Silver Spring Downtown Design Advisory Panel (DAP)

Submission Form

Revised February 2023

Project Name	8676 Georgia Avenue
File Number(s)	Sketch Plan No. 320230060; Preliminary Plan No. 120230150; Site Plan No. 82024XXXX
Project Address	8676 Georgia Avenue and 8601 Cameron Street

Plan Type: ☐ Concept Plan ☐ Sketch Plan ■ Site Plan ☐ Consultation w/o Plan

APPLICANT TEAM

	Name	Phone	Email
Primary Contact	Stacy P. Silber, Lerch Early & Brewer, Chtd.	301-841-3833	spsilber@lerchearly.com
Architect	Ronnie Ali with Bonstra Haresign Architects, (202)328-5730, mali@bonstra.com		
Landscape Architect	Trini Rodriguez with Parker Roderiguez, (703)548-5010, trodriguez@parkerrodriguez.com		

PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density (SF/FAR)	Requested Additional Density (SF/FAR)	MPDU %
Project Data	CR-5.0, C-5.0. R-5.0, H-300' and Downtown Silver Spring Overlay Zone	312'	550,000 sf/12.08 FAR	272,432 sf/ 9.08 FAR	15
Proposed Land Uses	A high-rise, mixed-use, predominately residential development				

DESIGN ADVISORY PANEL SUBMISSION PROCESS & REQUIREMENTS

1. Schedule a Design Advisory Panel review date with the Design Advisory Panel administrator: Cashielle Nelson: SSDAP-Admin@mncppc.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 Boulevards and Downtown Street Type B

ACTIVE ZONE ELEMENTS	Recommended	Provided	Justification
Frontage Zone	Blvd: 5' Min.; St: 0' Min.	Blvd: 4.7'; St: 0'	
Sidewalk / Sidepath	Blvd: 10' Min.; St: 8' Min.	Blvd: 10.5'; St: 8'	
Pedestrian/Bike Buffer	Blvd: N/A; St: 2' Min.	Blvd: 0'; St: 6'	Bike Lanes not recommended on Blvd
Separated Bike Lane (one-way or two-way)	Blvd: N/A.; St: 5' min. (one way)	Blvd: N/A; St: 5' (one way, Cameron))	Bike Lanes not recommended on Blvd
Street Buffer	Blvd: 6' Min.; St: 6' Min.	Blvd: 8'; St: 3' (Cameron), 6' (Ramsey)	Cameron street buffer per sector plan x-section

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	1	--	
Base	Varies. See Narrative.	--	
Middle / Tower	up to 29	--	
Top	1	--	
Cap		--	
Step-back above Base	--	Approximately 4'-23'	
Step-back above Middle	--	Approximately 15'-20'	
Tower Separation	--	NA	

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.

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ARCHITECTS

February 14, 2025

Atara Margolies, AIA, LEED AP
Planner III, Downcounty Planning

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Re: 8676 Georgia Avenue
BHA Project # 2018-01

The following letter is a response to your SSDAP Comments on January 30, 2025.

1. Incorporate the brick material from the base along Cameron Street on the base of the Georgia Avenue façade so that it reads as one building base that is broken by the transparent glass treatment at the Georgia/Cameron corner. Bring the vertical bay expression from Cameron Street onto the Georgia Avenue façade as much as feasible.

Applicant Team Response:

Please refer to the two schemes presented in the slide deck.

Scheme A:
This façade option is the scheme presented to the DAP previously on January 27th. The gridded façade continues to the ground and creates a three-bay grid on Georgia Avenue. The renderings of this scheme now show the façade of the adjacent Verizon building and views from different perspectives. The additional context of the Verizon building shows that the frontage of 8676 on Georgia Avenue is quite narrow and the entire three bay grid on that face acts as the important corner of the building. By the nature of the property lines, the face of 8676 is set back from the Verizon building, which interrupts the street wall on Georgia Avenue and allows the whole narrow elevation of 8676 to be the corner of the block.

