

4719 Hampden Lane and 4720 Montgomery Lane Concept Plan – Design Advisory Panel Submittal

I. Brief Project Description and Urban Design Concept

Washington Property Company (“WPC” or the “Applicant”) is the owner of the properties addressed as 4719 Hampden Lane (currently improved with a 3-story office building) and 4720 Montgomery Lane (an 11-story office building previously occupied by AOTA) that are framed by Montgomery Lane to the north, East Lane to the West, and Hampden Lane to the south (the “Property”). The Property along with several abutting properties to the east were the subject a previous Sketch Plan, Preliminary Plan of Subdivision, and Site Plan for a large, mixed-use project known as Hampden East. The previous Preliminary Plan of Subdivision and Site Plan expired, and WPC is now pursuing a Concept Plan for redevelopment of this smaller assembled Property with ±260 multi-family dwelling units (including up to 17.6% Moderately Priced Dwelling Units, or “MPDUs”), underground parking, and public open space (the “Project”).

The Project will be located on ±0.57 acres of tract area in the Wisconsin Avenue Corridor (as defined in the Approved and Adopted Downtown Bethesda Sector Plan – “Sector Plan”) of Downtown Bethesda. The Property is zoned CR-5.0, C-5.0, R-4.75, H-250 within the Bethesda Overlay Zone. The Applicant’s Concept Plan contemplates an additional 12 feet of building height beyond the zoned height of 250 feet, which is permitted if the Project includes a minimum of 17.6% MPDUs.

The Property is located one block to the north of the future southern entrance to the Bethesda Metro Station and Purple Line Station currently under construction, as well as being in immediate proximity to the current southern entrance to the Bethesda Metro Station (via an elevator located in the northwest quadrant of Montgomery Avenue and Wisconsin Avenue) and a block away from the main entrance to the Metro Station and Ride-On bus terminal. Vehicular access to the Property is currently provided through three (3) curb-cuts on East Lane. Both office buildings are taller than 2 stories and have no tenants in more than 50% of each building. As a result, the Project is eligible to use the expedited Commercial to Residential Reconstruction Plan (“CRR Plan”) process pursuant to Sections 59-3.3.2.B and 59-7.3.5.A.2.d of the Zoning Ordinance.

The purpose of this Concept Plan submission is to obtain early feedback on the proposed massing (base building height, tower step-backs, and tower separation) so that the Applicant can advance the design of the Project to the more detailed level that is required for the expedited CRR Plan process. As described in greater detail below, the Property has very limited size and depth which creates a significant challenge to realizing a viable multi-family residential floorplate. As a result, the Project’s design incorporates alternative treatments as allowed by the Bethesda Downtown Design Guidelines (the “Design Guidelines”) and furthers the spirit and intent of the Design Guidelines by allowing access to light and air, and enhancement of the public realm through articulated facades. The specific alternative treatments proposed for the Project are described in greater detail below.

II. Alternative Treatments

A. Tower Step-Backs on Montgomery Lane and Hampden Lane

The Project incorporates a 10' step-back above the base building (35'-70') on East Lane in full compliance with 2.4.7 of the Design Guidelines. Since the facades on Hampden Lane and Montgomery Lane are the shortest, the Applicant is proposing alternative treatments that will better respond to the surrounding urban context and allow for a viable multi-family floorplate. A 10' step-back beginning at a height of approximately 180'-200' on Hampden Lane is proposed, and the tower on Montgomery Lane is proposed to come to the ground with a highly articulated and varied façade. This hierarchy of street frontages allows for emphasis of tower setbacks above the more pedestrian-oriented East and Hampden Lane frontages and is also the rationale behind the Applicant's request for an alternative treatment on the more vehicular intensive Montgomery Lane frontage.

B. Tower Separation Distance

The Property is exceptionally narrow, especially on the southern portion of the Property (4719 Hampden Lane), which substantially impairs the Applicant's ability to provide tower separation of 22.5' from the neighboring properties to the east. The Design Guidelines contemplate reduced tower separation and/or the use of party walls for properties with limited size/width/depth, and allows for the use of public art, lighting, texture and/or patterning to provide visual interest. With this spirit in mind, the Applicant is proposing a 10' of tower separation distance along the northern portion of the eastern elevation, and a party wall along the southern portion of this elevation, with the exception of a step-back where the façade meets Hampden Lane. Precedent images that illustrate opportunities for variation in this façade, including with the texture and patterning, are included with this Concept Plan submission. As shown on the side-by-side comparison with the prescriptive 22.5' tower separation model, this proposed alternative treatment is the minimum relief necessary to achieve a viable multi-family floorplate due to the Property's exceptionally narrow size and width.

