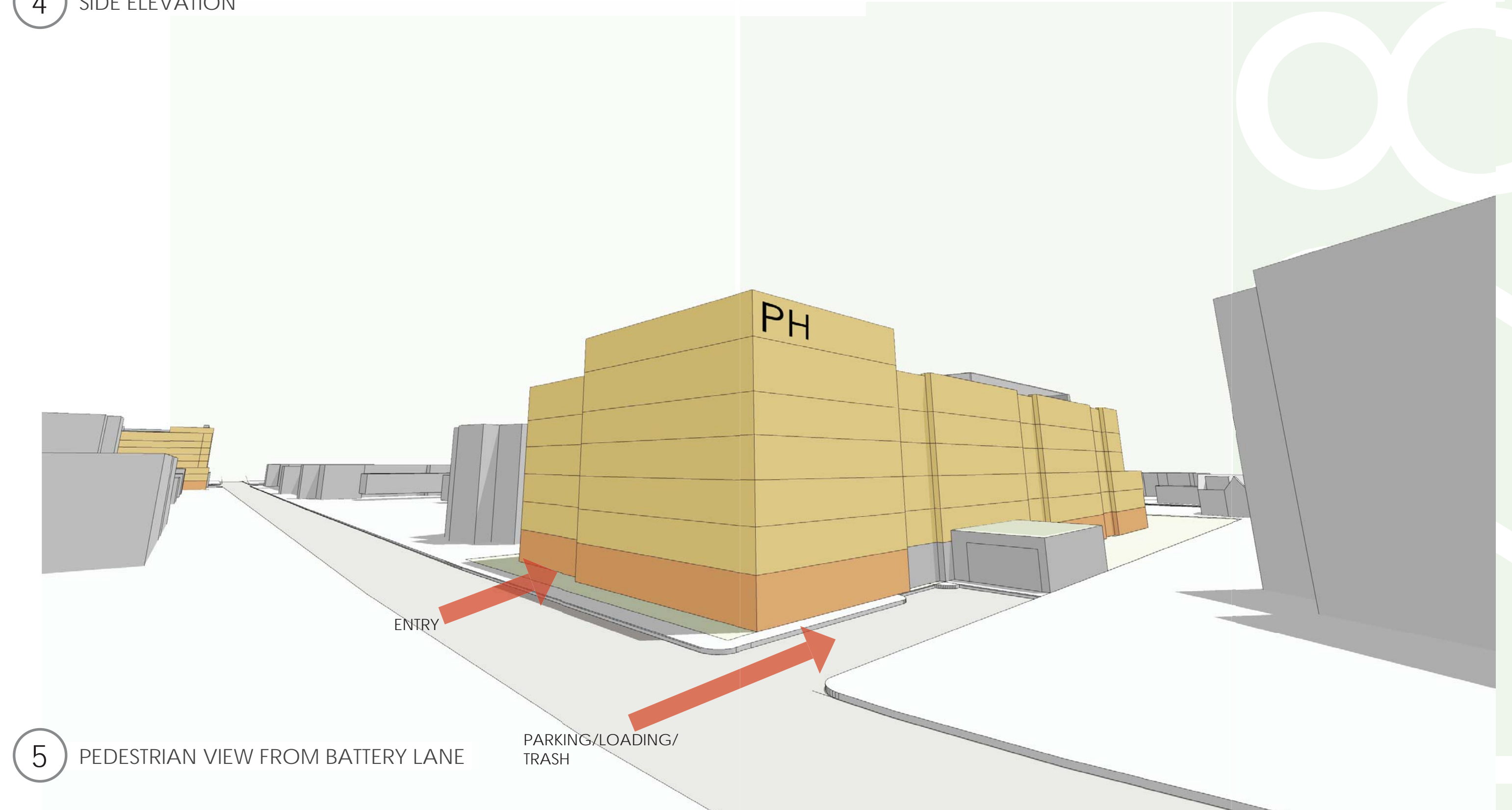
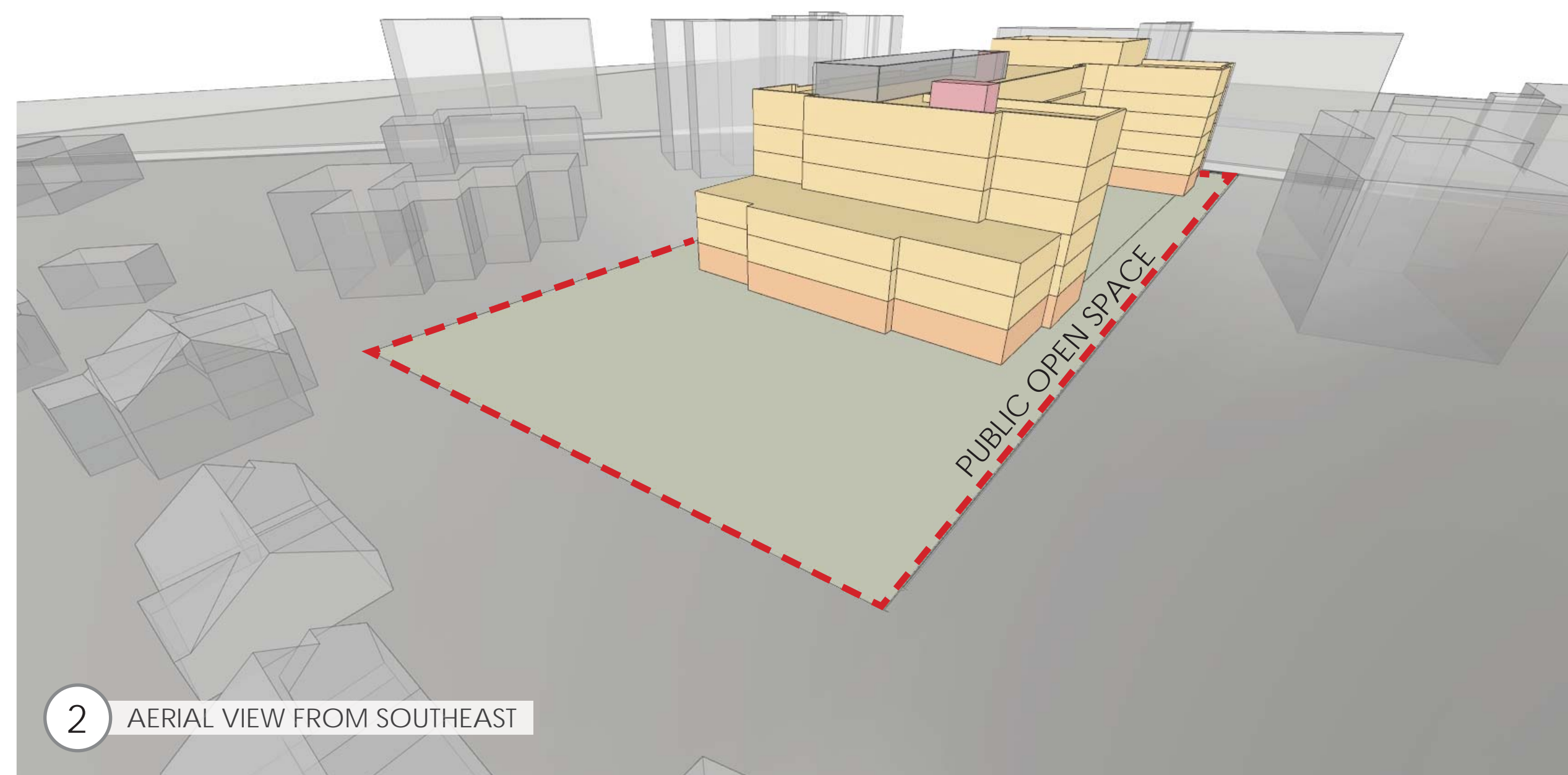