Scheme B:
Scheme B on Georgia Avenue introduces brick along the parking garage façade that has the same articulation as along Cameron Street. The corner bay of the building breaks the floating brick base and comes to the ground. By wrapping the brick on Georgia Avenue facade, the same base, middle, top relationship holds on all sides of the building.

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2. Proceed with one of the corner entrance options (scheme B or C) that has transparent glass at the corner.

Applicant Team Response:

The corner of Georgia Avenue and Cameron Street will have transparent glass and will be either scheme B or C as discussed on the January 27, 2025, DAP Meeting. Scheme C is shown in the Georgia Avenue Façade options presented at this meeting.
Along the base of the building the metal panel façade will land on a continuous stone base that will hit grade. This will create a clean line at the bottom of the metal panels and glass, and it will be a simple and resilient detail at grade.

3. The DAP remains concerned about the metal panel garage façade directly behind/above the Tastee Diner car and would like the applicant team to do something to lessen the feeling of a heavy and foreboding mass hanging over the Diner. This may be done through changes to the design of the existing metal panel system, changes to the materials used for the surfaces, or any number of other strategies. Accomplishing this objective does not require a change in color, though that may be pursued.

Applicant Team Response: BHA.

Please to the slides showing two color schemes.

Color A (Preferred Scheme):
Color A shows the bronze color that we presented at the January 27, 2025 DAP meeting. From a design perspective and to continue to highlight the historic Diner, we continue to maintain that this color is the correct choice for the garage façade because it contrasts with the lighter beige of the historic diner, and it is the same metal used for the northeast tower and all window trim on the rest of the building. To complement this design, we have refined the wood tone soffit under this part of the façade. As show, this modification lightens this area of the building and makes it more inviting for pedestrians and those enjoying the patio space. Furthermore, we have updated the renderings to include the context buildings. Through these updates, the renderings show that Project's simple palette of 3 major colors creates a refined modern look that is a complement to the neighborhood.

Color B:
Color B is a lighter bronze than the metal used on the rest of the building. This lightens this portion of the garage and makes it stand out in relation to the rest of the building. This is the only portion of the building that would use this color material, so it complicates the unified design of the building.

Exhibit to Provide:

- Colored elevations (2D is ok!) that show the base at Georgia Ave on both sides so the DAP can understand what is going on there with materials and which elements are recessed or protruding.

Applicant Team Response: *Colored elevations showing materials are added to the slides.*

- 3D close-ups of the Georgia Avenue corner – do not have to be fully rendered with shadows as sometimes this makes it hard to see. Screenshots are ok if that is easiest.