III. Conclusion

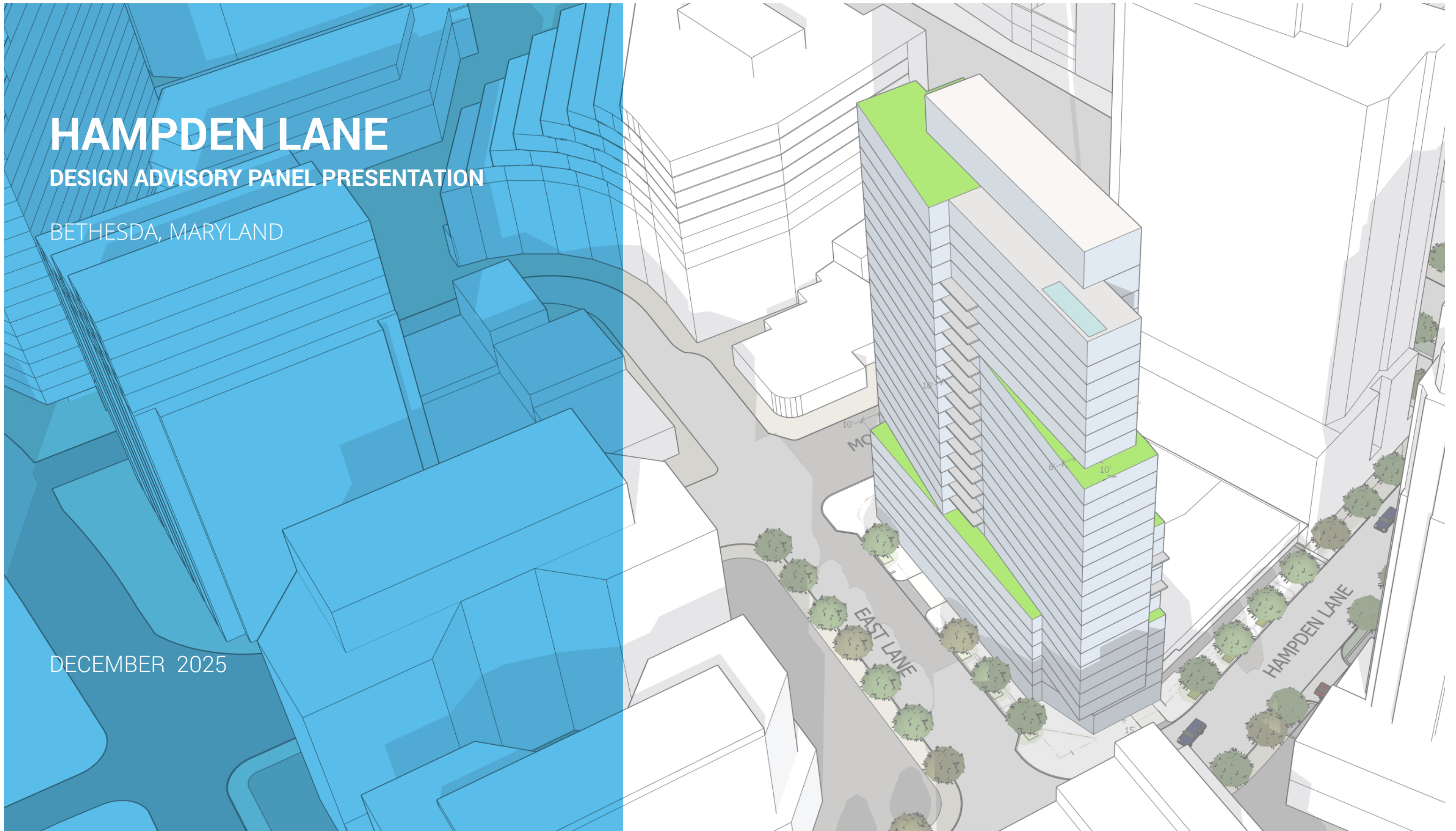
This Concept Plan submission to the DAP addresses how the massing and overall site design of the Project meets the intent and goals of the Design Guidelines. The Applicant is seeking comments from the DAP so that it can advance the design of the Project consistent with the presented massing to allow for submission of an expedited CRR Plan in 2026. The Applicant will provide additional detail on the Project design and address how the Project qualifies for the requisite Exceptional Design public benefit points as part of a subsequent submission to the DAP,