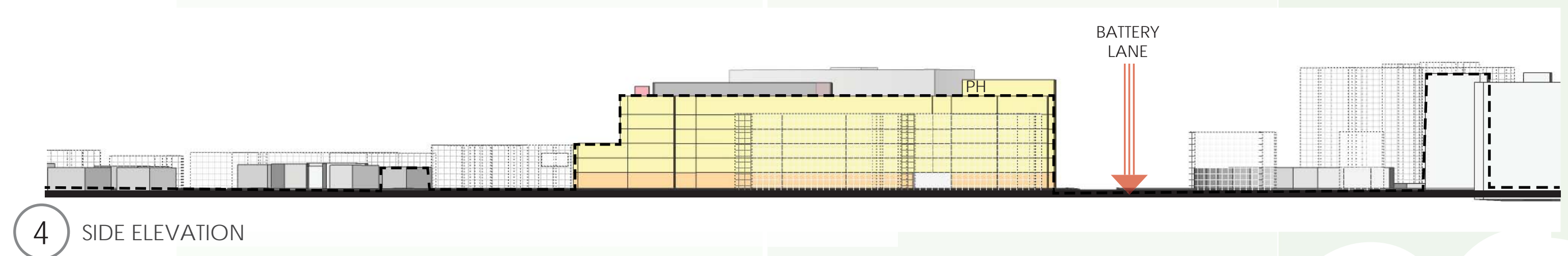
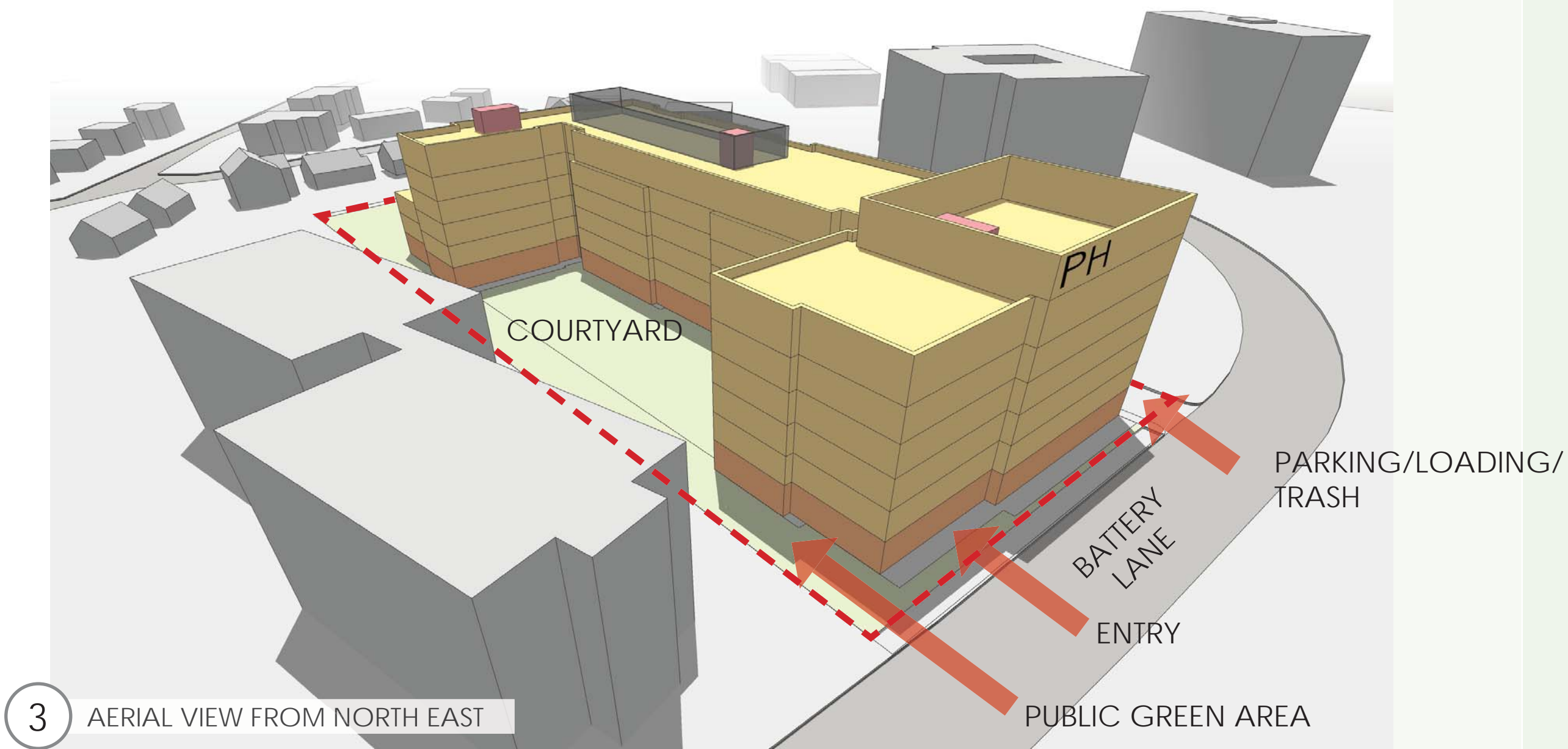