Applicant Team Response: *3D close-ups added to the slides*

8676 GEORGIA AVENUE

SILVER SPRING, MD

FEBRUARY 14, 2025

ROADSIDE

THE WILKES COMPANY

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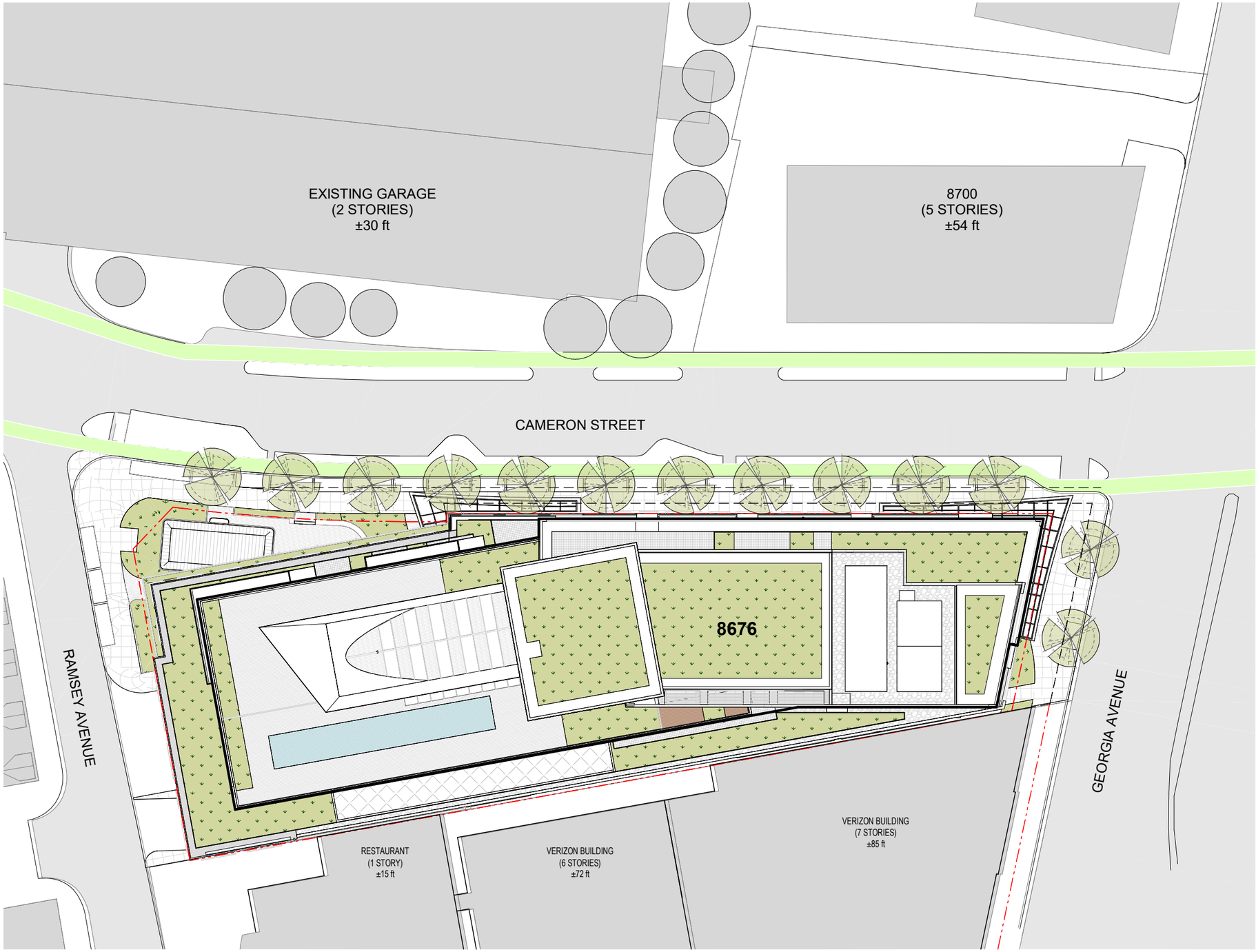