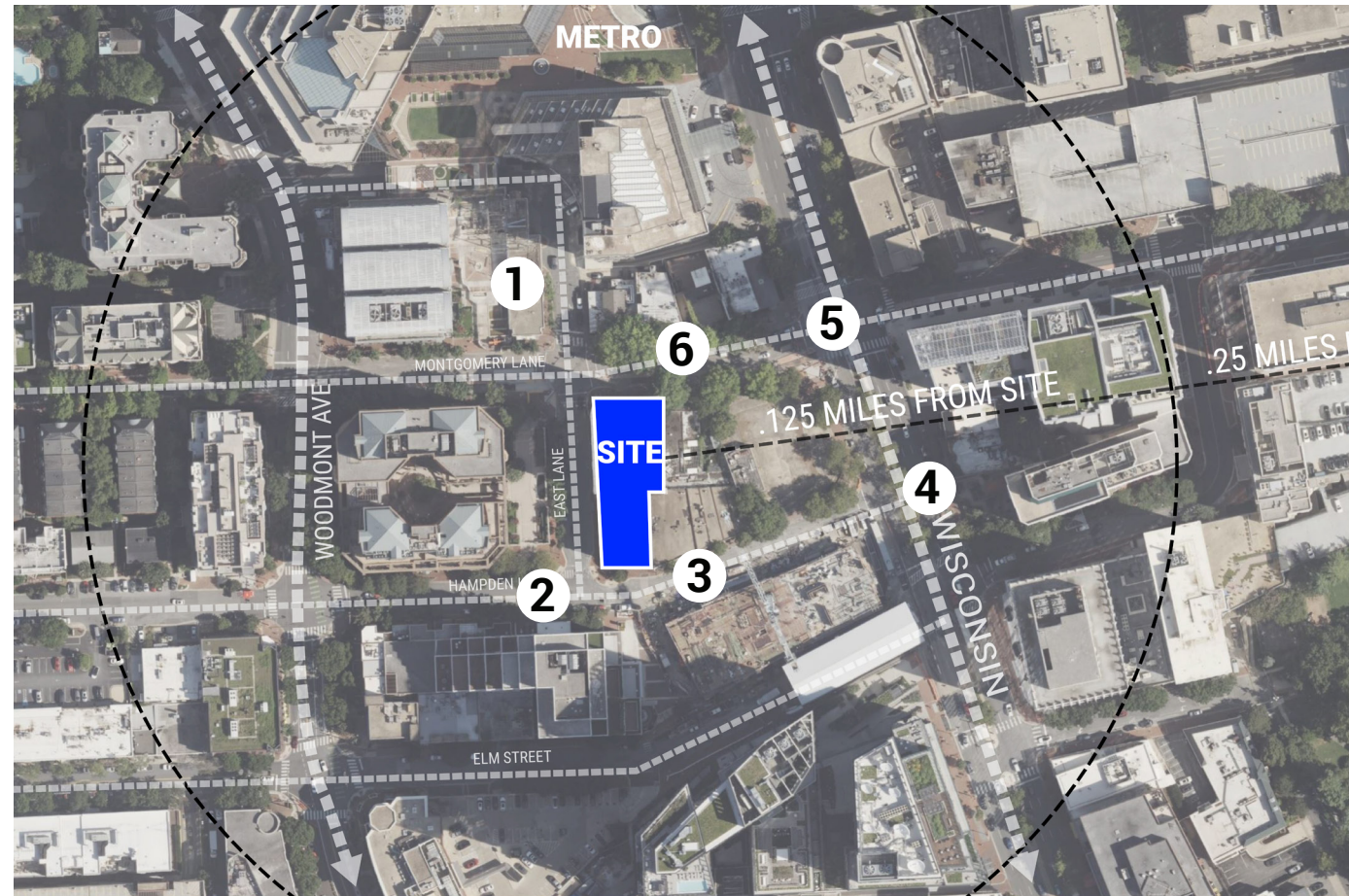
HAMPDEN LANE

DESIGN ADVISORY PANEL PRESENTATION

BETHESDA, MARYLAND

DECEMBER 2025





SITE CONTEXT PLAN



2.4.6 Tower: Separation Distance

Intent: To allow access to light and air, limit the impact of shadows on the public realm and reduce the extent of large blank walls as new buildings develop at or near the property line.

Guidelines:

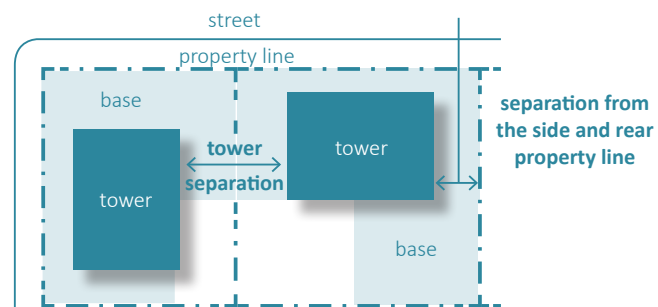
- A. Separate tower floors at least 45 to 60 feet (22.5 to 30 feet from the side and rear property lines).
- B. Provide a continuous building base along the lower floors.
- C. Avoid building towers to the property line creating expansive blank party walls that are imposing on the pedestrian environment.

Alternative Treatments:

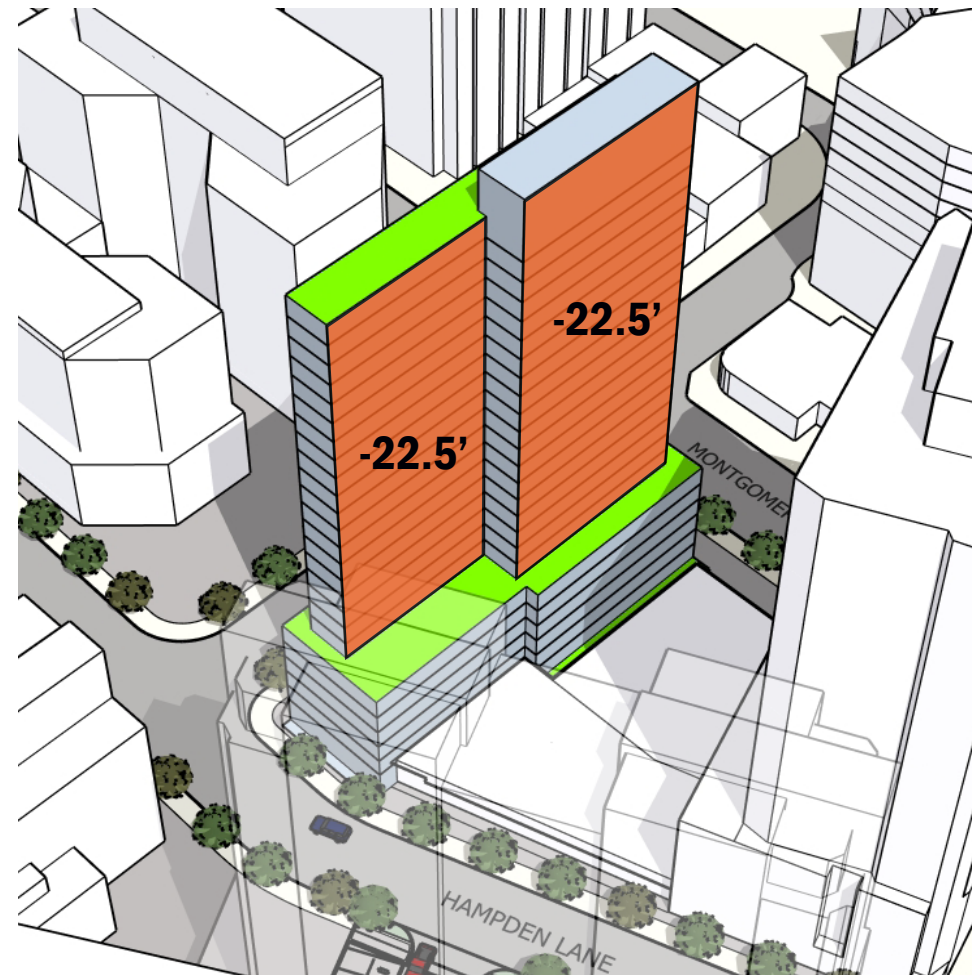
Buildings below 120 feet or with limited property size/width/depth may reduce tower separation or consider party walls. If party walls are necessary, mitigate their visual impact with elements such as public art, lighting, texture and/or patterning that provide visual interest and are appropriate to the context and architecture of the building.

