

# Silver Spring Downtown Design Advisory Panel (DAP)

## Submission Form

Revised February 2023

### PROJECT INFORMATION

Project Name	Ellsworth Place Residential
File Number(s)	Sketch Plan #320240060
Project Address	8661 Colesville Road, Silver Spring, Maryland 20910

Plan Type     Concept Plan         Sketch Plan         Site Plan         Consultation w/o Plan

### APPLICANT TEAM

	Name	Phone	Email
Primary Contact	VIKA Maryland, LLC	301-619-4100	duke@vika.com
Architect	Gresham Smith	615-770-8626	brandon.bell@greshamsmith.com
Landscape Architect	VIKA Maryland, LLC	301-619-4100	soytutan@vika.com

### PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density (SF/FAR)	Requested Additional Density (SF/FAR)	MPDU %
Project Data	CR8.0, C8.0, R8.0, H300	300'	825,056 SF / 8.0 FAR	None above maximum allowed per zone.	15%
Proposed Land Uses	High-rise multi-family residential development over existing Ellsworth Place commercial.				



## DESIGN ADVISORY PANEL SUBMISSION PROCESS & REQUIREMENTS

1. Schedule a Design Advisory Panel review date with the Design Advisory Panel administrator: Cashielle Nelson: [SSDAP@montgomeryplanning.org](mailto:SSDAP@montgomeryplanning.org)
2. At least two weeks prior to the scheduled Panel meeting, provide via email to the Design Advisory Panel administrator the completed Submission Form and required drawings in PDF format. Incomplete applications will be returned for revision. **Applications deemed incomplete by the DAP Liaison may result in the loss of the scheduled meeting date if not returned complete within the above time frame.**
3. Concept Plan and Sketch Plan applications must include the following, at a minimum:
  - Property location plan showing three-block context radius
  - Illustrative site plan showing two-block context radius
  - Perspective images of all building faces from a 3D model that show the proposal in the built context, as well as with nearby building massings as approved by the Planning Board. (Bring the 3D model to the Panel review.)
  - 3D building massing diagrams illustrating:
    - the maximum mapped density and height on site;
    - Design Guidelines conformance;
    - how the proposed design conforms to the Design Guidelines and where it does not conform, how it still meets the Guidelines' intent;
  - Precedent images showing scale, architectural character, materiality, etc. (Concept & Sketch Plans only).
4. Except as noted, Site Plan applications must include all of the above, as well as, at a minimum:
  - Site landscape plan;
  - Floor plans for parking level(s), ground floor, typical floor, roof, and unique conditions;
  - Building/site sections showing full adjacent street sections with opposite building face;
  - Elevations for each façade;
  - Key perspective views expressing character of the building elevations and streetscape.



## DESIGN GUIDELINES CONFORMANCE

The primary goal of the DAP is to provide advice and recommendations that will heighten design excellence and improve the quality of architecture, urban design, and landscape architecture in downtown Silver Spring. Simple compliance with the numerical standards in the Design Guidelines does not in itself achieve Design Excellence.

### STREETS

List the Street Types(s) that are part of this project and fill in the Active Zone Elements chart with the recommended dimensions from the Design Guidelines and the proposed provided dimensions. Streets that do not include separated bike facilities will not have a Pedestrian/Bike Buffer.

**STREET TYPE(S):** Downtown Boulevard (Colesville Rd) and Downtown Street Type A (Fenton St)

Active Zone Elements	Recommended	Provided	Justification
Frontage Zone			
Sidewalk / Sidepath	Existing condition varies depending on the portion along frontages (Generous and Typical sidewalk designations).	TBD	Existing condition meets the previous Silver Spring Streetscape Standards and has mature trees. Ground plane (building base) is not changing.
Pedestrian/Bike Buffer			
Separated Bike Lane (one-way or two-way)			
Street Buffer			

### BUILDING FORM

Fill in the chart below with the number of floors for each Building Massing Component and with the horizontal distance (in feet) of step-backs or tower separations. If a Building Massing Component is not provided, indicate with n/a.

Building Massing Components	# of Floors	Dimension Provided	Comments
Pedestrian Level	See comments	--	Existing conditions; no change
Base	See comments	--	Existing conditions; no change
Middle / Tower	16 stories	--	
Top	4 stories	--	
Cap		--	
Step-back above Base	--	15'-20' at Colesville Rd 15'-30' at Fenton St	
Step-back above Middle	--	20'-30' at Colesville Rd (Level 22) 30'-40' at Fenton St (Level 25)	
Tower Separation	--	n/a	



**DOES THE PROJECT INCLUDE A SECTOR-PLAN RECOMMENDED PARK OR OPEN SPACE?**

Yes  No

- If yes, please provide diagrams demonstrating conformance with Section 2.4.3.B of the Guidelines

**IS THE PROJECT ONE OF THE SITES IDENTIFIED IN CHAPTER 3 OF THE DESIGN GUIDELINES?**

Yes  No

- If yes, please provide diagrams demonstrating conformance with the Site-Specific Guidelines in Chapter 3.

**EXCEPTIONAL DESIGN POINTS REQUIREMENT:**

All projects are required to achieve the maximum 10 Public Benefit points for Exceptional Design. Below are the criteria from the [CR Implementation Guidelines](#). Project submissions should address the points below:

1. Provide innovative solutions in response to the immediate context.
2. Create a sense of place and serves as a landmark.
3. Enhance the public realm in a distinct and original manner.
4. Introduce materials, forms or building methods unique to the immediate vicinity or applied in a unique way.
5. Design compact, infill development so living, working and shopping environments are more pleasurable and desirable on a site.
6. Integrate low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

Draft projection:

<b>Public Benefits Summary</b>	
<b>59-4.7.3.D: Diversity of Uses &amp; Activities</b>	<b>36</b>
(6) Moderately Priced Dwelling Units	36
<b>59-4.7.3.E: Quality Building &amp; Site Design</b>	<b>20</b>
(2) Exceptional Design	20
<b>59-4.7.3.F: Protection &amp; Enhancement of the Natural Environment</b>	<b>8</b>
(1) Building Lot Termination (BLT)	8
<b>59-4.7.3.G: Building Reuse</b>	<b>94</b>
Building Re-use	94
<b>Number of Categories</b>	<b>4</b>
	<b>PointsRequested</b>
	<b>158</b>







**SILVER SPRING DESIGN ADVISORY PANEL**

January 3, 2024

**ELLSWORTH PLACE RESIDENTIAL**  
**8661 Colesville Road, Silver Spring, MD 20910**

**DAP Comment Response Letter**

**Genuine Ingenuity**

222 Second Avenue South  
Suite 1400  
Nashville, TN 37201  
615.770.8100  
GreshamSmith.com



The Applicant Team met with the Silver Spring Design Advisory Panel (DAP) on November 15, 2023 to present the addition of a residential tower over the existing Ellsworth Place development. The meeting was a hybrid format, with attendees being both in-person and virtual. The DAP provided comments (dated November 15, 2023) to the Applicant Team and requested a second review during the Sketch Plan process. This letter summarizes the Applicant's response to the DAP comments. A revised plan package is being submitted with this letter to demonstrate the design revisions, including diagrams illustrating the existing site entitlements as requested by the DAP.

## OVERALL MASSING

### DAP Comments

*The discussion was focused on the overall massing of the building and its relationship to the existing mall base and to the ground street level. There was consensus among the DAP members that the tower needs to have a direct relationship to the street.*

*The DAP asserted that there needs to be a strong relationship between the tower and the base, which is shown in all the applicant's residential tower precedents. The tower should somehow come down to the ground via façade renovation and redesign. Several members pointed to the bottom right precedent image provided by the applicant on p. 18 of the submission where one can see the façade design of the tower extend through the base and down to the ground.*

*The DAP also mentioned that while the proposal does comply with the required setbacks, perhaps the massing could be simpler and somewhat less articulated, by emphasizing one element of the "L" or "T" shape over the other, thus establishing a hierarchy in the massing. The applicant should consider aligning the primary "bar" of the residential tower along the southern alley wall area (either directly at the wall or set back) with secondary "arms" facing out towards the north and south. The relationship to the billboard-heavy mall entrance at Fenton Street and Colesville Road should also be studied more to see if the billboard design needs to change and/or how the tower will be seen from the north as well as from the corner retail entry courtyard. Currently, only a single point of the tower corner touches the courtyard elevation.*

*The panel recommended moving the amenity floor from the top of the building to the first floor of the tower above the existing mall base roof by creating an amenity podium level that would be a strong transition from the retail base of the mall to the tower. The amenities of party rooms, workout rooms, a pool and/or terraces could all be incorporated onto the roof of the podium which may be less complicated from a structural (and cost) perspective. The podium would be an effective buffer between the roof of the mall and the residential units in the tower. The "top" of the tower could then be larger high-end units with sweeping views. This would also mitigate some of the challenges of the lower units looking directly out on the roof of the mall.*

### Applicant Response

In response to the DAP's comments noted above, the following revisions have been incorporated into the design:

1. The entry to the proposed residential tower is located at the west corner of Ellsworth Place facing Colesville Road. The revised design provides a new façade skin at this corner, extending from the ground level up to form the railing of an occupied outdoor amenity space at the first residential tower level (existing Ellsworth Place roof). This new facade grounds the tower and establishes a direct relationship between the tower mass and existing building base, while also using the planar change to emphasize the entry location for the residential tower to both pedestrian and vehicular traffic. The anchoring of the mass at the street level is visible throughout the revised presentation set, but is highlighted on pages 12, 13, 15 and 16.
2. The tower massing has been simplified to an "L" shape. Articulation of the façade being focused on specific areas of interest such as the demarcation of the ground level entrance form, the proposed areas of the existing



roof to be occupied, and a massing gesture to the intersection of Colesville Road and Fenton Street that creates usable private outdoor space for residents.

3. The revised design divides the indoor and outdoor amenity areas between the lowest and highest levels of the tower. The varied location of these amenities offers residents a diversity of choice regarding types of activities and socialization. The pool remains at the highest tower level to provide all residents with desirable views south to Washington, D.C. The level also maintains an indoor amenity program to support the pool deck.
4. With the reduction of amenities at the highest tower level, residential units now occupy this remaining footprint. The perimeter of the façade is stepped back to emphasize the building top, while also creating a unique, private outdoor space that spans the full width of each residential unit.

## RELATIONSHIP TO THE ADJACENT ALLEY

### DAP Comments

*The alley was discussed as a challenge, both from an aesthetic standpoint and its relationship to the tower above, and in terms of loading and service operations, as it would be shared with the adjacent users. The south tower elevation that will align with the alley will be a prominent façade that will be highly visible from Colesville Road. It should be designed in a distinctive way that should not be similar in material or design to the base below that faces directly onto the alley. In the proposed plans the elevator tower runs along this façade. This is an opportunity to turn the elevator shaft into a design element, as it will be highly visible.*

### Applicant Response

The strong verticality of the elevator core is an asset to the project and is intended to be an anchoring element, linking together the existing building base and the proposed tower mass. The detail and articulation of this element will continue to be explored throughout the Site Plan and Schematic Design phases.