Roadside Development

SITE PLAN

8676 Georgia | SITE PLAN

02/14/2025

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CAMERON STREET

LINE OF LEVEL 2 ABOVE

344.40 345.55 346.12 347.40 348.55 349.42 350.04 351.33 351.59 351.24 351

344.86

346.00

348.00 348.40

FCC

350.17

HISTORIC TASTEE DINER

344.52

LOBBY

SEPARATION BETWEEN COMMERICAL AND RESIDENTIAL LOBBY

COMMERCIAL/ STREET ACTIVATION
14,595 sf

352.17

349.30

COMMERCIAL

346.00

344.76

BOH

TRASH

S2

LOADING

348.43

S1

347.59

344.40

EXTENT OF SPEED RAMP ABOVE

SPEED RAMP UP TO LEVEL 2

344.20

LEGEND

- AMENITY / LOBBY
- COMERCIAL / STREET ACTIVATION
- CIRCULATION
- BOH
- LOADING / PARKING
- BIKE LANE
- BUILD-TO LINE

Roadside Development

LEVEL 1 PLAN

8676 Georgia | SITE PLAN

02/14/2025

02

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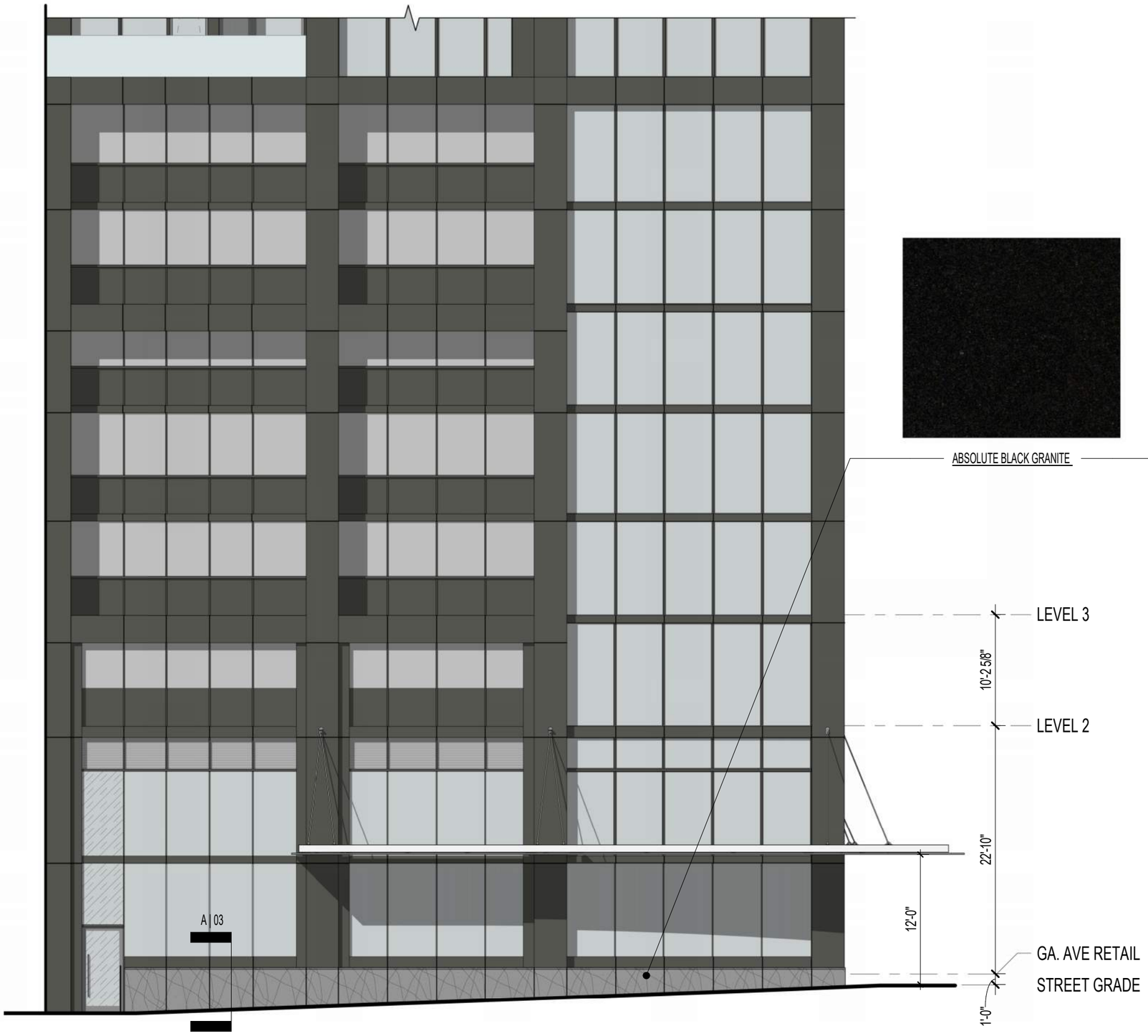