Where existing neighboring building towers are built to or close to the property line, new development should aim to achieve the total tower separation where possible. However, at a minimum, the new building tower levels should provide the separation distance indicated in *Guideline 2.4.6 A* from the side and rear property lines, except where building to the lot line could better address an existing blank wall condition.

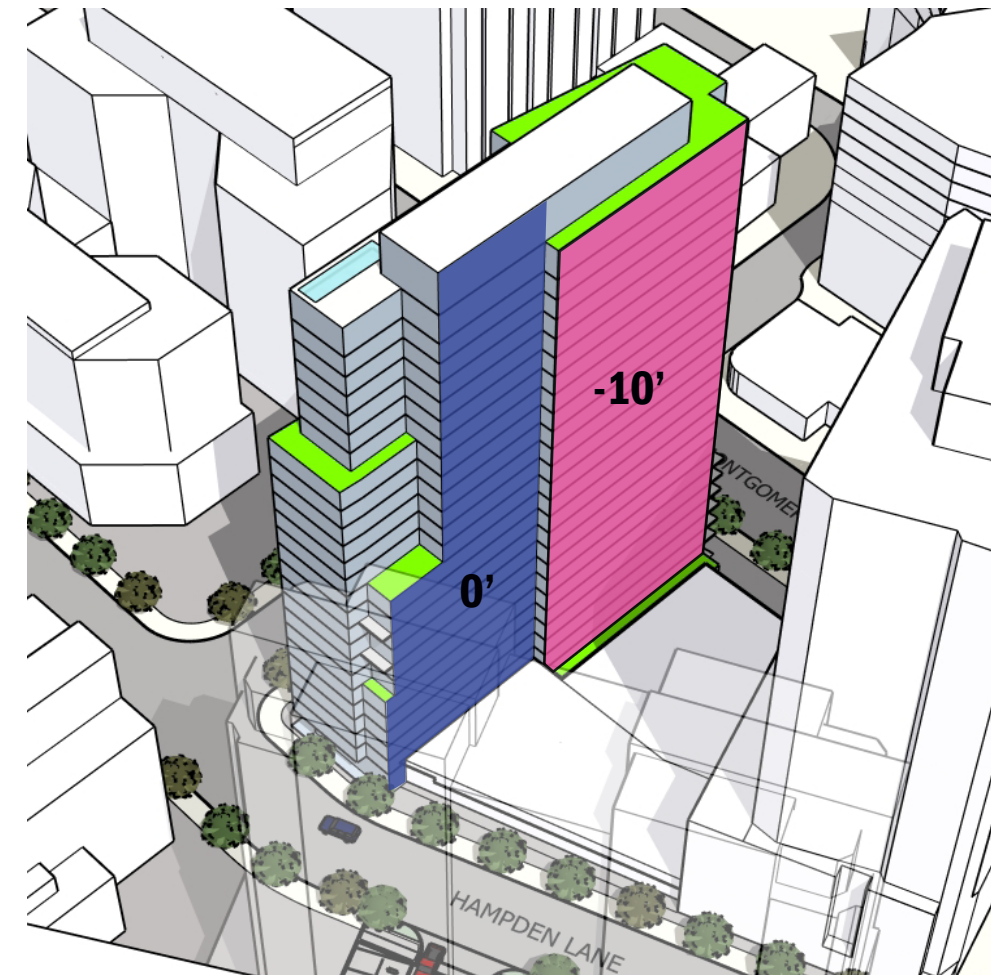
Varied geometry in a building's upper floors, and facade modulation between buildings can also be used as methods to increase the perception of tower separation and allow access to light and air.



