



## Silver Spring Design Advisory Panel – February 19, 2025, Meeting Notes

Revised March 17, 2025

*This was the final time that the applicant appeared at the DAP as part of the Site Plan review process.*

### **Project:**

#### **8676 Georgia Avenue**

Applicant: Roadside Development, with Bonstra | Haresign (architect) and additional consultants

### **Attendance:**

#### Design Advisory Panel:

David Cronrath (in-person)

Alice Enz (virtual)

Praj Kasbekar (virtual)

Qiaojue Yu (virtual)

*Note: As Bonstra | Haresign is a member of the applicant team, Bill Bonstra recused himself from the project discussion.*

### Staff:

Elza Hisel-McCoy, Downcounty Planning Chief

Paul Mortensen, Senior Urban Designer, Director's Office

Atara Margolies, Planner III

Dan Bruechert, Historic Preservation Planner III

Adam Bossi, Planner III

Stephanie Dickel, Regulatory Supervisor, Downcounty Planning (virtual)

Atul Sharma, Assistant to the Deputy Director (virtual)

### Applicant Team:

Stacy Silber, Lerch, Early and Brewer

Brian Corcoran, Roadside Development

Daniel Seidman, Bonstra | Haresign

Ronnie Ali, Bonstra | Haresign

Brian Corcoran, Roadside Development

Paul Kelminsky, Roadside Development

William Ikeler, Roadside Development

Bill Bonstra, Bonstra | Haresign (virtual)

Michael Cutulle, Bonstra | Haresign (virtual)  
Andi Adams, architectural historian (virtual)  
Brian Bolen, ParkerRodriguez (virtual)  
Trini Rodriguez, ParkerRodriguez (virtual)  
Liz Rogers, Lerch, Early and Brewer (virtual)  
Sara Grant, The Wilkes Company (virtual)

## Meeting Notes:

### Project Background

The applicant team presented changes to the project since the last presentation to the DAP in January 2025. At the January meeting, the DAP agreed that the applicant should only focus on two key issues: the Georgia Avenue façade design, and the façade of the garage portion that overhangs the Diner cab along Cameron Street.

### Georgia Avenue Façade

At the January DAP, the applicant team presented a few options for how to make the Georgia Avenue/Cameron Street corner more transparent, even as there is no door on Georgia Avenue. The DAP continued to stress that in addition to transparency, the Georgia Avenue façade does not feel connected to the base along Cameron Street. The DAP asked for the applicant to return with some options for how to extend the brick that is featured at the base of the building along Cameron Street around to Georgia Avenue to “ground” that façade and make it feel as if it is part of the base of the building. The DAP also was unsatisfied with the garage façade that faced Georgia Avenue and they asked the applicant to continue working on that.

The applicant presented options for how to bring the materials and panel treatment from Cameron Street around to Georgia Avenue. Both options included brick at the bottom of the façade where it meets the ground, but they differed in their approach to the garage façade panel design. The DAP preferred Scheme B. This scheme brings the brick bays with metal panels that are a prominent feature of the base façade along Cameron Street around to the Georgia Avenue side, while allowing the base to be fully transparent at the corner. The DAP felt this scheme was the most cohesive, while emphasizing the Georgia Avenue and Cameron Street corner.

### Parking Garage Façade

The DAP was concerned about the current presentation of the parking garage façade that faces Cameron Street and that “hangs” above the Diner cab and requested that the applicant team explore ways to lighten that façade.

The applicant explored a slightly lighter metal panel and presented that option to the DAP. The applicant also lengthened the vertical elements of the façade, and brought renderings that represented more accurately how the underside of the soffit of that portion of the garage would be finished with a light wood panel, which would “lighten” the overall effect.

The DAP agreed that adding an additional color to the palette would complicate things, and that the more accurate renderings in addition to emphasizing the vertical elements improved their understanding of this portion of the building.

Panel Vote

The DAP moved to vote on the project meeting the expressed goals of Design Excellence. All four voting DAP members voted in favor of approval, thus granting the project the 10 required points.