


Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE: March 15, 2021

TO: Bethesda Downton Plan Design Advisory Panel (DAP)

FROM: Grace Bogdan, Planner Coordinator, DownCounty Planning 
Elza Hisel-McCoy, Chief, DownCounty Planning

RE: Staff comments for the March 24, 2021 DAP Meeting

We have two items for discussion at this month's meeting. Both projects are at the Site Plan stage, which focuses review on more detailed and developed architectural expression and site design, consistent with the Design Guidelines. Previous meeting notes for both items are hyperlinked to this memo.

Item #1

Hampden East

Shalom Baranes Associates

Washington Properties

- 1st Site Plan presentation.
- The Hampden East project was first seen by the Panel in June of 2020, with a favorable review of the Sketch Plan and the following direction:
 - *Further development of the base articulation, including how it relates to the public spaces across East and Hampden Lanes;*
 - *Continue to develop the design to address the use of building overhangs based on the comments above;*
 - *Further refine the relationship between the rear facades;*
 - *Study the potential for shared access between the two buildings with clear preference for split access between Montgomery and Hampden.*
- The Sketch Plan approved by the Planning Board included a consolidated access point on Hampden Lane, based on several conversations with Planning Staff and DOT.
- The Site Plan application has been submitted but not yet formally reviewed by the Development Review Committee.
- The Applicant is requesting 30 design excellence points, which is the maximum points that can be awarded to projects with a singular design that exemplifies the highest intent of the Design Guidelines and may be considered atop example of design within the Mid-Atlantic region.

Item #2**The Avondale**

Perkins Eastman

SJ Investment Corp

- 2nd Site Plan presentation.
- The Avondale project was first seen by the Panel in January of 2021 for Site Plan Review.
- Direction from January meeting: *the Panel generally agreed that the architecture has developed very nicely and that the applicant team should further develop the landscape design to address the street and building design, particularly with regard to accessibility from the sidewalk to the building entry.*
- The Applicant requests 20 design excellence points, which is awarded to projects with a superlative design that in a uniquely compelling way meets the Design Guidelines or overcomes a significant site or similar constraint; a top example of design within Montgomery County.

Attachments

- A. [Hampden East Sketch Plan minutes](#)
- B. [The Avondale 1st Site Plan presentation minutes](#)