## ADDITIONAL NOTES

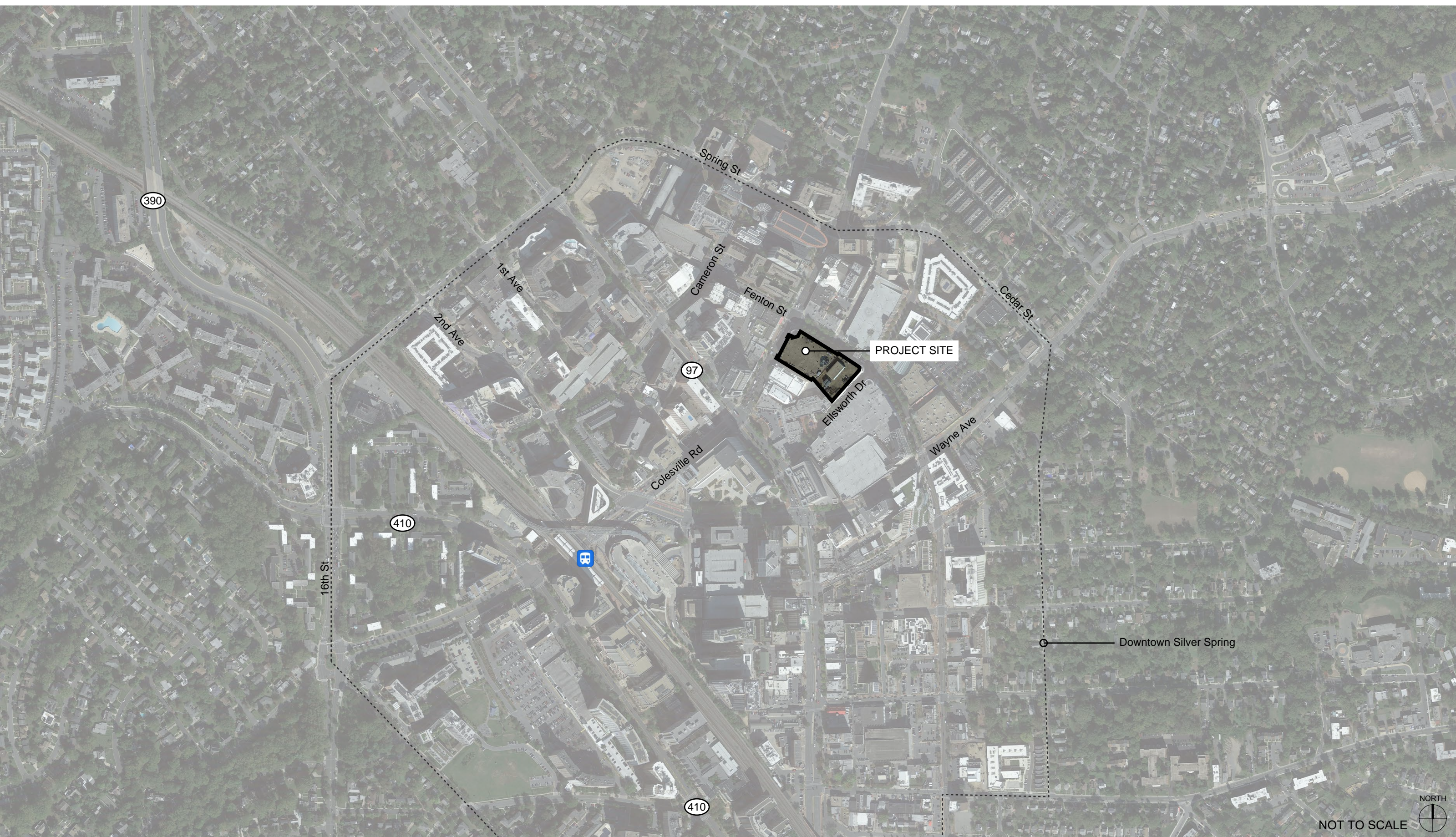
### DAP Comments

- *The DAP requested that the following exhibits be provided at the next submission:*
  - *Plan diagram delineating the original Hecht's building and the 1991 addition.*
  - *3D massing model and plan diagram showing the extent of the originally proposed office tower above the base mall.*
- *The DAP also raised the question of whether or not the applicant would be required to do streetscape improvements, given that they are not building a base. Planning staff responded that this will be determined during Sketch Plan review, and they do not have an answer at this time.*
- *The mall building is listed on the Locational Atlas and Index of Historic Sites. This project will likely require a Historic Area Work Permit, but, as the proposed tower is on the 1991 portion of the building and is nowhere near the historic façade, there should be no issue with modifications to the Colesville Road side of the building.*

### Applicant Response

The revised Plan package includes the above requested exhibits, on pages 3 and 4 of the presentation set. The illustrations on page 4, dated September 18, 2012, were provided to the Applicant by the Architect that conducted previous façade concept studies for the office tower. Page 5 of the presentation set illustrates how the proposed residential tower footprint compares to the previously entitled office tower footprint.





# ELLSWORTH PLACE RESIDENTIAL

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EXISTING STRUCTURE EXTENDING ABOVE ROOF LEVEL

EXISTING BUILDING BELOW

BOUNDARY OF PREVIOUSLY ENTITLED OFFICE TOWER

ELLSWORTH PLACE  
(CITY PLACE 1992)

HECHT'S  
(1947/1950)

COLESVILLE ROAD

FENTON STREET

ROEDER ROAD

ALLEY

ELLSWORTH DRIVE



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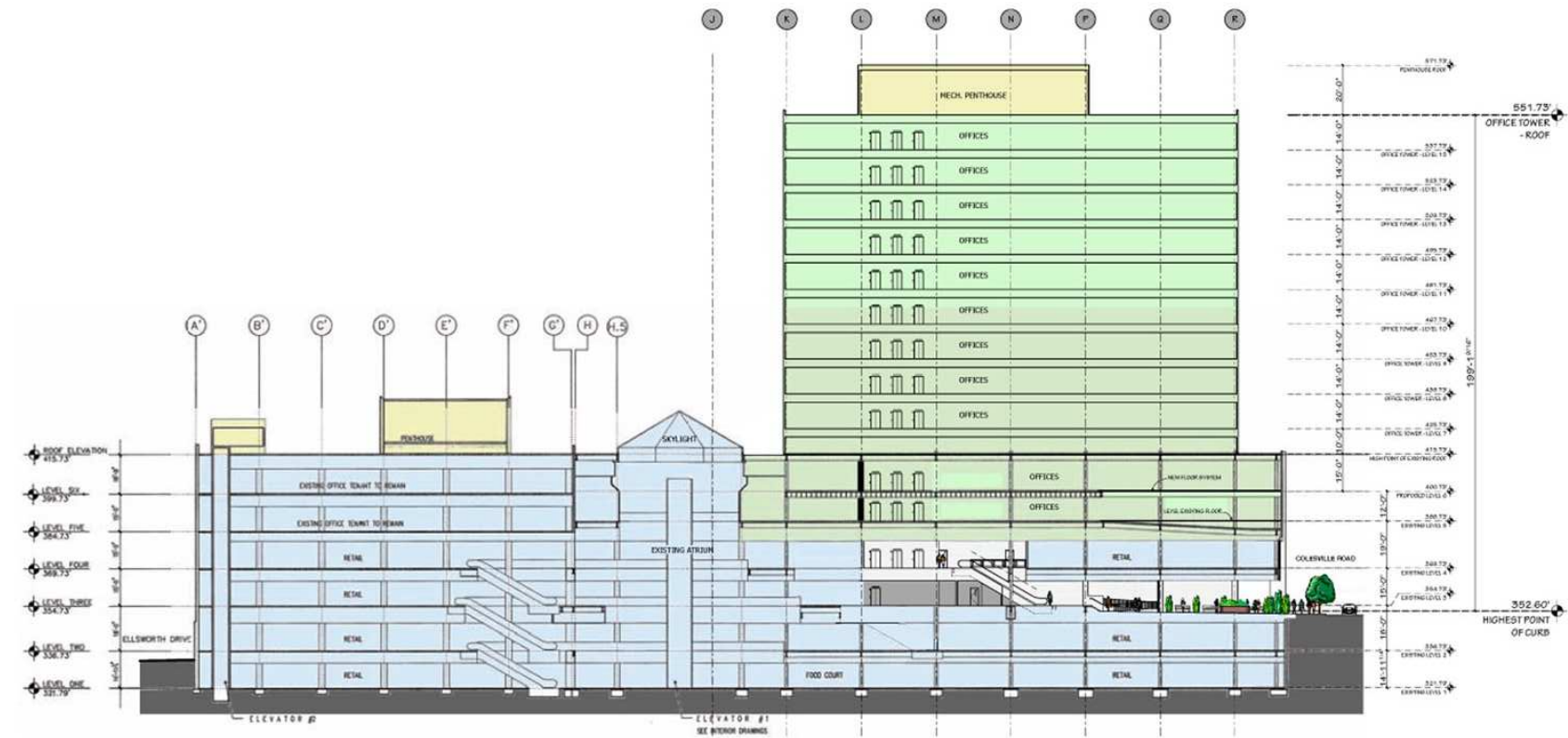
# Silver Spring Office Tower Facade Concept Studies

September 18, 2012

Architect:



www.ci-designinc.com



Sketch - Birds-eye

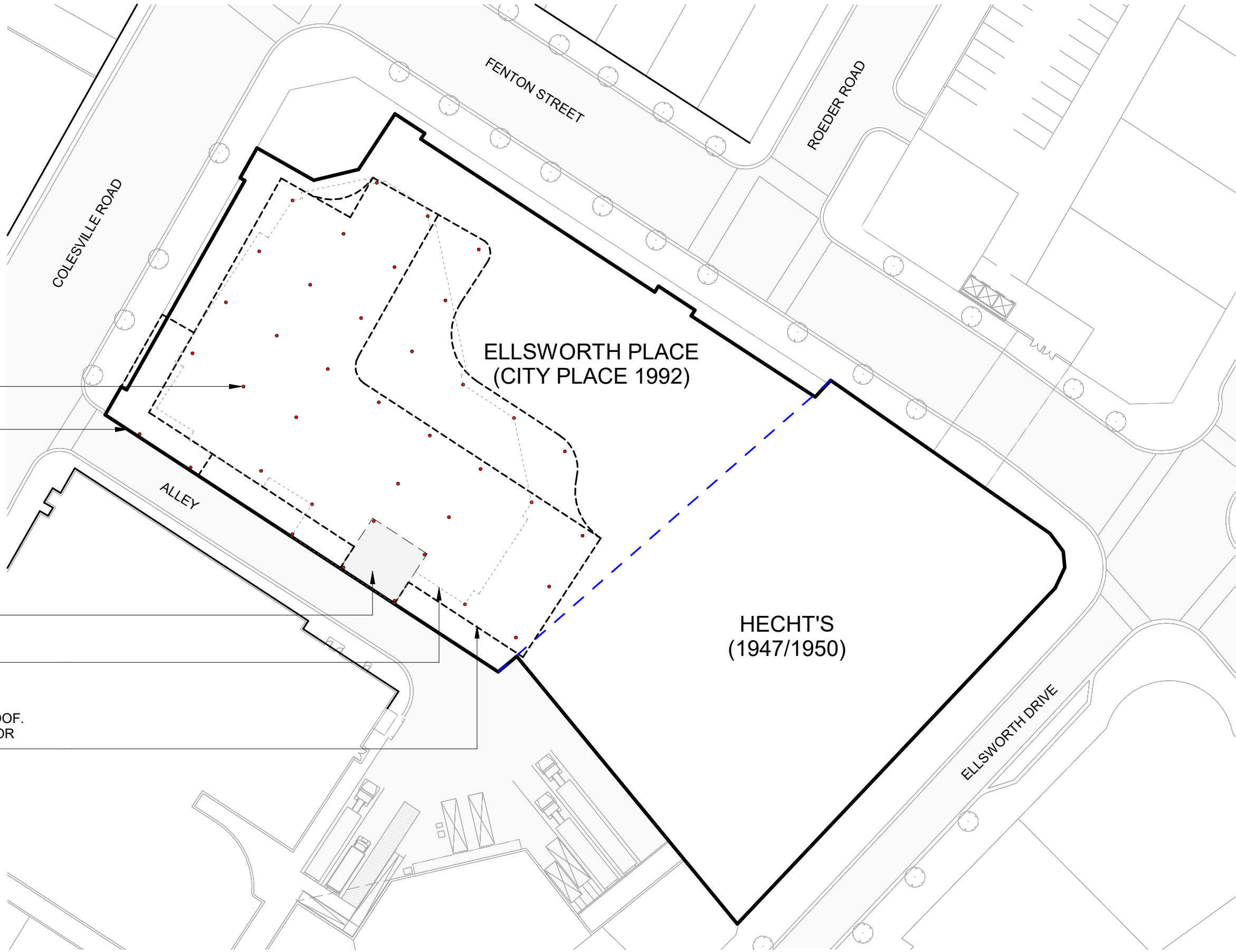


Sketch - Office Entry & Tower



Elevation - Colesville Road

**Note: The images on this page illustrate a massing and facade study from 2012 using the existing site entitlements, and are not representative of the Applicant team's proposed massing and facade concepts for this submission.**



EXISTING STRUCTURE EXTENDING ABOVE ROOF LEVEL

EXISTING BUILDING BELOW

EXISTING VERTICAL CIRCULATION CORE

BOUNDARY OF PREVIOUSLY ENTITLED OFFICE TOWER

**BOUNDARY OF PROPOSED TOWER:**

- UTILIZES EXISTING STRUCTURE THAT EXTENDS ABOVE ROOF.
- MAINTAINS INDUSTRY-STANDARD "BAY-WIDTH" TYPICAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

ELLSWORTH PLACE  
(CITY PLACE 1992)

HECHT'S  
(1947/1950)