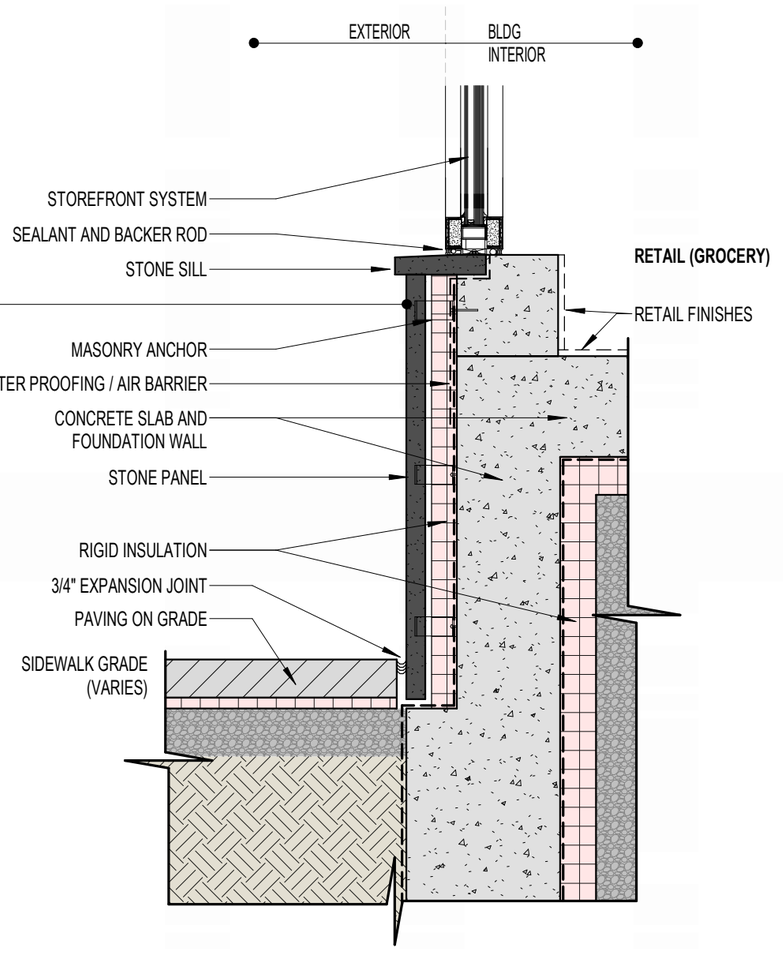

A GRADE DETAIL AT GEORGIA AVENUE

Roadside Development

PARTIAL ELEVATION AT GEORGIA AVENUE

8676 Georgia | SITE PLAN

02/14/2025

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Roadside Development

PARTIAL ELEVATION AT CAMERON STREET

8676 Georgia | SITE PLAN

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GEORGIA AVENUE SCHEME A (PRESENTED 01/27/2025)

8676 Georgia | SITE PLAN

02/14/2025

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Roadside Development

GEORGIA AVENUE SCHEME A (PRESENTED 01/27/2025)

8676 Georgia | SITE PLAN

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GEORGIA AVENUE SCHEME A (PRESENTED 01/27/2025)

8676 Georgia | SITE PLAN

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DINER GARAGE COLOR A (PRESENTED 01/27/2025)

8676 Georgia | SITE PLAN

02/14/2025

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Roadside Development

DINER GARAGE COLOR A (PRESENTED 01/27/2025)

8676 Georgia | SITE PLAN

02/14/2025

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DINER GARAGE COLOR A (PRESENTED 01/27/2025)

Roadside Development

DINER GARAGE COLOR B

8676 Georgia | SITE PLAN

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Roadside Development

DINER GARAGE COLOR B

8676 Georgia | SITE PLAN

02/14/2025

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