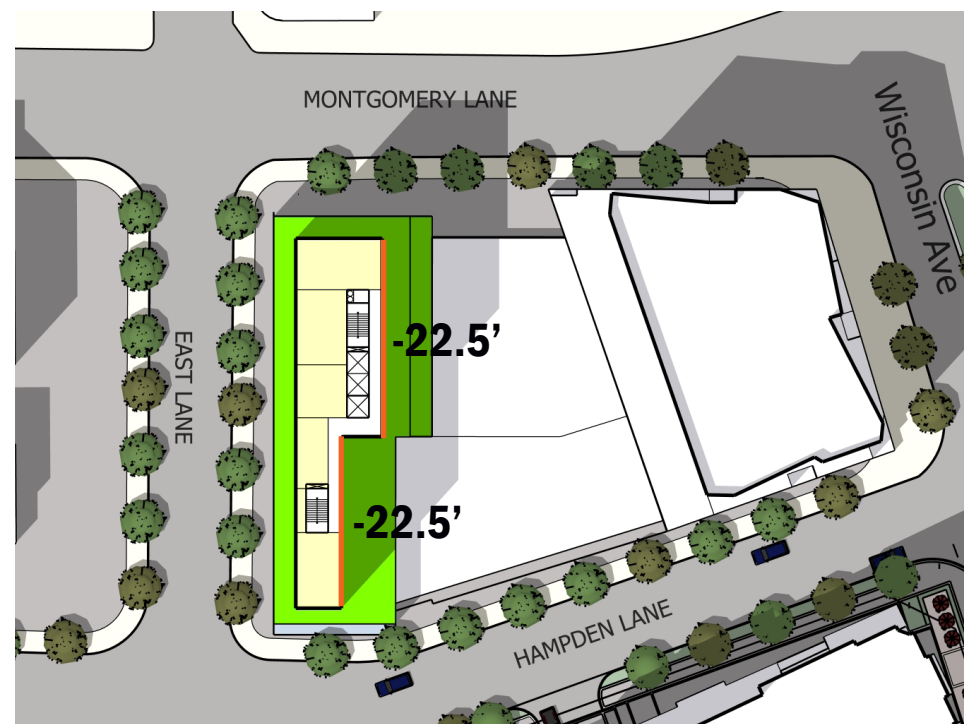
TOWER SEPARATION DISTANCE



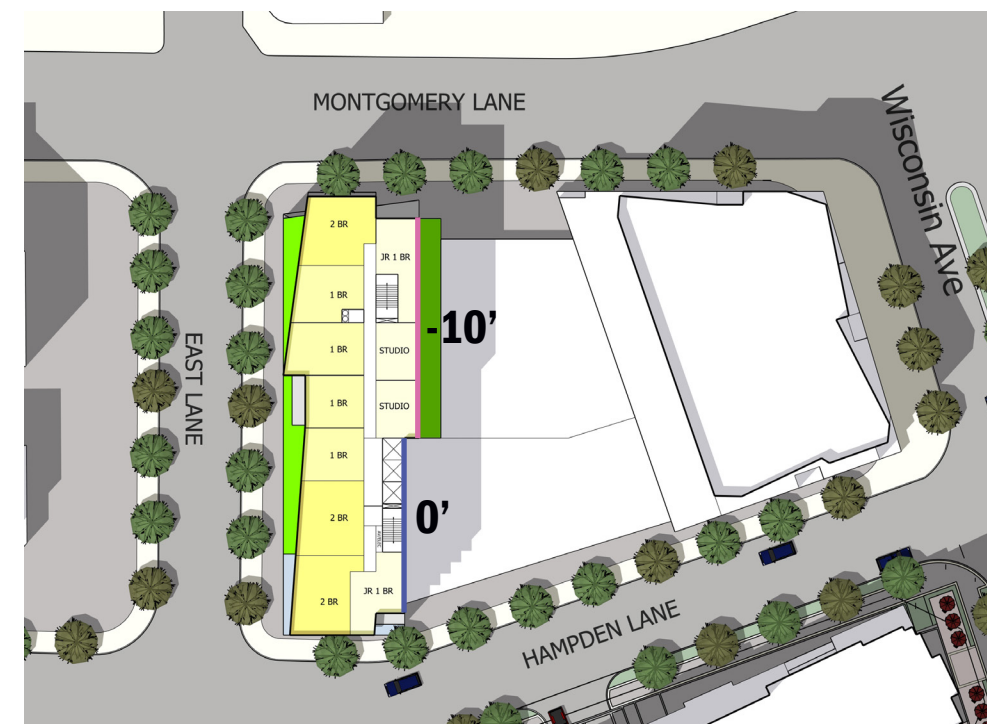
VIEW FROM SOUTH EAST_ PRESCRIPTIVE



VIEW FROM SOUTH EAST - ALTERNATE TREATMENT



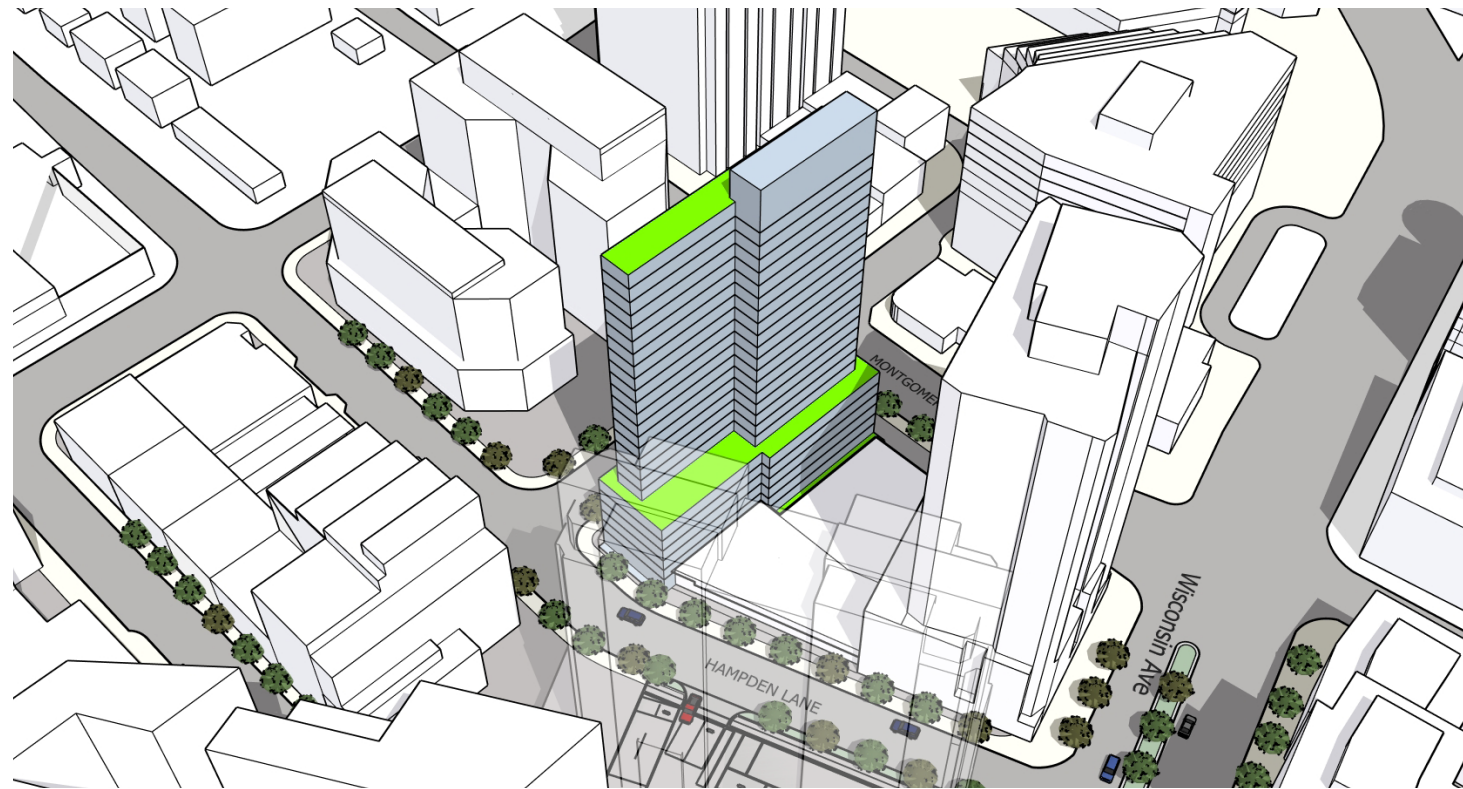