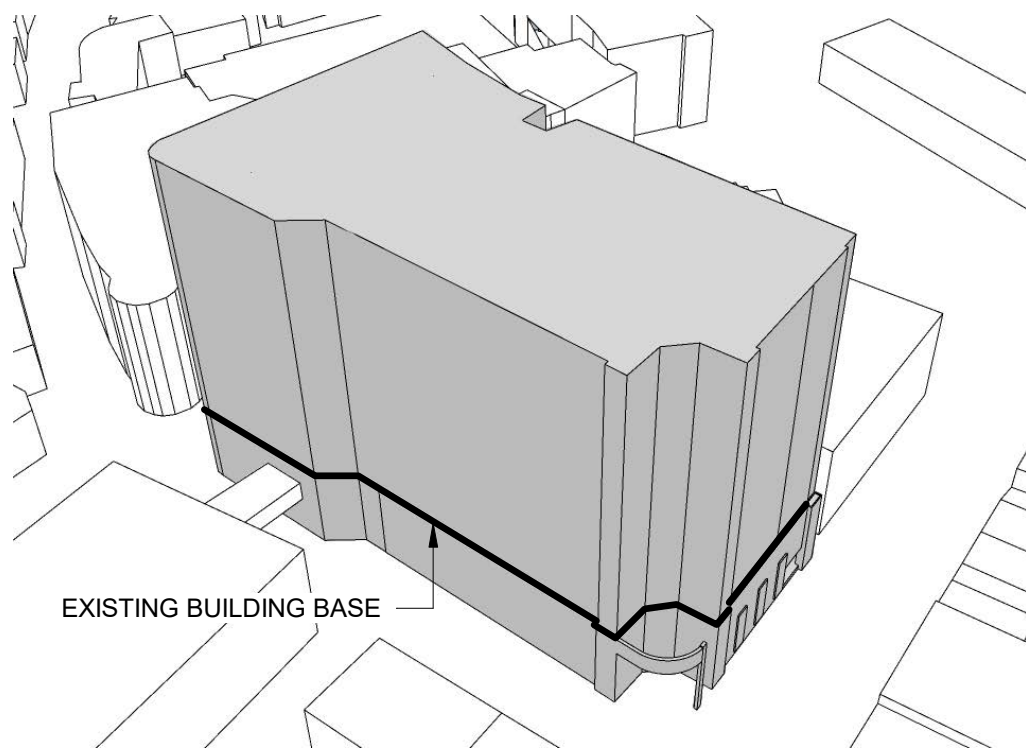
**ELLSWORTH PLACE RESIDENTIAL**



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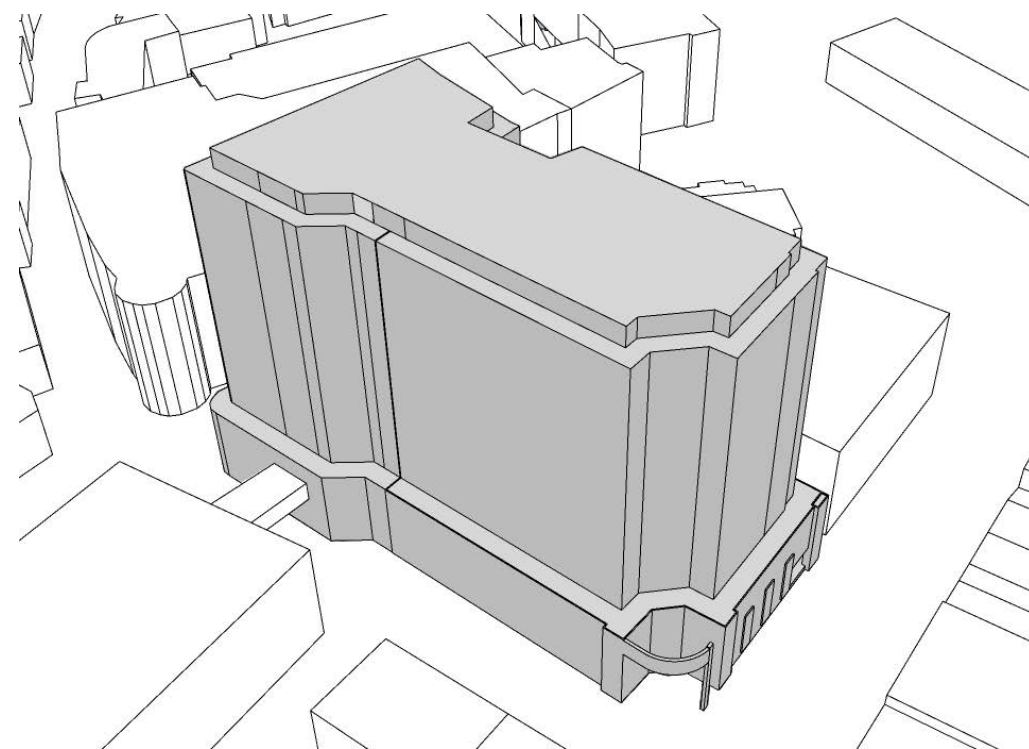
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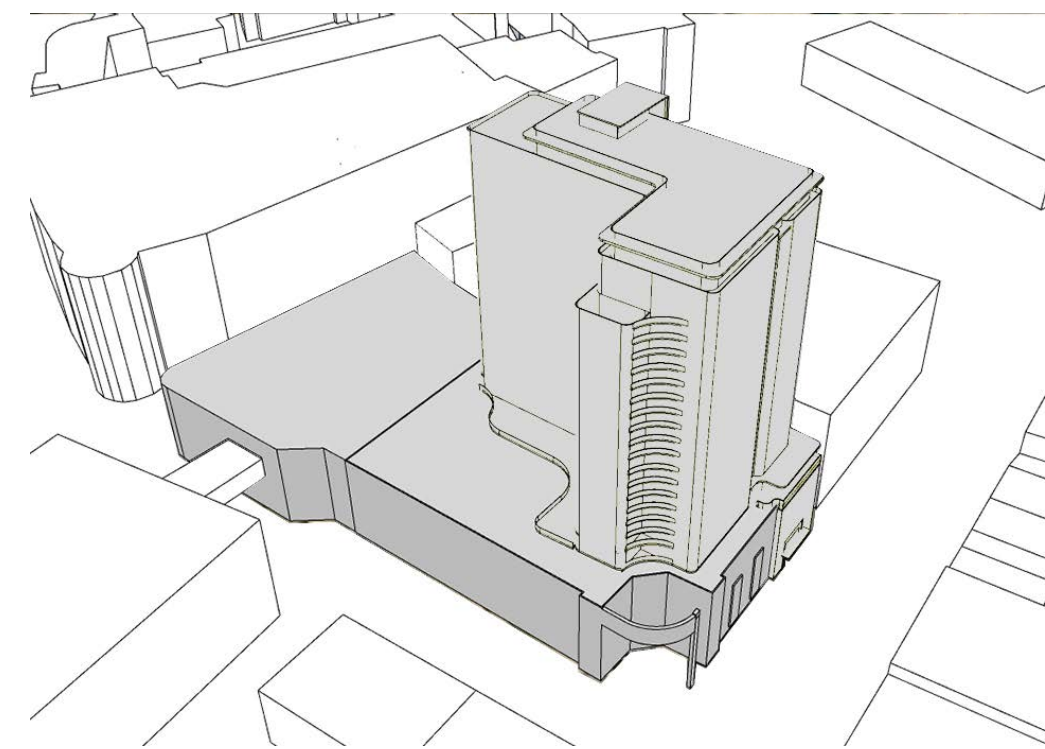


EXISTING BUILDING BASE

ALLOWABLE HEIGHT, FULL BOUNDARY



RECOMMENDED STEP BACKS



PROPOSED MASSING





**KEYNOTE LEGEND**

*Note: Not all program elements occur at every level.*

- 1 RESIDENTIAL UNITS
- 2 RESIDENTIAL CORRIDOR
- 3 VERTICAL CIRCULATION
- 4 BACK OF HOUSE / BUILDING SERVICES
- 5 RESIDENTIAL UNIT TERRACES
- 6 INDOOR RESIDENT AMENITY / LOBBY
- 7 OUTDOOR RESIDENT AMENITY
- 8 POOL
- 9 EXISTING ELLSWORTH PLACE DEVELOPMENT (BELOW)
- 10 GREEN ROOF AREA
- 11 RESIDENTIAL BALCONY

