




DATE: July 21, 2022

TO: Bethesda Downton Plan Design Advisory Panel (DAP)

FROM: Grace Bogdan, Planner III, DownCounty Planning 
Stephanie Dickel, Regulatory Supervisor, DownCounty Planning

RE: Staff comments for the July 27, 2022 DAP Meeting

This will be a hybrid meeting, attendees can participate in person or virtually.

Item #1

Battery Lane Site C

WDG Architecture
Rodgers Consulting
Parker Rodriguez

- 2nd Site Plan presentation, focusing details and architectural review.
- Site C was first presented at the June, 2022 DAP. The Panel had requested the Applicant return with the following comments addressed:
 - In the southwest green area, could there be more programming elements for those working from home?
 - How can the rear be better activated to have continuous energy and eyes on the path, perhaps the dog park can meander into the rear?
 - Can the pavement areas that interrupt the green panel at the northwest corner be relocated?
 - Can the corner be differentiated to better express a corner element?
 - The building grounds in many ways, perhaps the building could ground with only one or two variations for better continuity.
 - Please provide a street section diagram showing the buildings on either side so we can see the width to height ratio of the street better.
 - Please provide a diagram illustrating the life safety restrictions mentioned.
- The submittal materials included a response to these comments as well as plans showing a relocated dog park and amenities within the green areas.
- The corner tower elevation has been slightly modified to enhance the articulation with similar composition and vocabulary of the building base.
- The requested diagram for fire access is included on Page 59 of the submittal and the street section diagrams begin on Page 60.
- The Applicant seeks 20 points for design excellence.
 - *10 Points: Generally consistent with the Design Guidelines and meets four of the CR Guideline Criteria*

- *20 Points: 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*
- *30 Points: Singular design that exemplifies the highest intent of the Design Guidelines and may be considered a top example of design within the Mid-Atlantic region*

Item #2

7340 Wisconsin Avenue

SK&I Architecture

Greystar Development

- 2nd presentation, originally reviewed new massing in May 2022 for the Sketch Plan Amendment. This submittal includes site plan level details as the Sketch Plan Amendment and Site Plan will be filed concurrently.
- At the May 2022 DAP, the panel was encouraged by the design changes since the original sketch plan approval and had the following comments:
 - Further address the relationship of the proposed building and building to the west.
 - Reevaluation of the curtain wall at the top of the building.
 - Specify how the design of this building is different than 7126 Wisconsin Avenue to the south.
- In a memo dated July 21, 2022, the Applicant provided further descriptions addressing the comments from the DAP, please see attached.
- The Applicant is requesting 20 points for exceptional design, which is 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.