TYPICAL FLOOR_ PRESCRIPTIVE



TYPICAL FLOOR_ ALTERNATE TREATMENT



1. VIEW FROM SOUTH WEST_PREScriptive ZONING



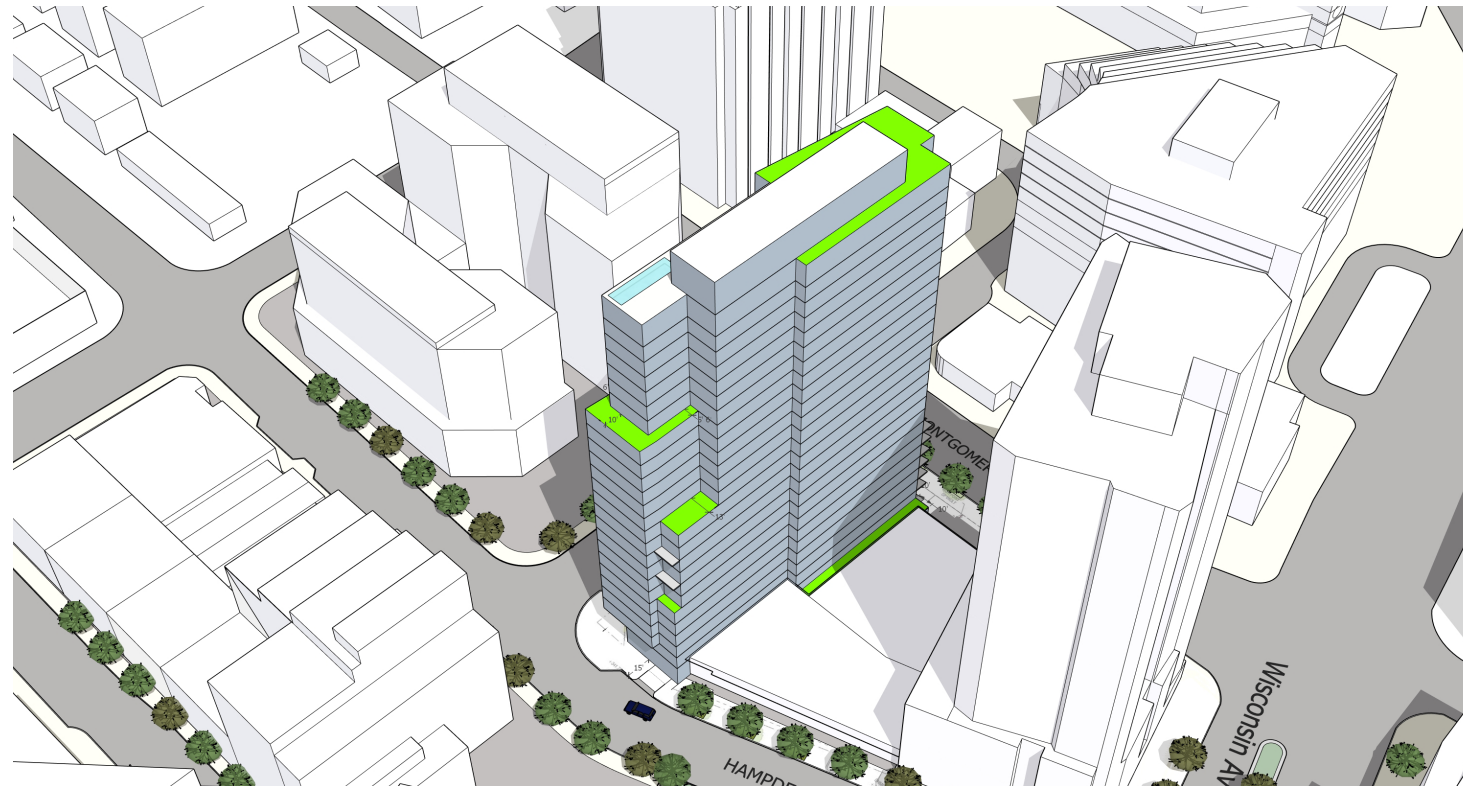
2. VIEW FROM SOUTH EAST_PREScriptive ZONING