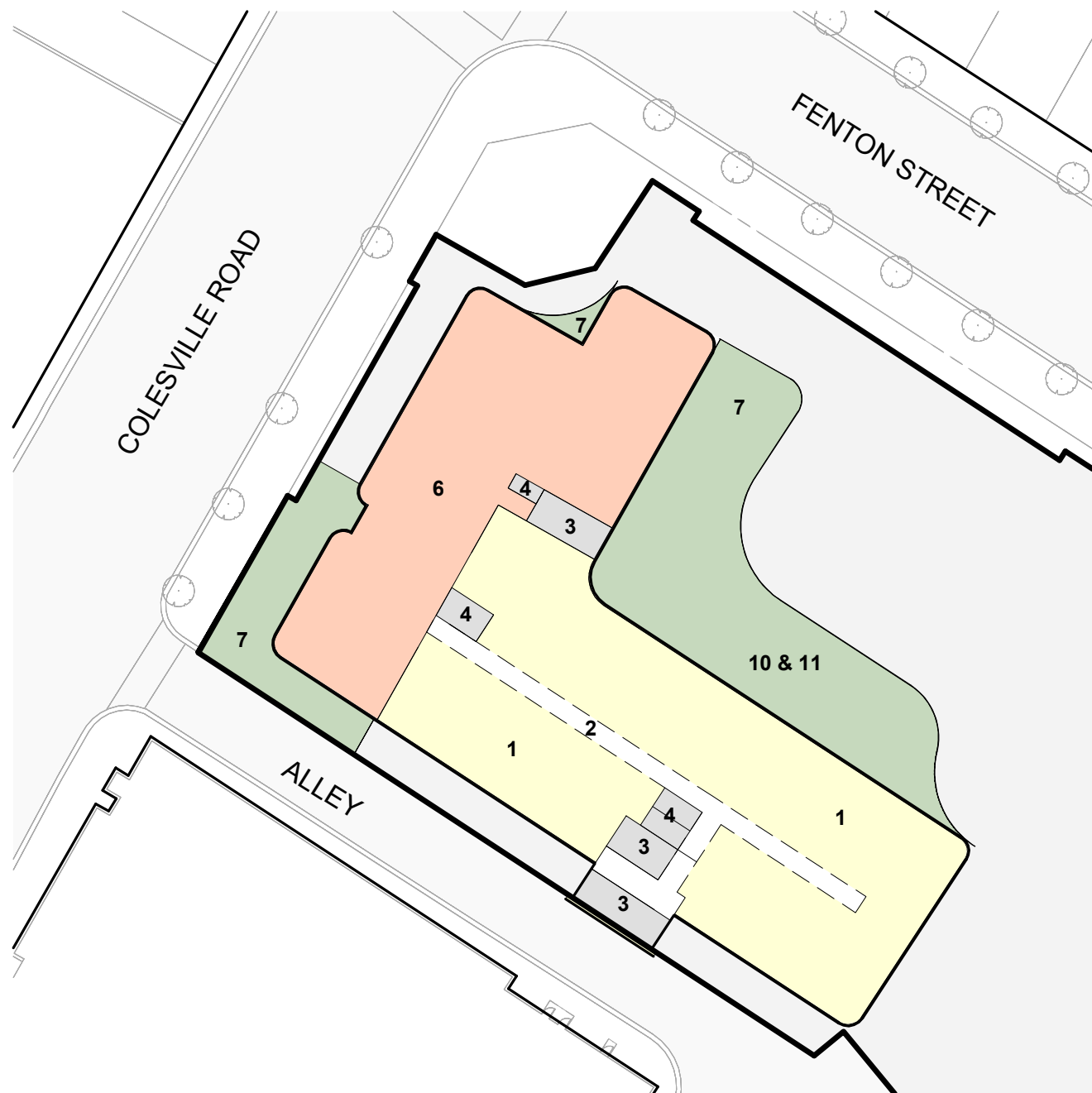


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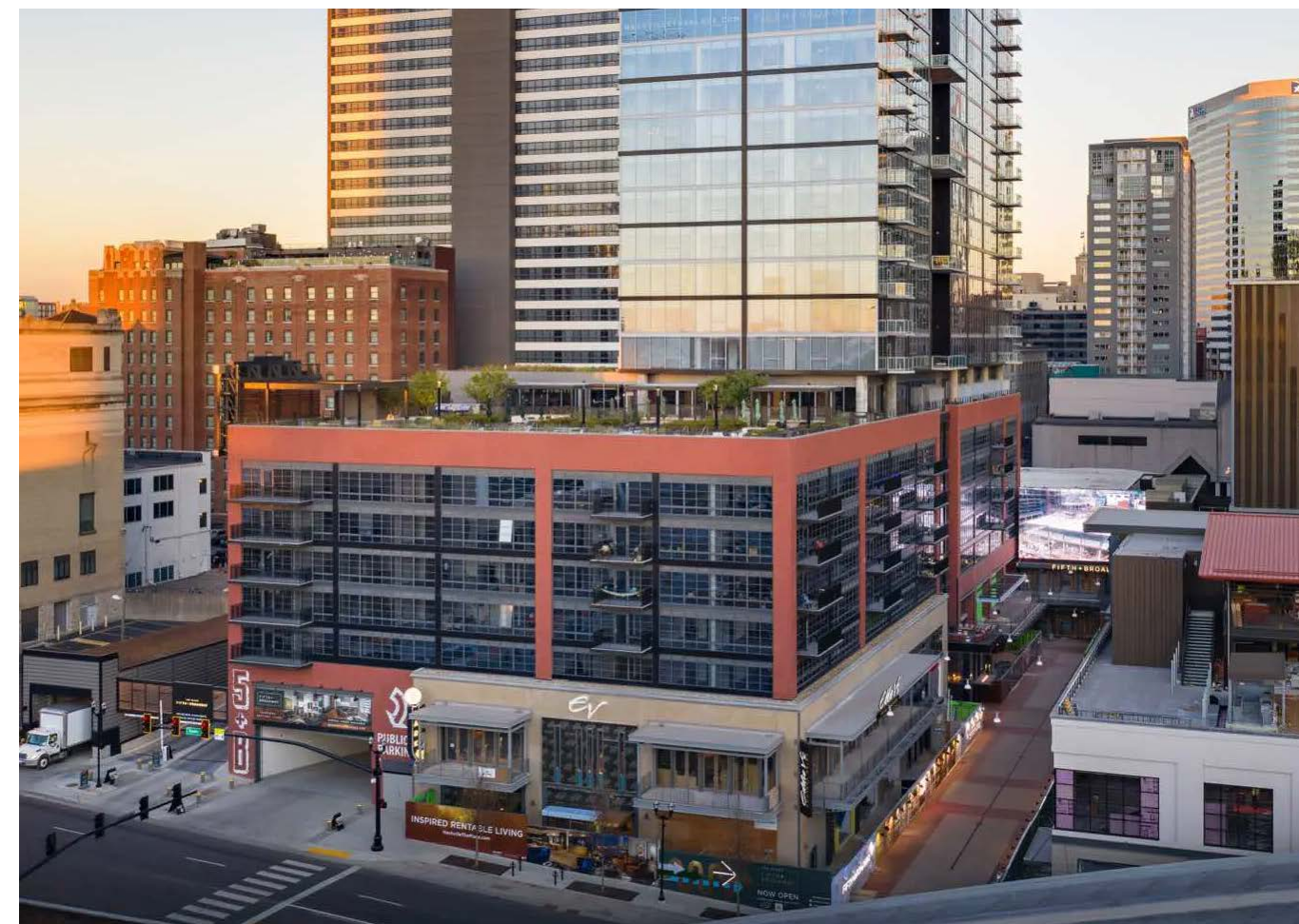




**KEYNOTE LEGEND**

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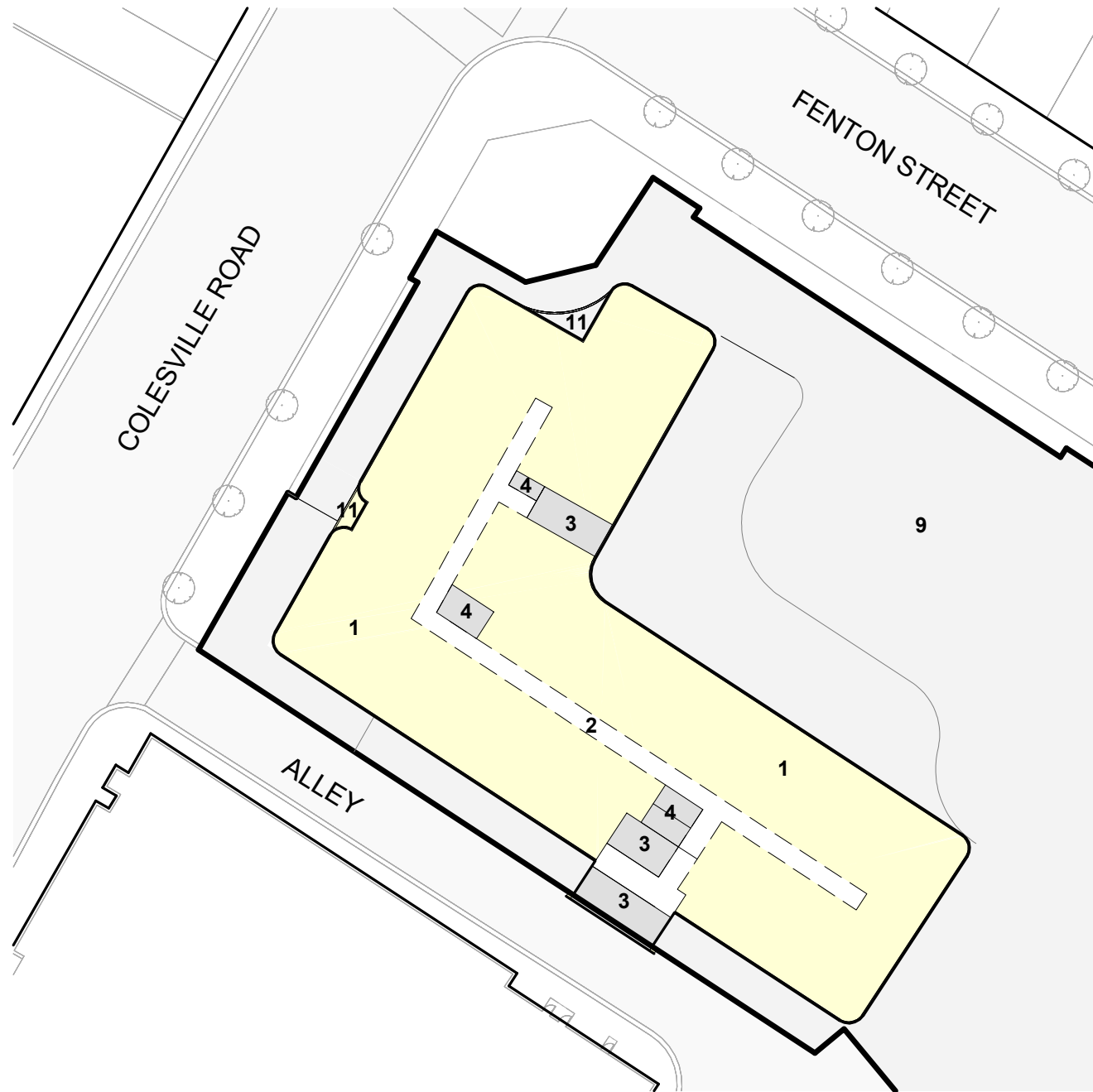


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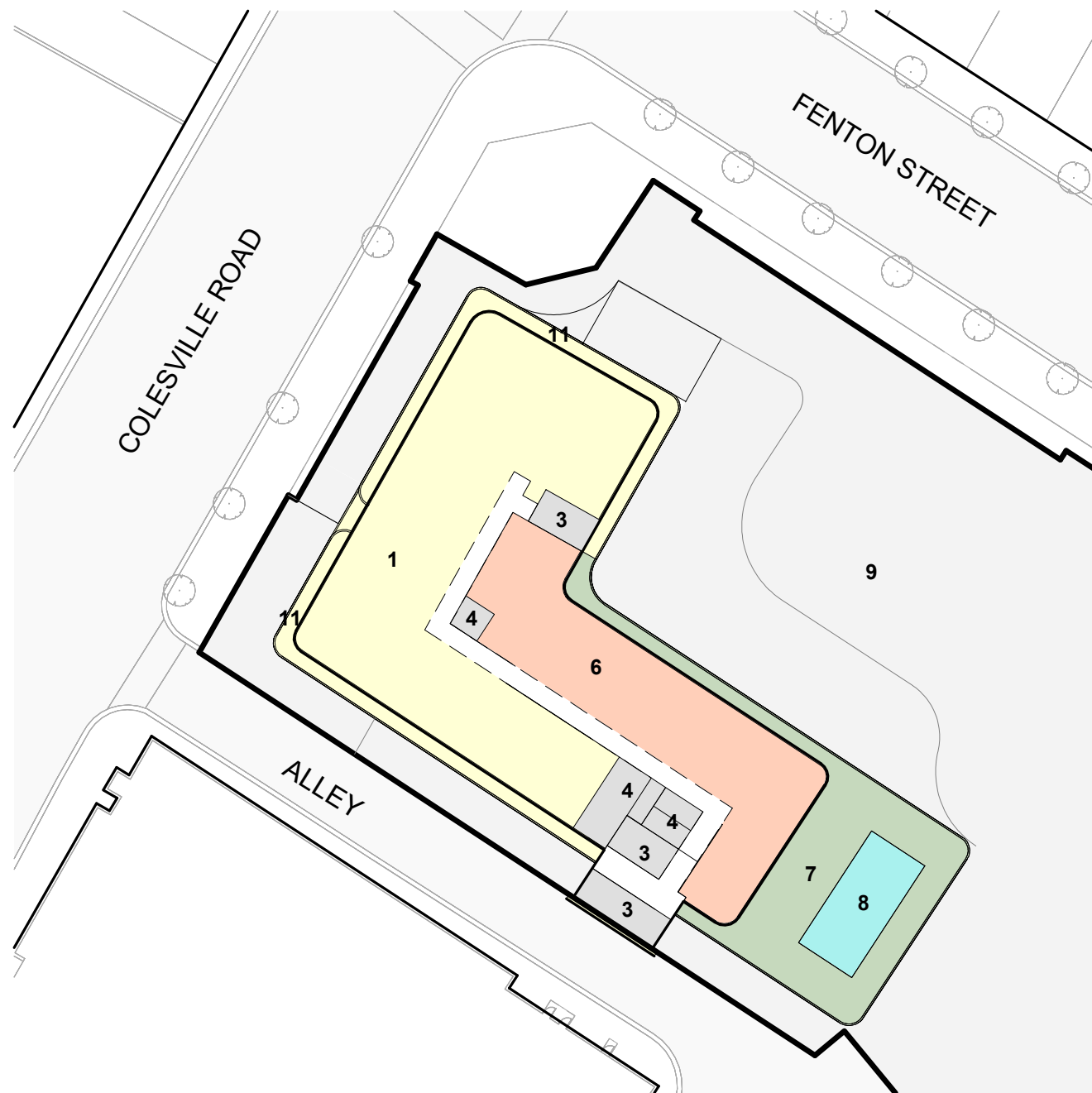


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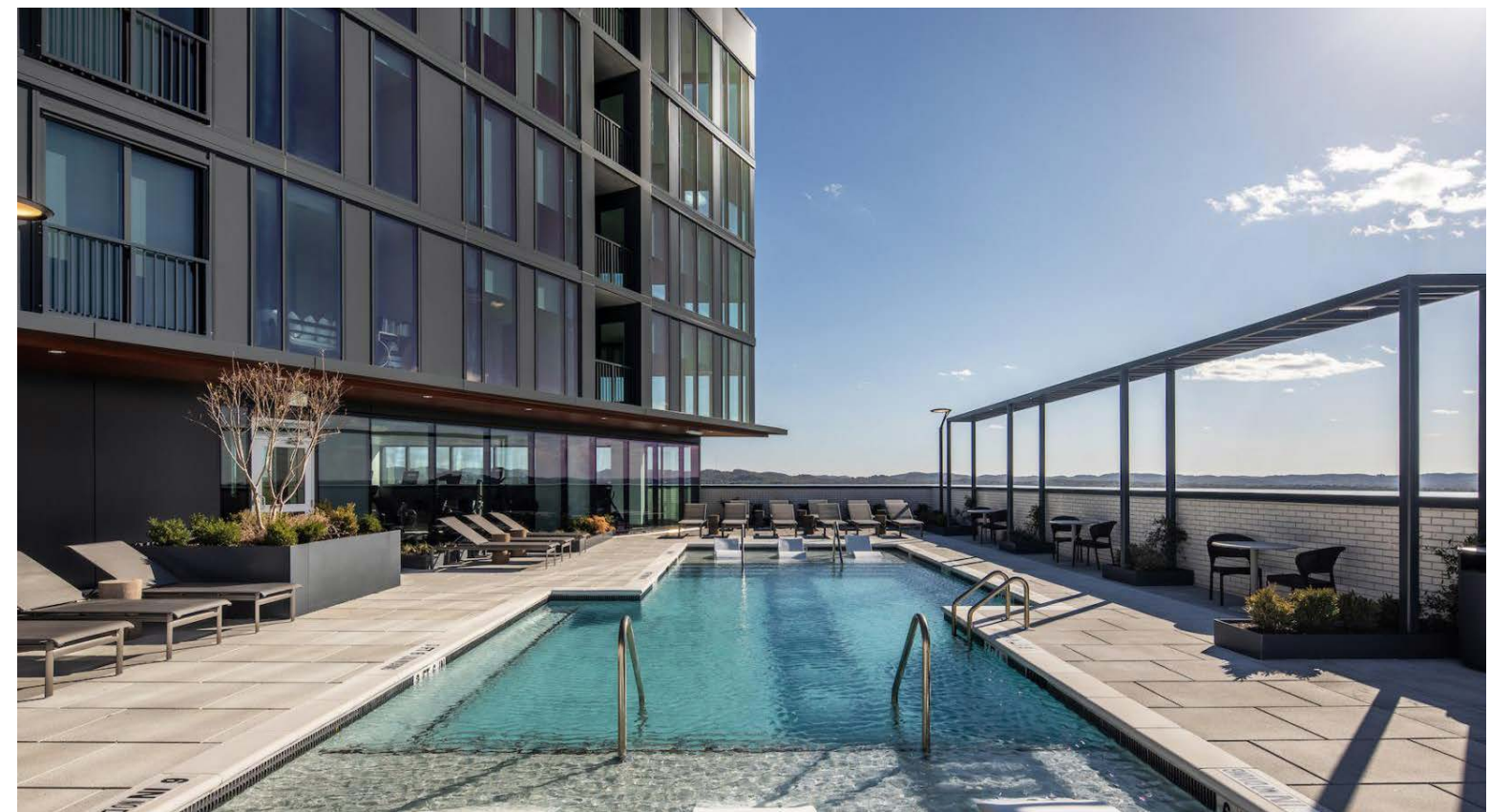