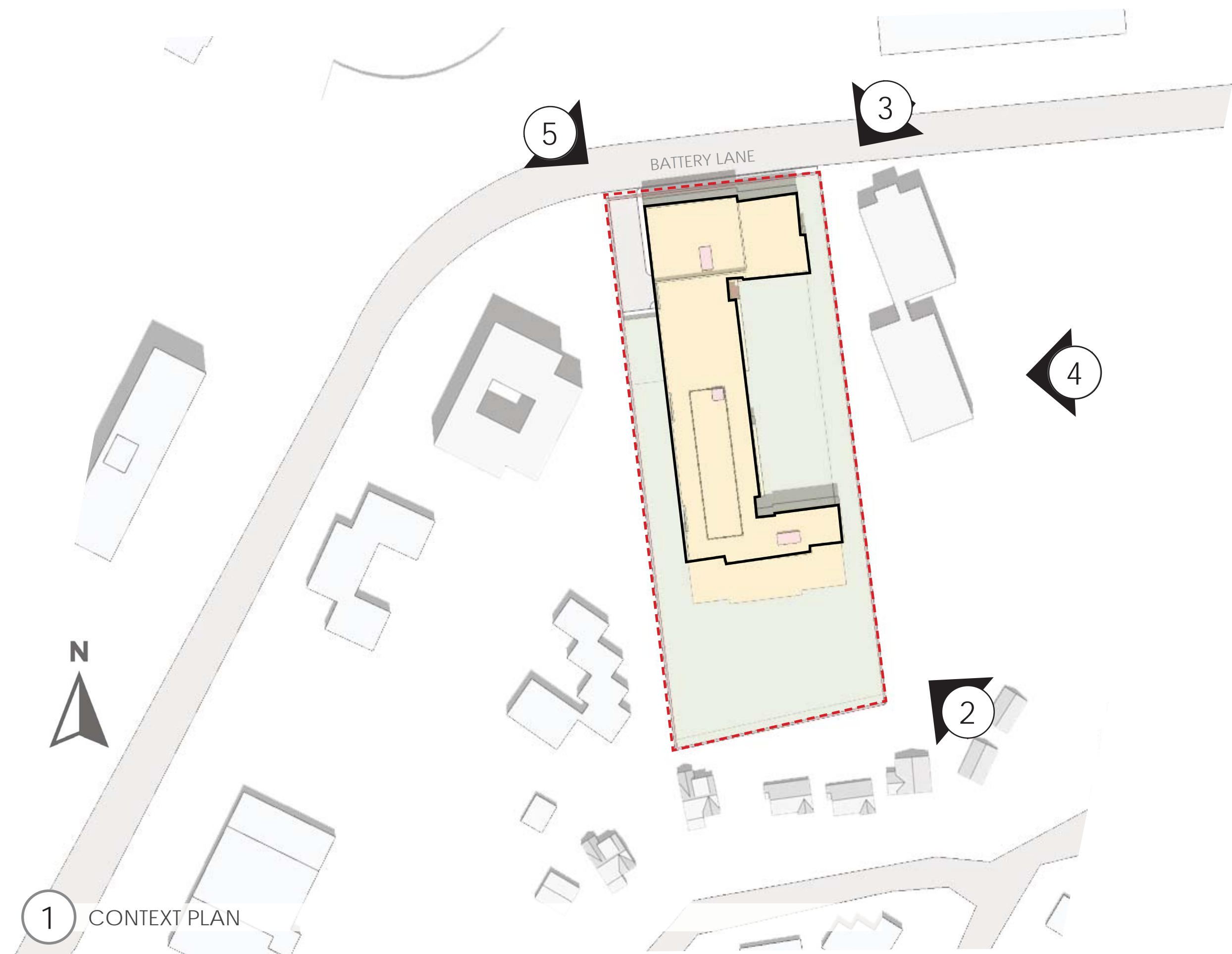
① HEIGHT STUDY ALONG BATTERY LANE