KEY PLAN



1. VIEW FROM SOUTH WEST_PROPOSED



2. VIEW FROM SOUTH EAST_PROPOSED



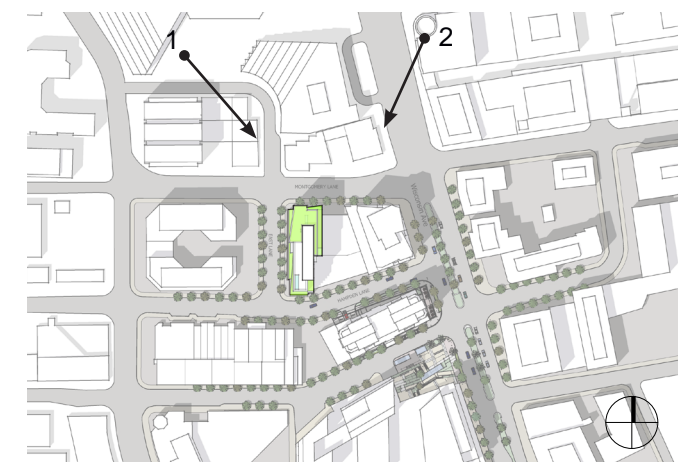
KEY PLAN



1. VIEW FROM NORTH WEST_PROPOSED



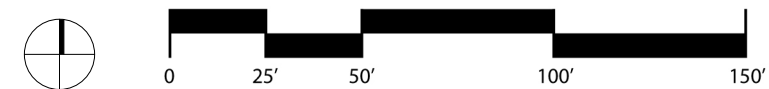