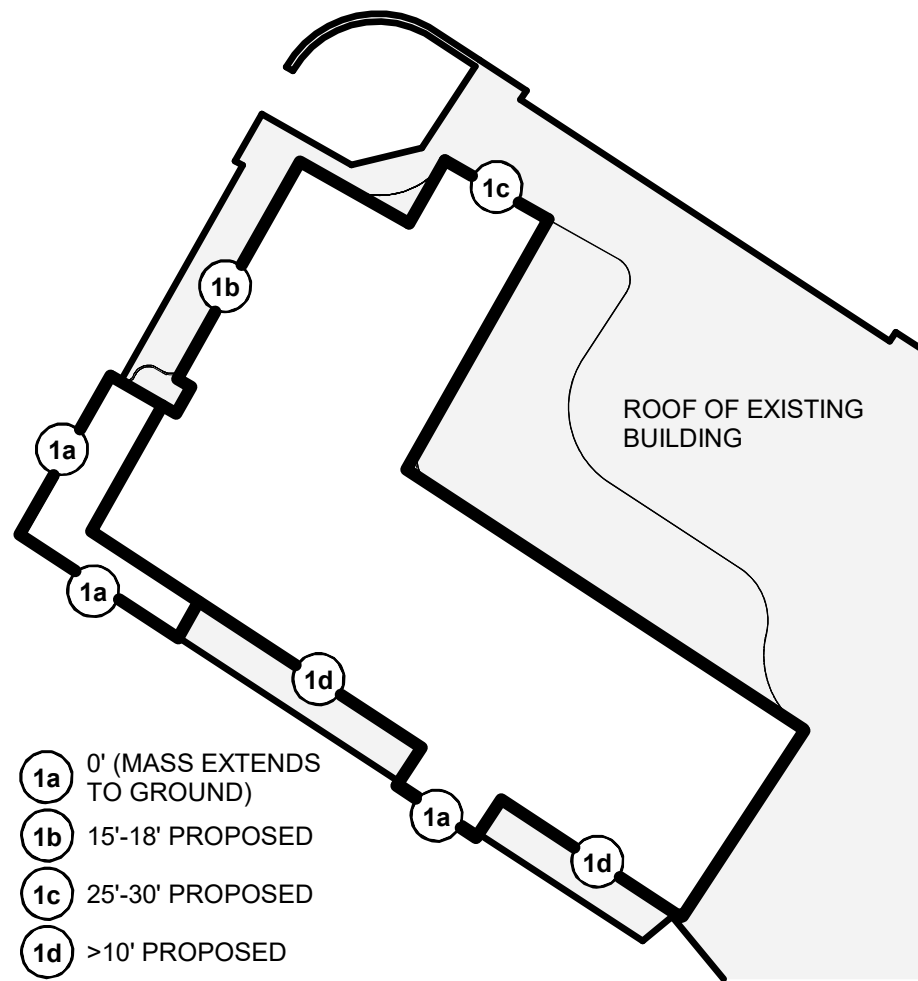


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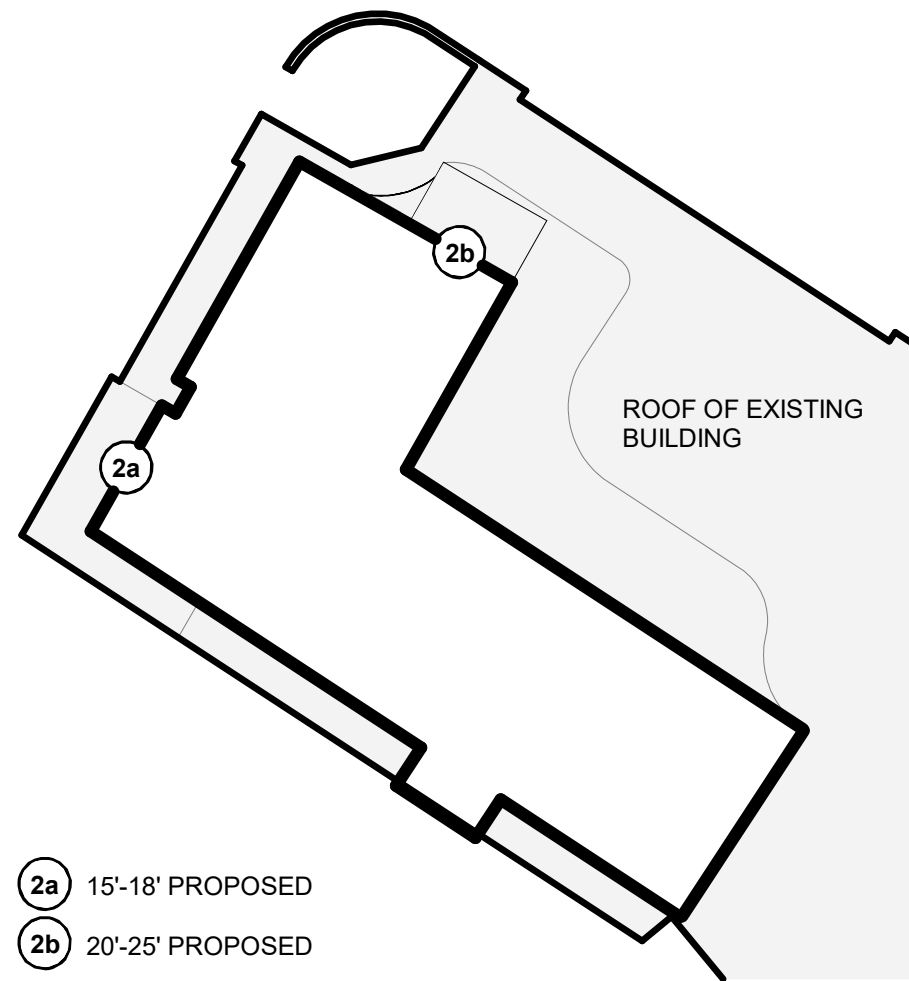
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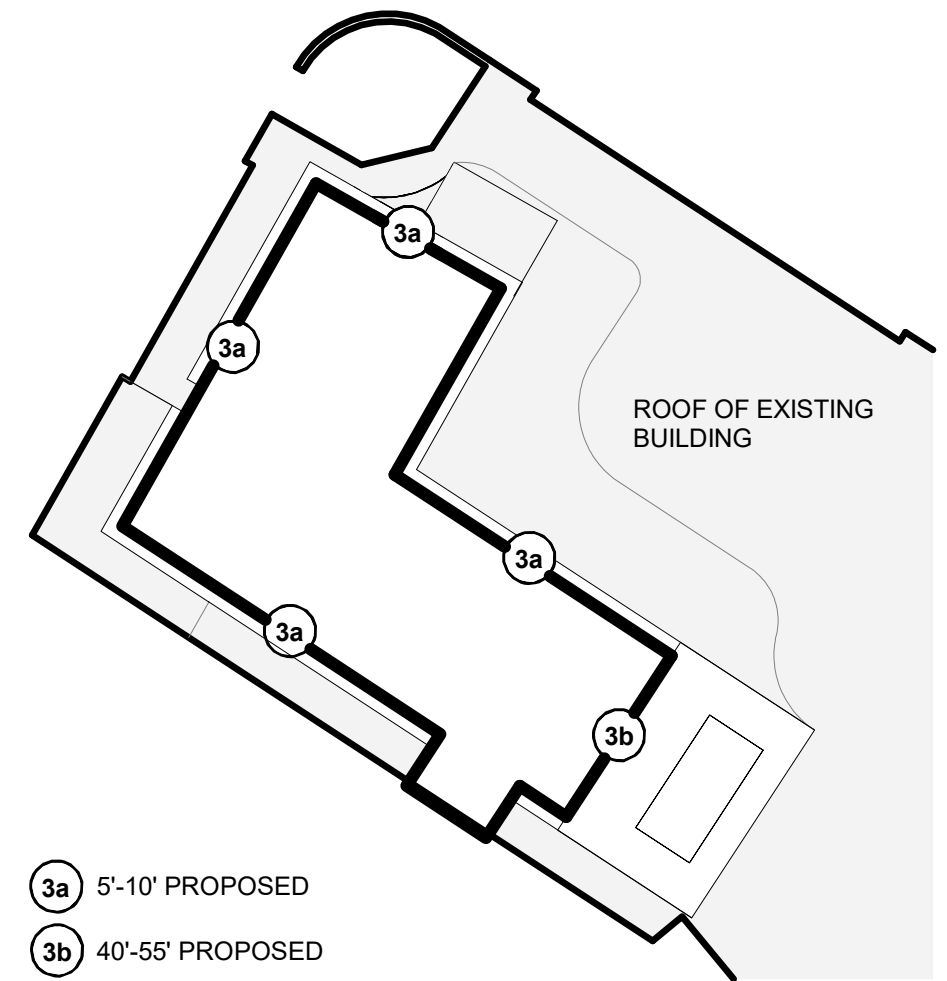