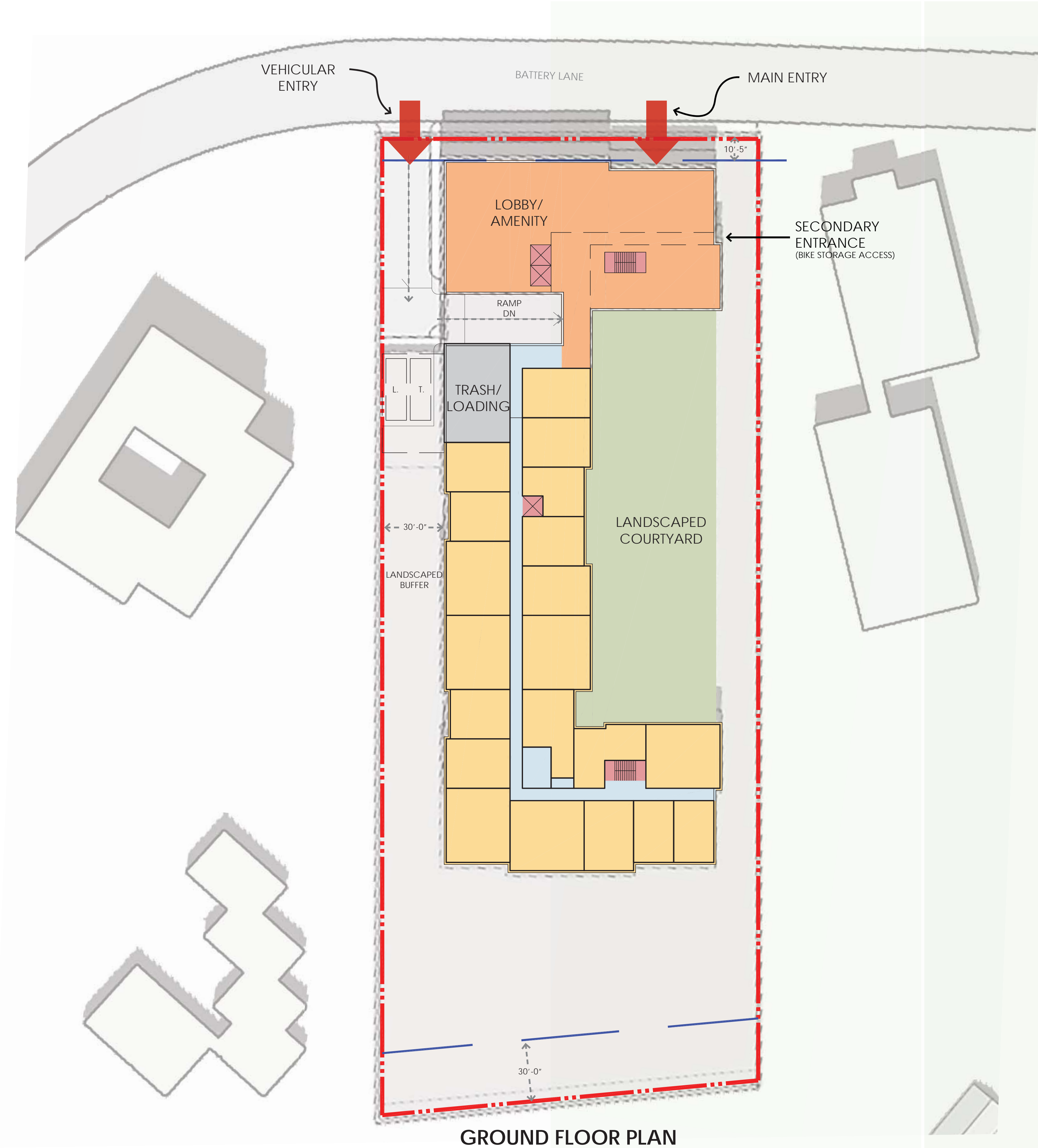
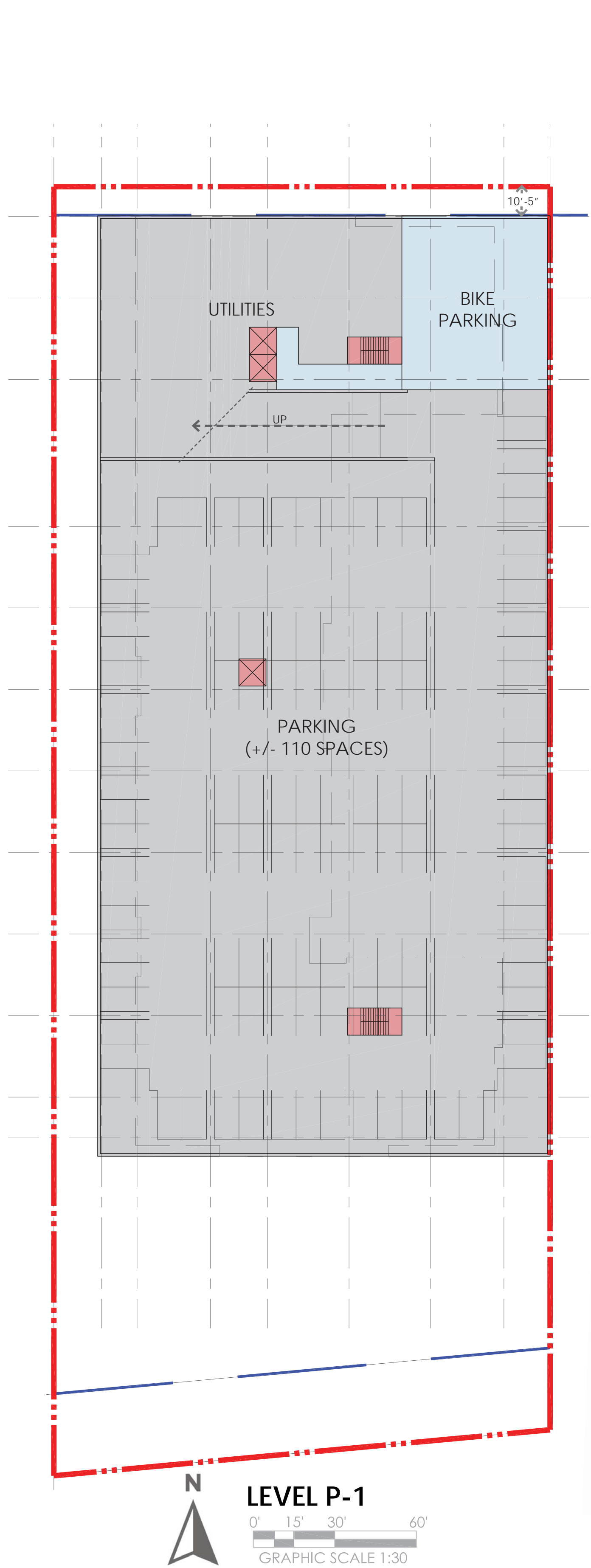