STEP BACK AT BUILDING BASE

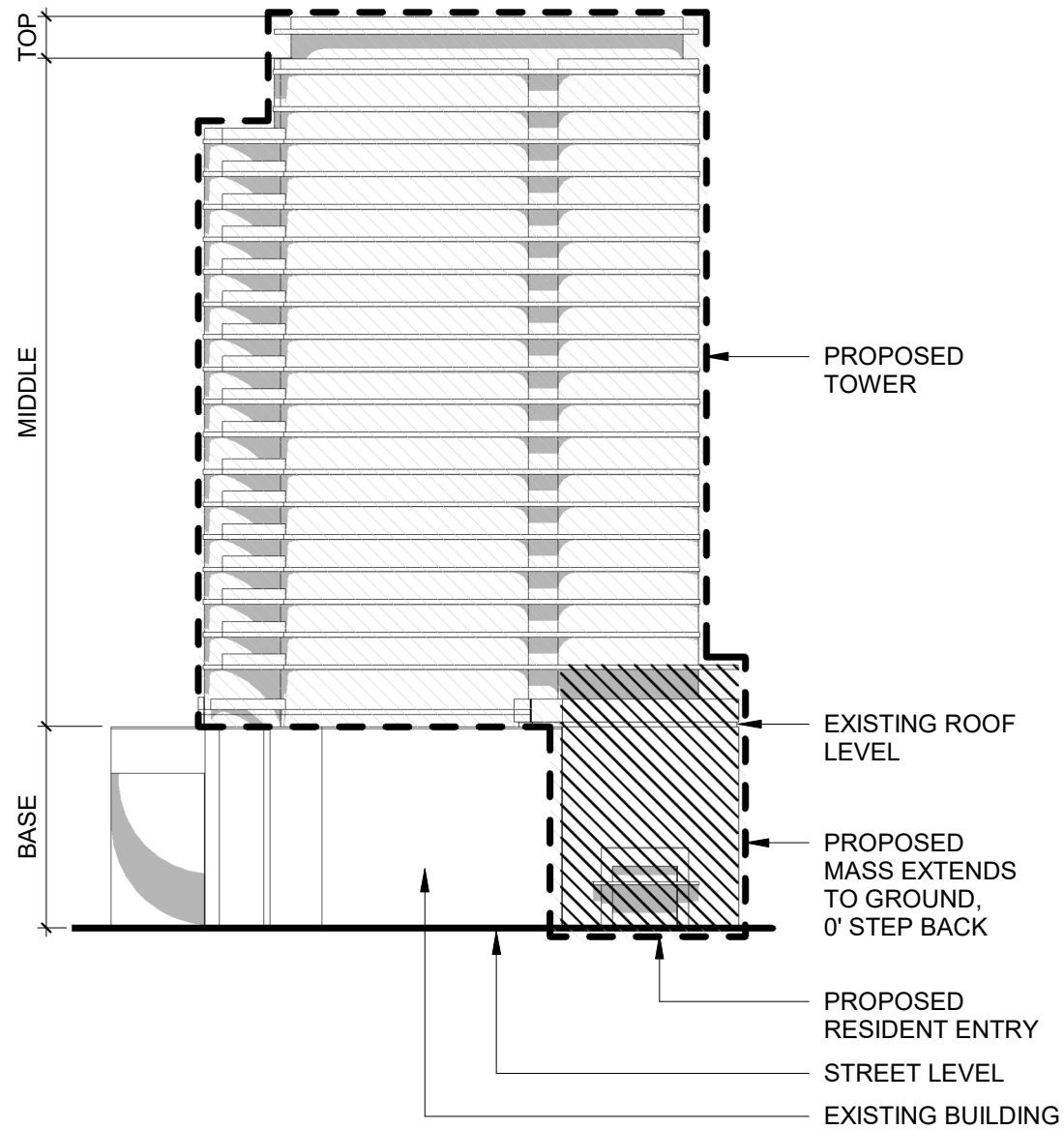


STEP BACK AT TYPICAL TOWER

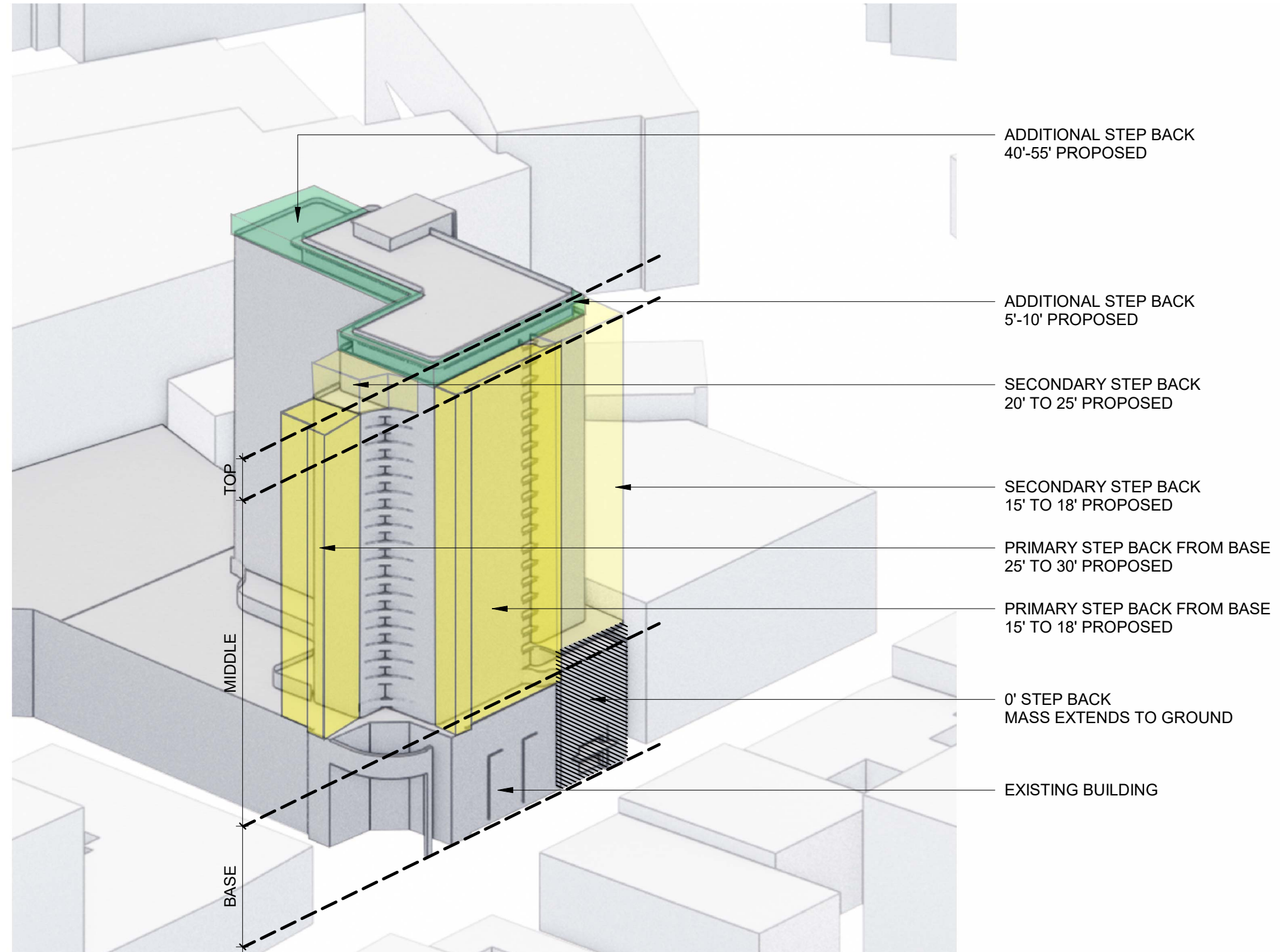


STEP BACK AT BUILDING TOP



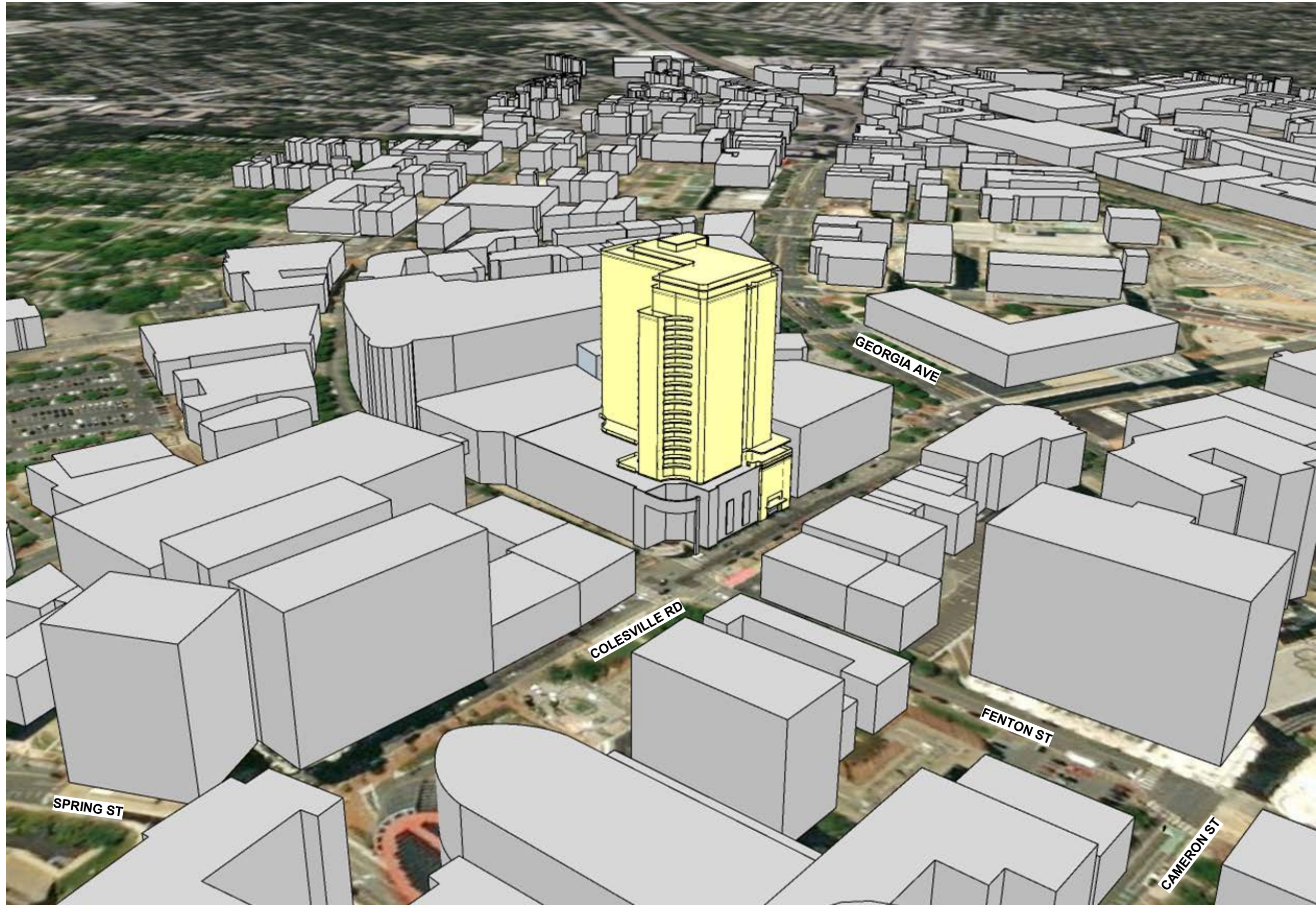


ELEVATION DIAGRAM (COLESVILLE RD)

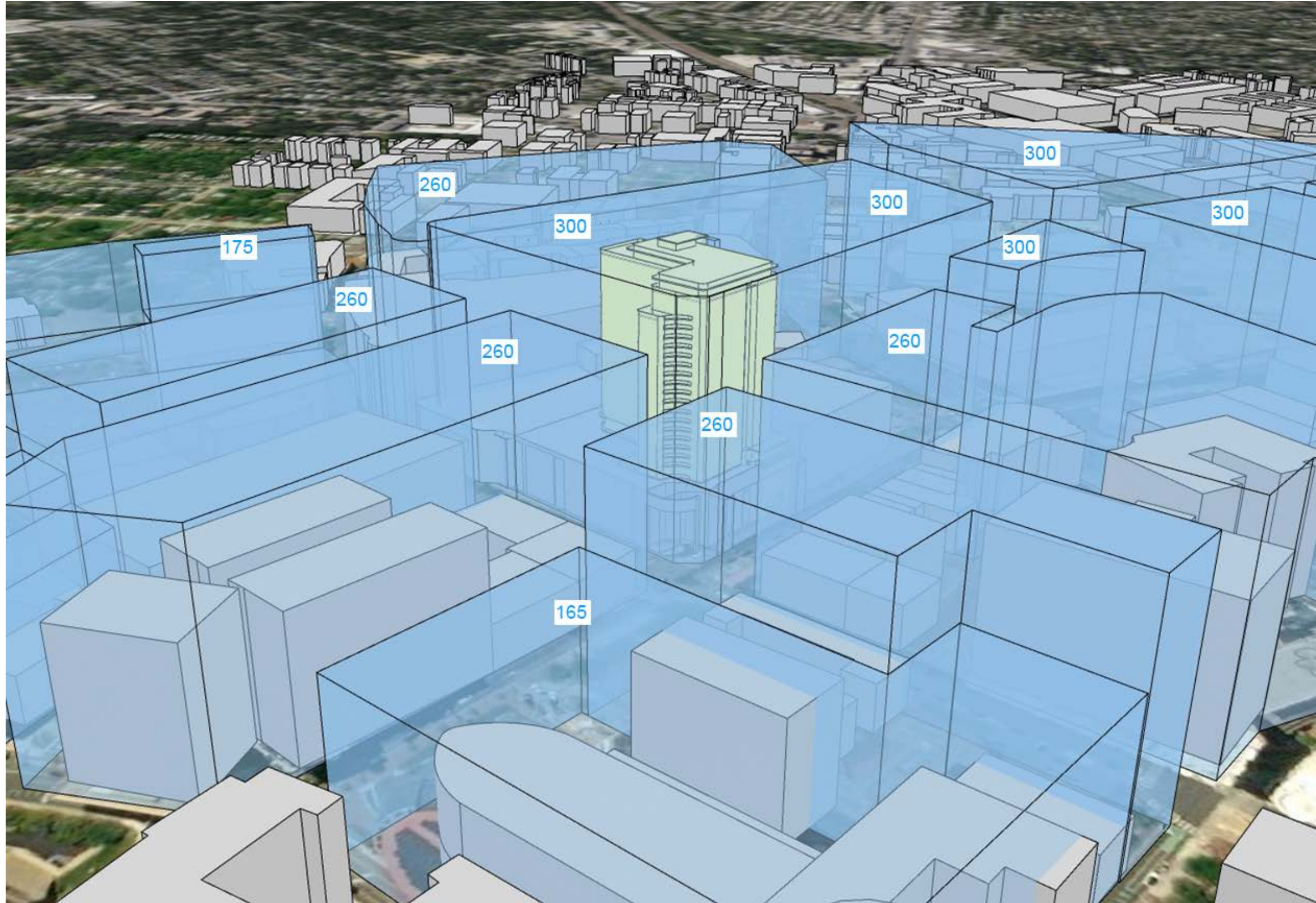


STEP BACK AXON DIAGRAM











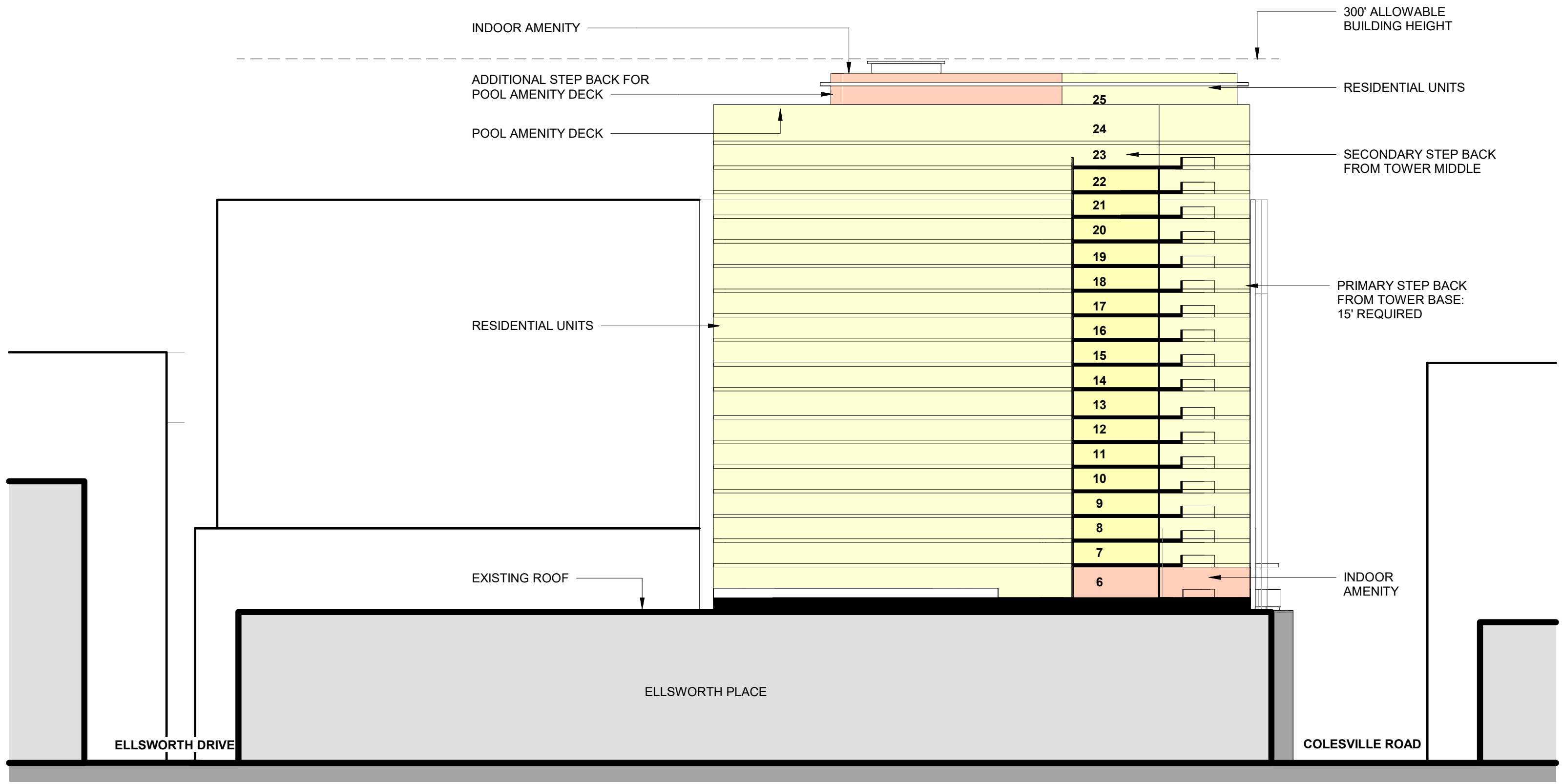


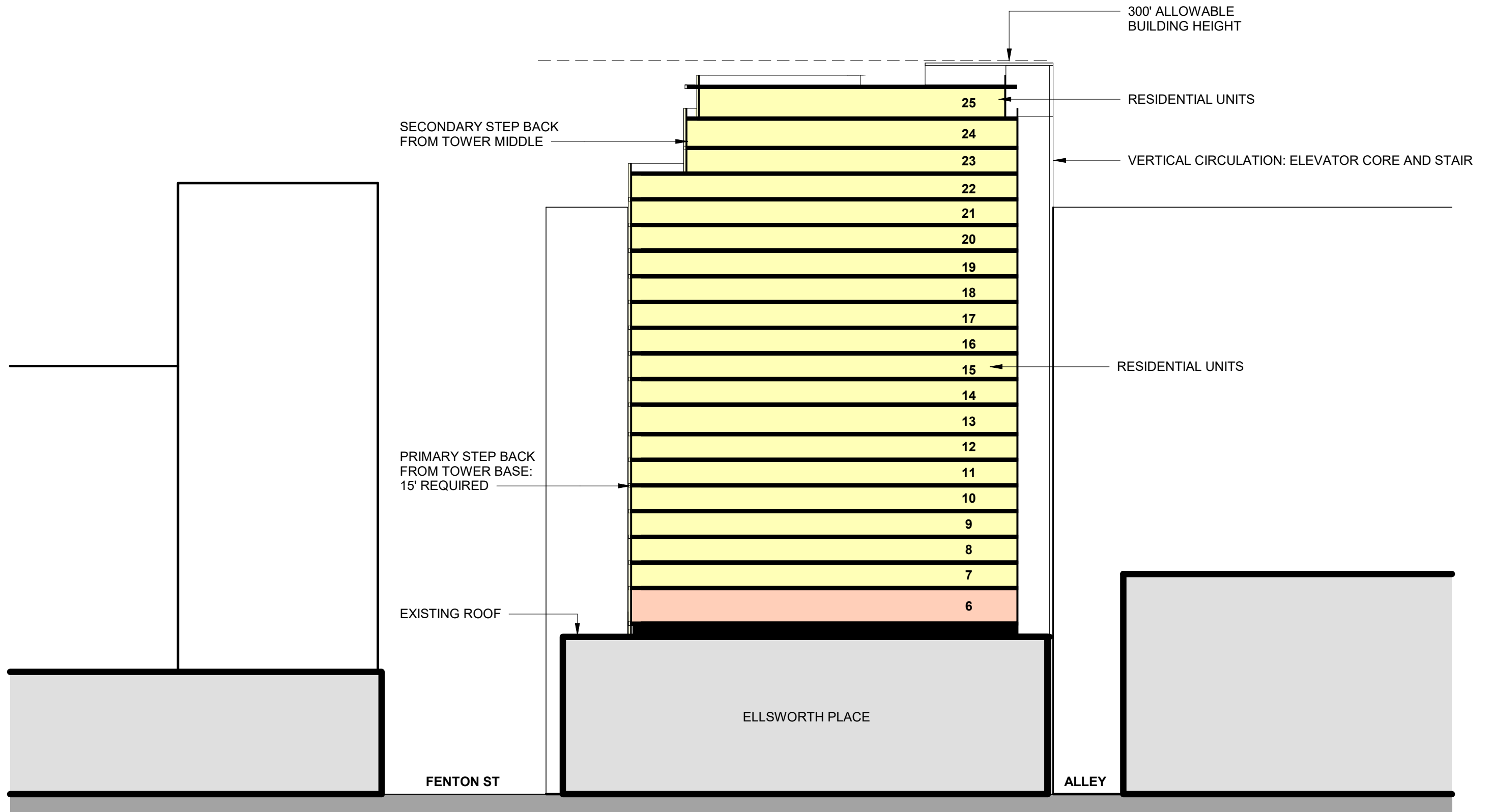






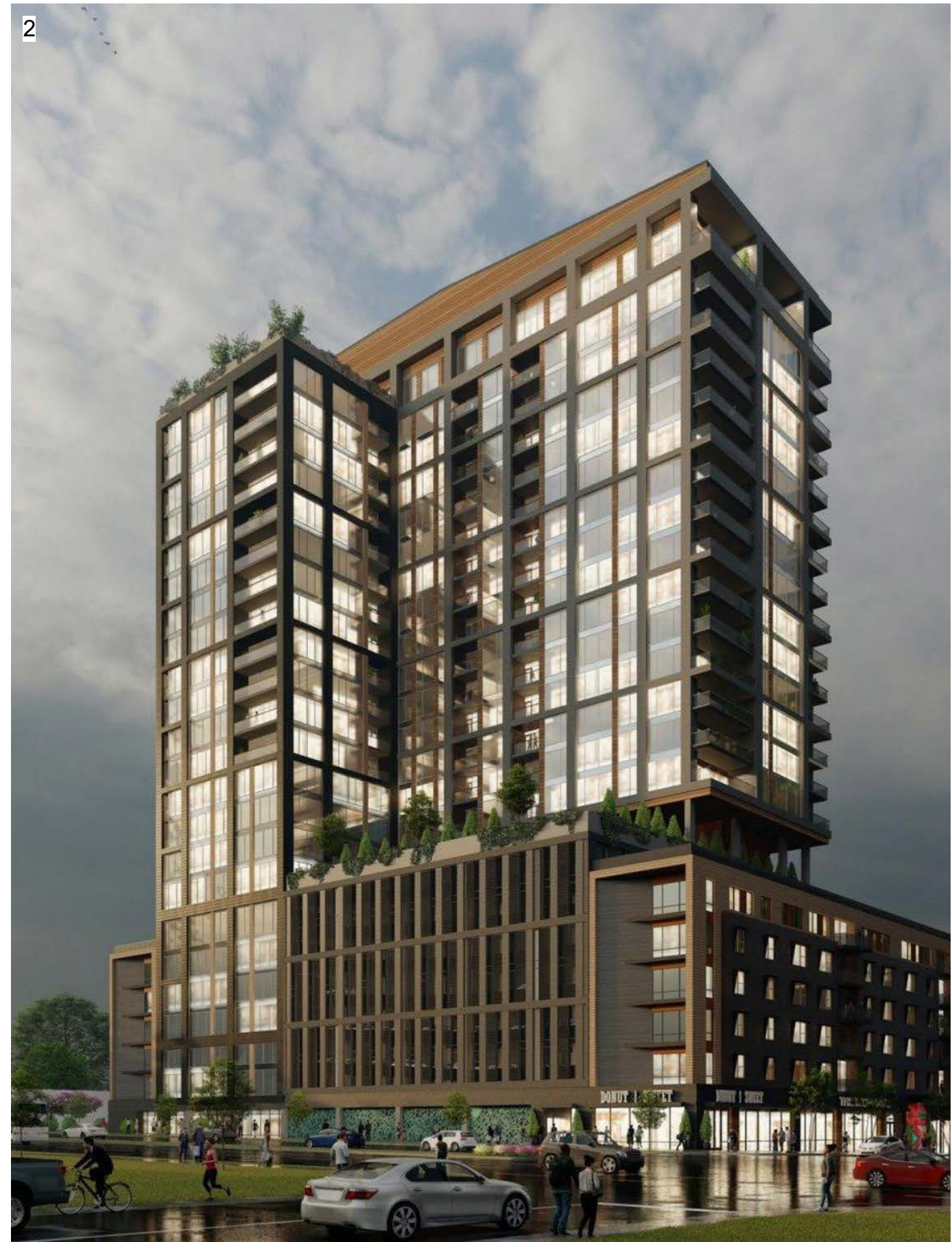
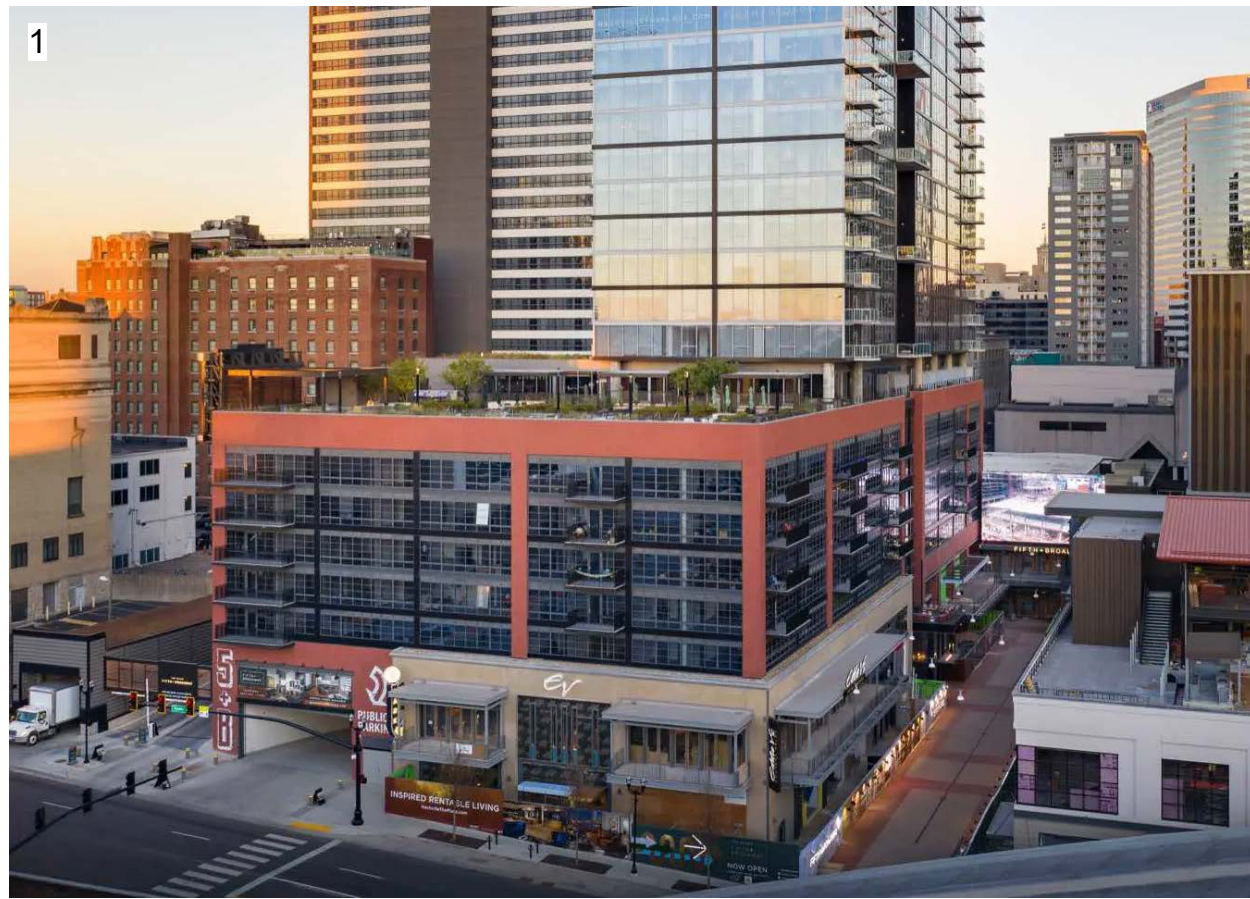