② HEIGHT STUDY FROM EAST

- Create a welcoming façade at the street level by providing **transparency at the base**.
- Define the base, middle, and top through **subtle variation** in material and articulation.
- Create a large, open courtyard that gives residents a **private oasis** within the urban realm.
- **Respect the single family homes** to the south with a large landscaped buffer and building setback.
- Provide a **public linear park** along the eastern edge, leading to a pocket park at the south.
- Minimize curb cuts along the street wall, in order to **activate the ground floor**.







- RESIDENTIAL
- RESIDENTIAL AMENITY / LOBBY
- CORRIDORS
- PARKING
- VERTICAL CIRCULATION
- GREEN SPACE
- PROPERTY LINE

GROSS BUILDING AREA	
TOTAL	242,000 GSF
TOTAL TOWARDS FAR*	157,755 GSF
SITE AREA	85,060 SF
FAR	1.85
UNITS	153
PARKING	APPROX. 110 SPACES

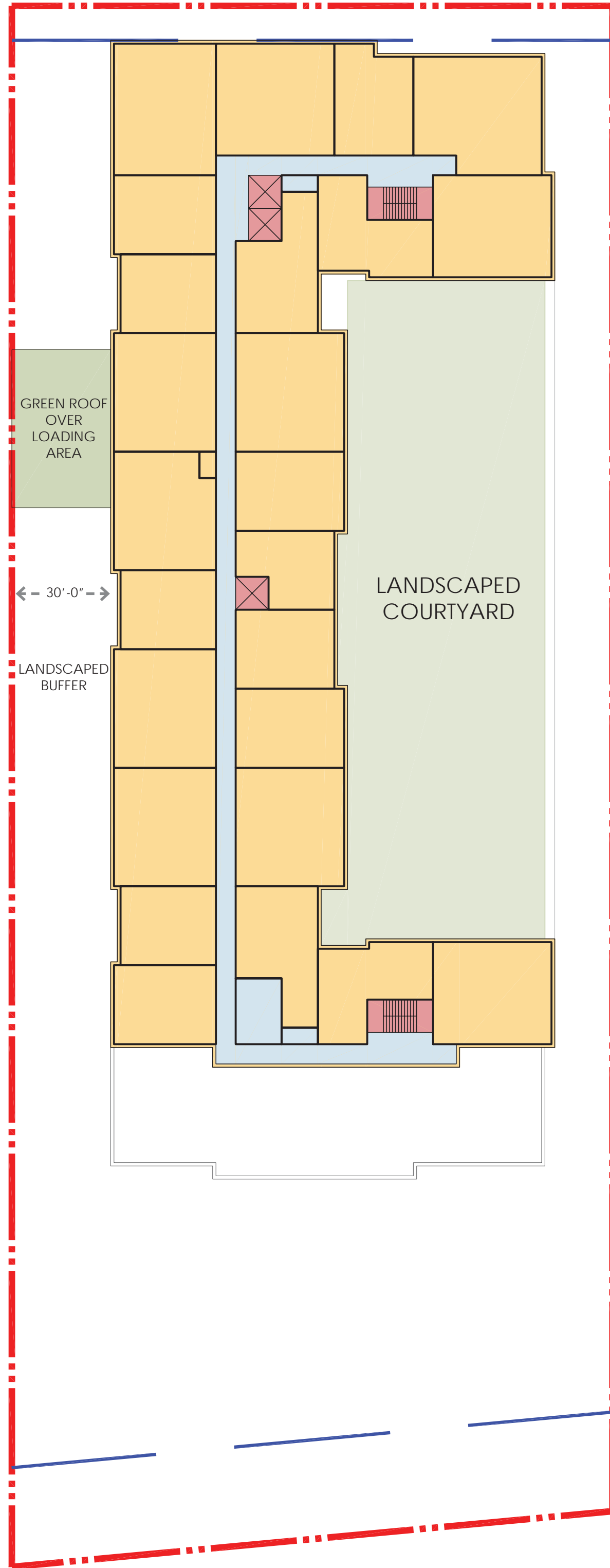
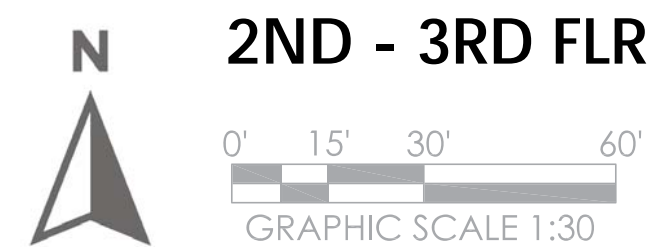
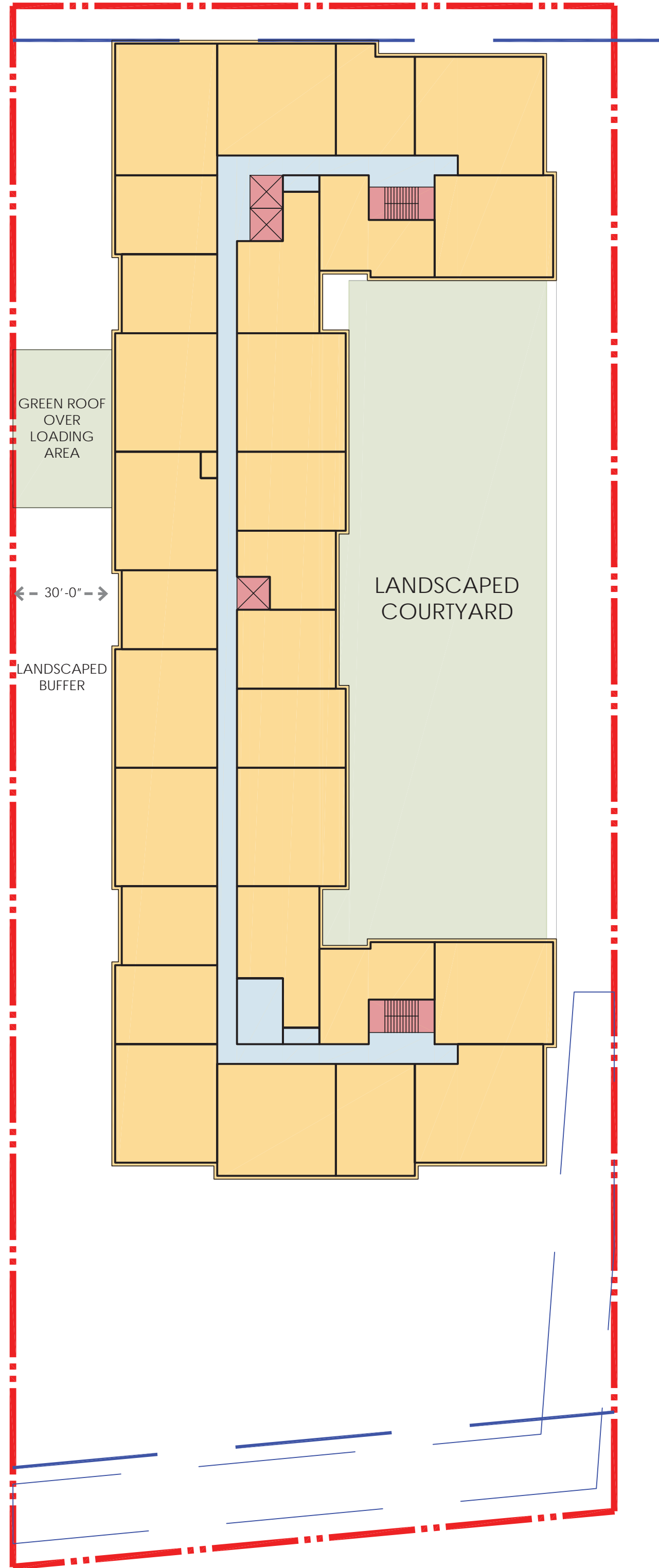
* DOES NOT INCLUDE 15% MPDU'S, PARKING, OR BELOW-GRADE AREAS

BATTERY LANE DISTRICT

SITE E - 4998 BATTERY LANE

FLOOR PLANS 15.1

4998 Floor Plans

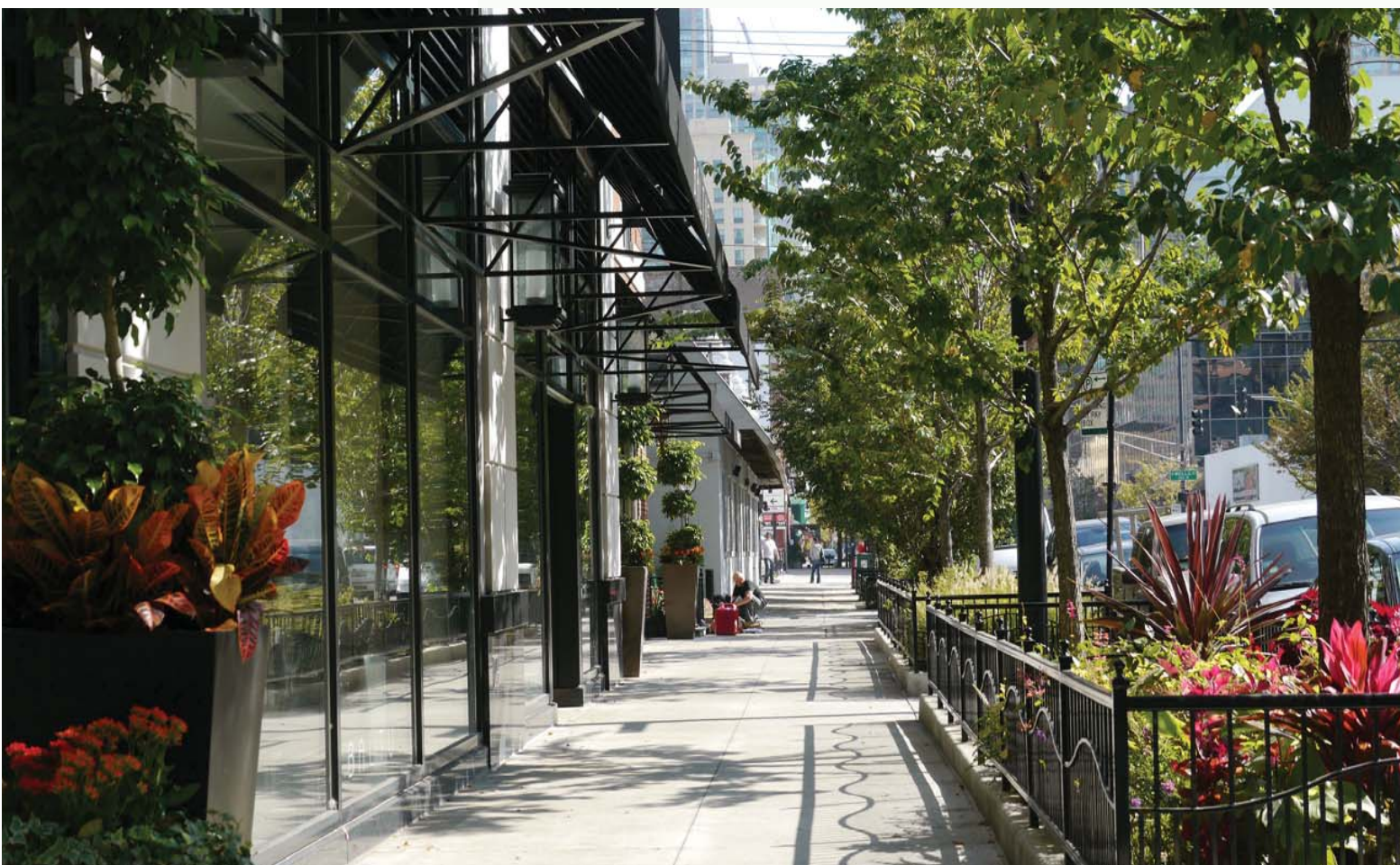
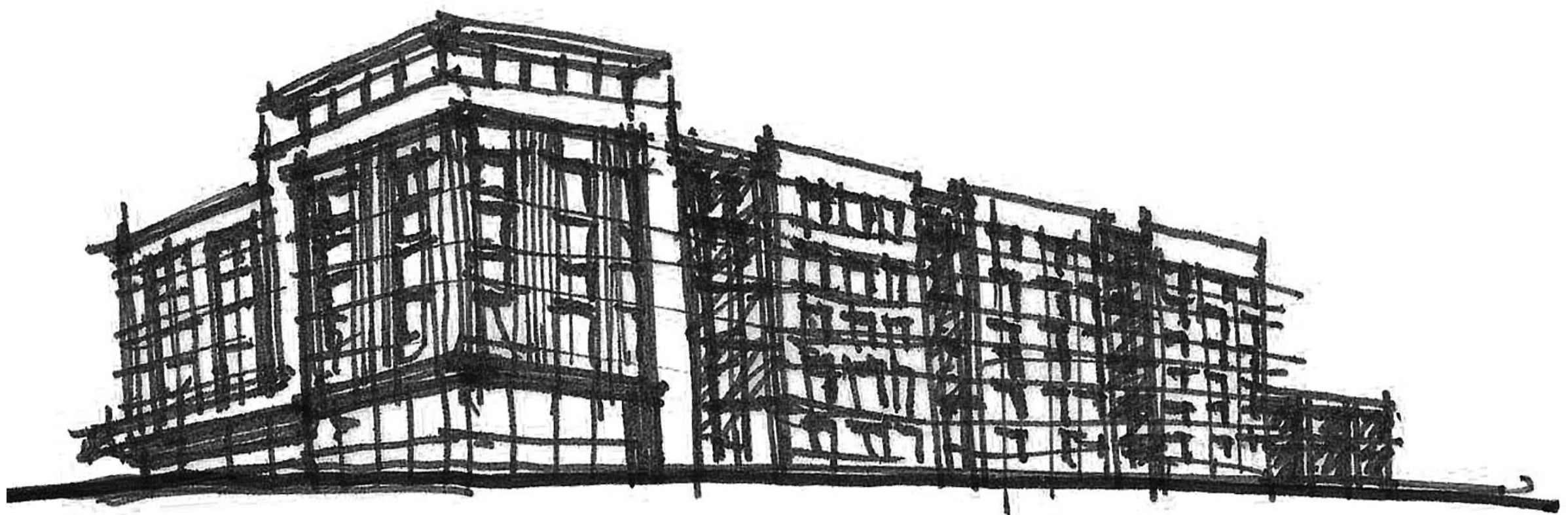
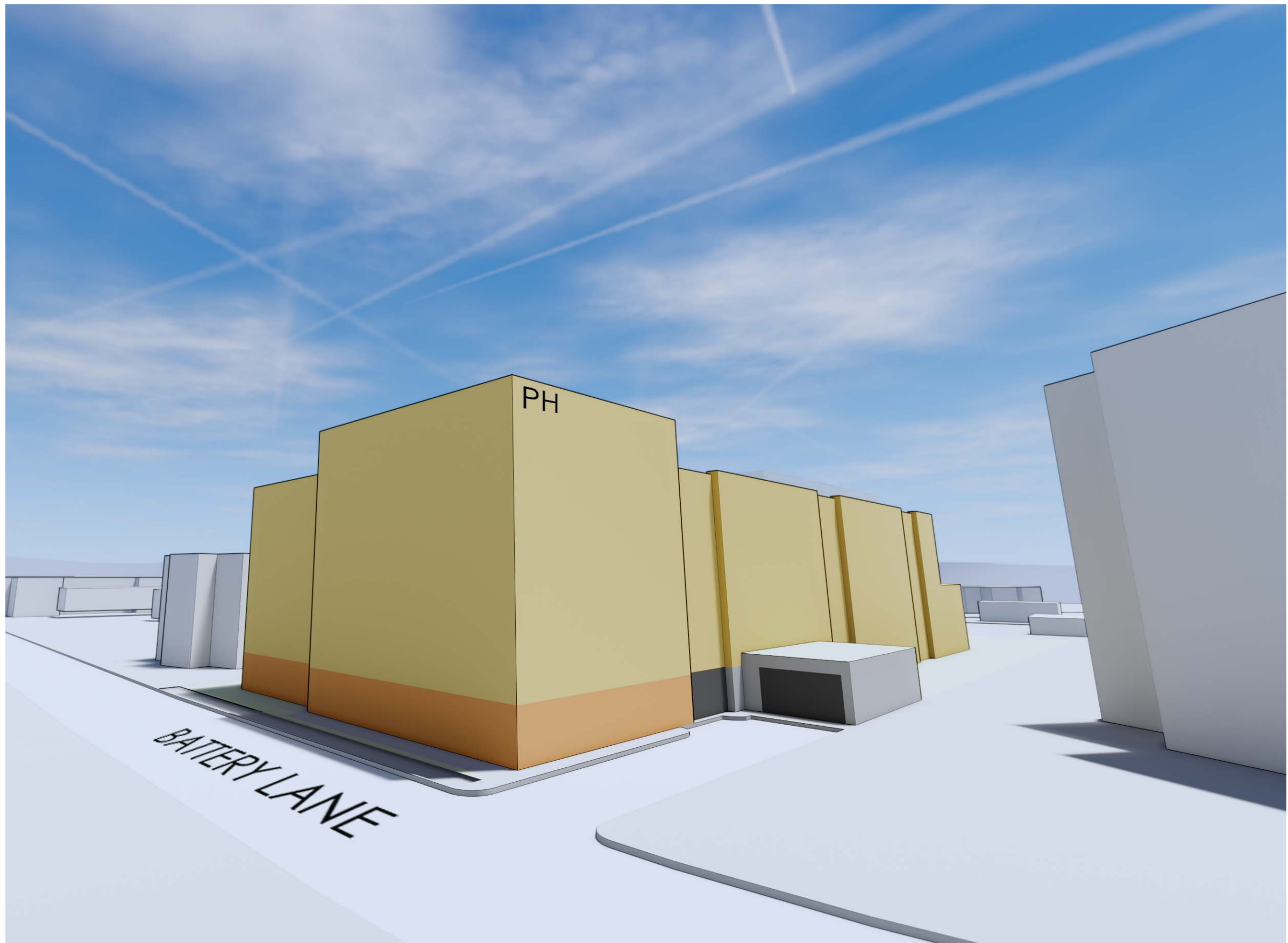


BATTERY LANE DISTRICT

SITE E - 4998 BATTERY LANE

FLOOR PLANS 15.2

TEXT



BATTERY LANE DISTRICT

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PRECEDENT IMAGES | 15.3