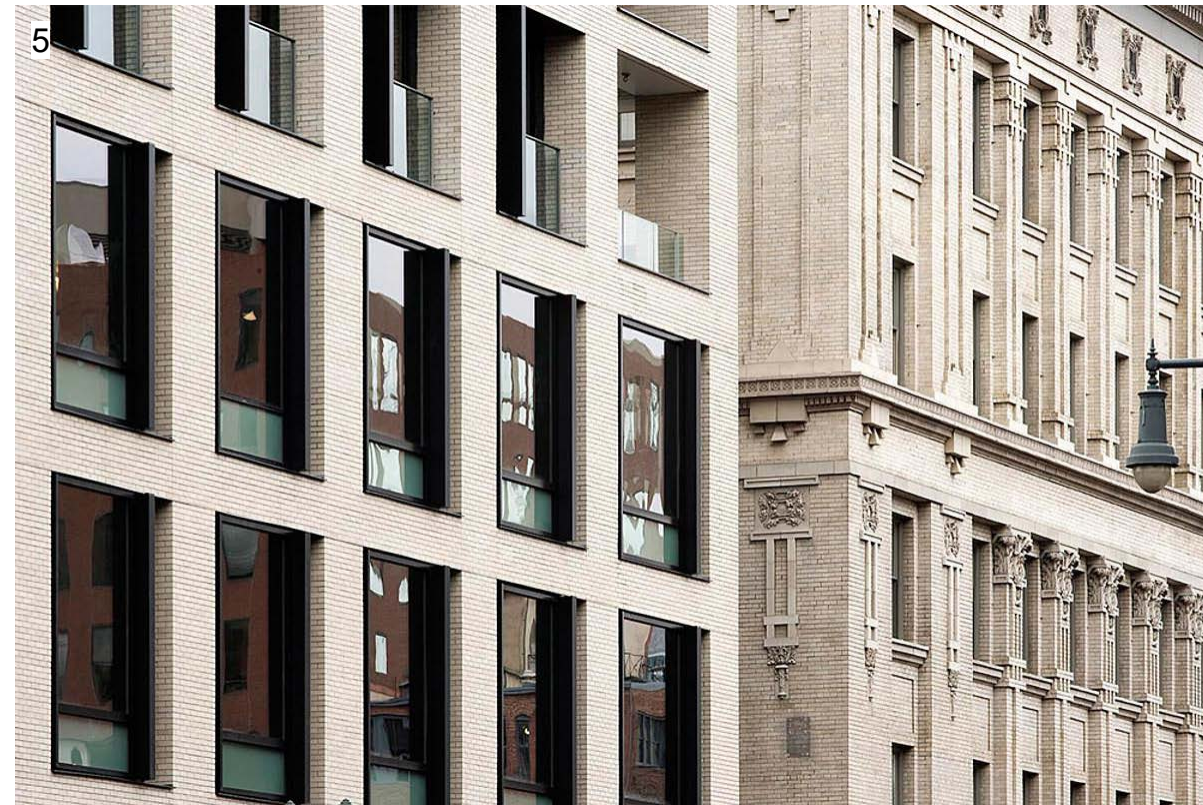
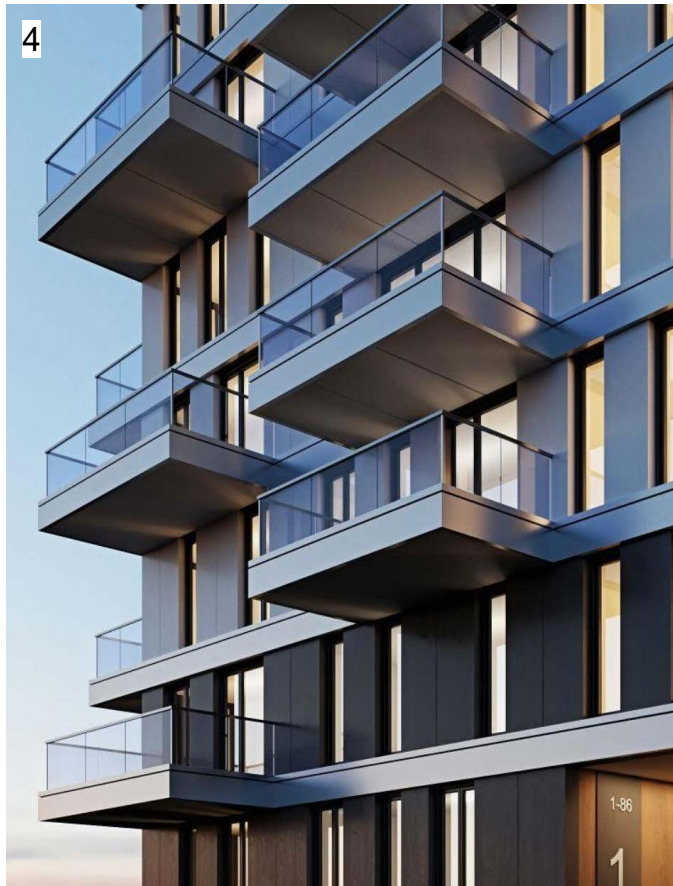
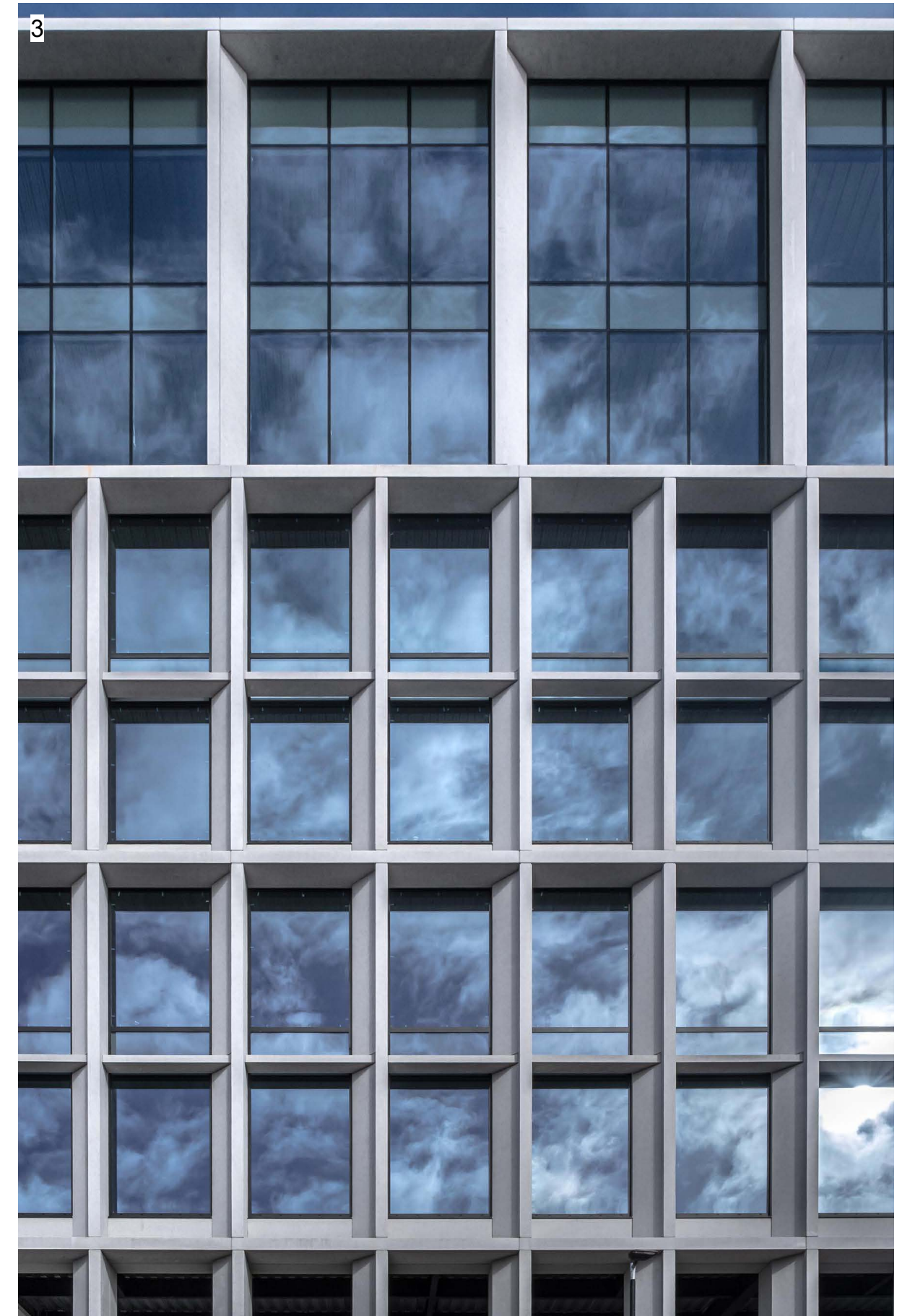
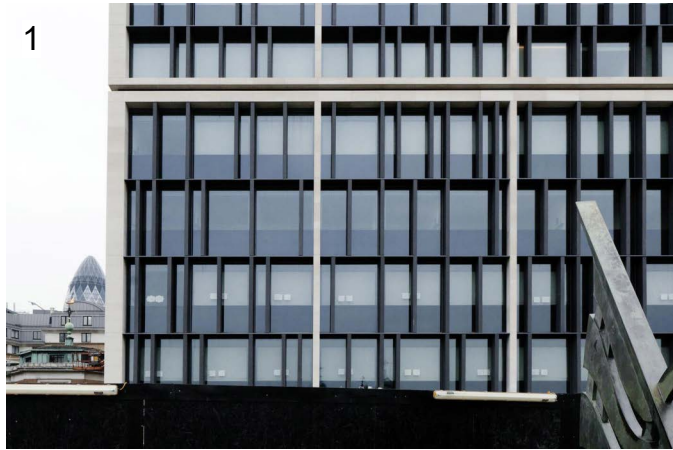


- 1 STEPPED MASSING
- 2 INTERSECTION FORMS
- 3 VARIATION IN FACADE PLANE
- 4 ACCENTUATION OF BUILDING TOP
- 5 STEPPED MASSING





- 1 CREATING TEXTURE WITH COLOR, MATERIAL AND SCALE
- 2 VARIATION IN FACADE ARTICULATION
- 3 VARIATION IN OPENING PROPORTIONS
- 4 BALCONY ARTICULATION
- 5 ADJACENCY OF HISTORIC AND NEW STRUCTURES



# ELLSWORTH PLACE RESIDENTIAL

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Page 21  
ARCHITECTURAL PRECEDENT - DETAIL