2. VIEW FROM NORTH EAST_PROPOSED



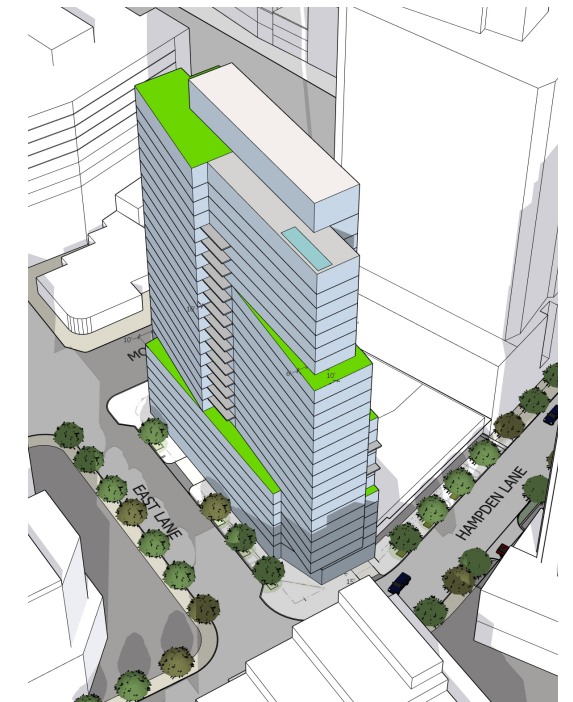
KEY PLAN



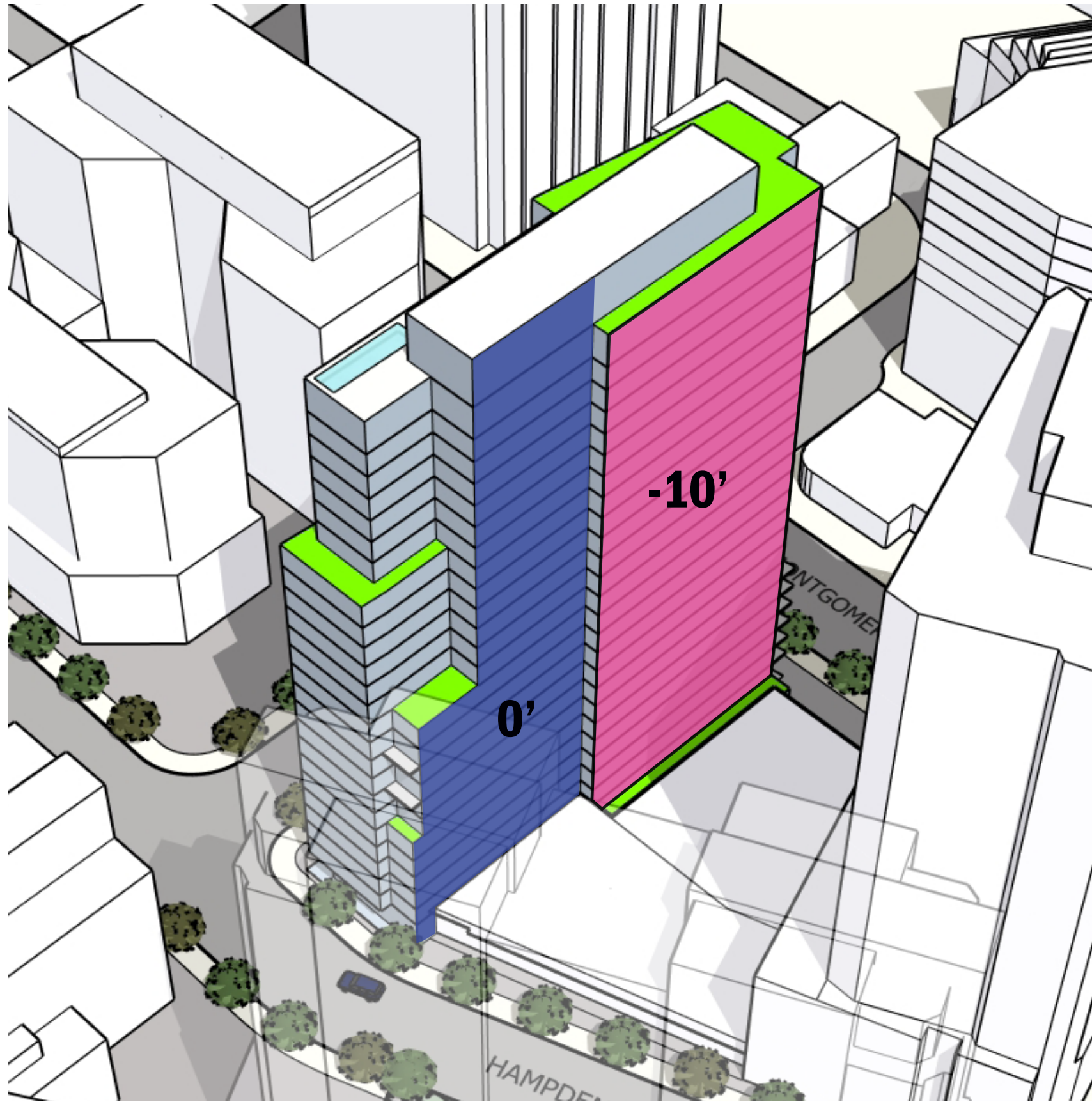
UPPER FLOOR PLAN



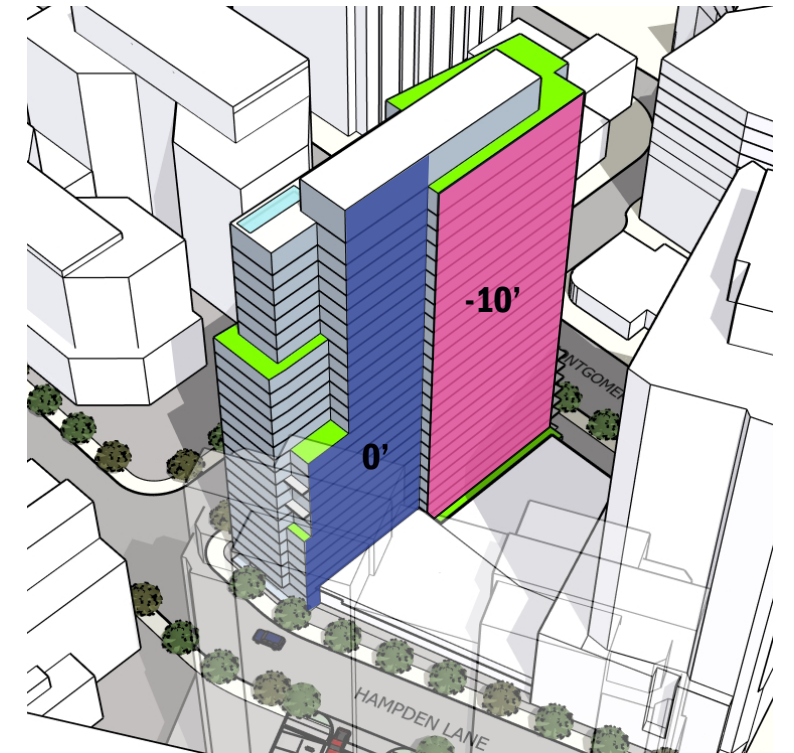
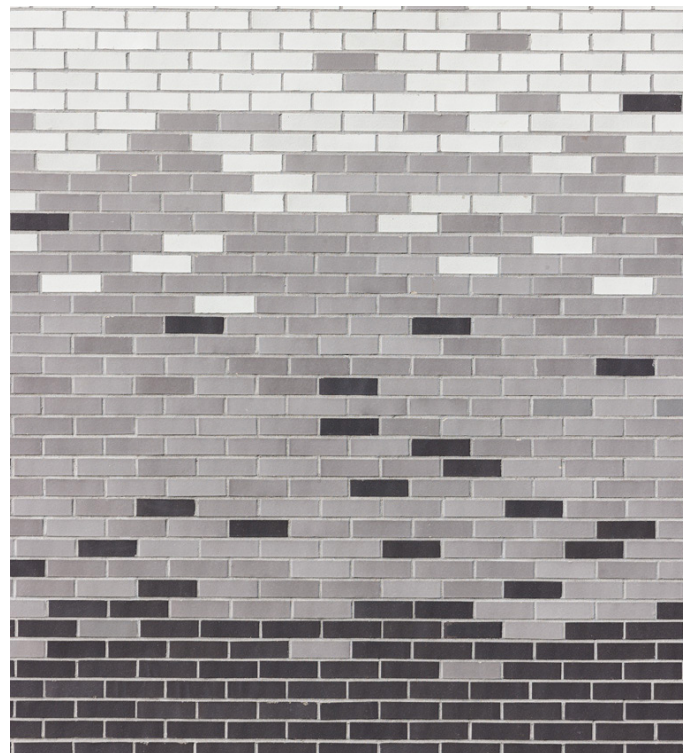
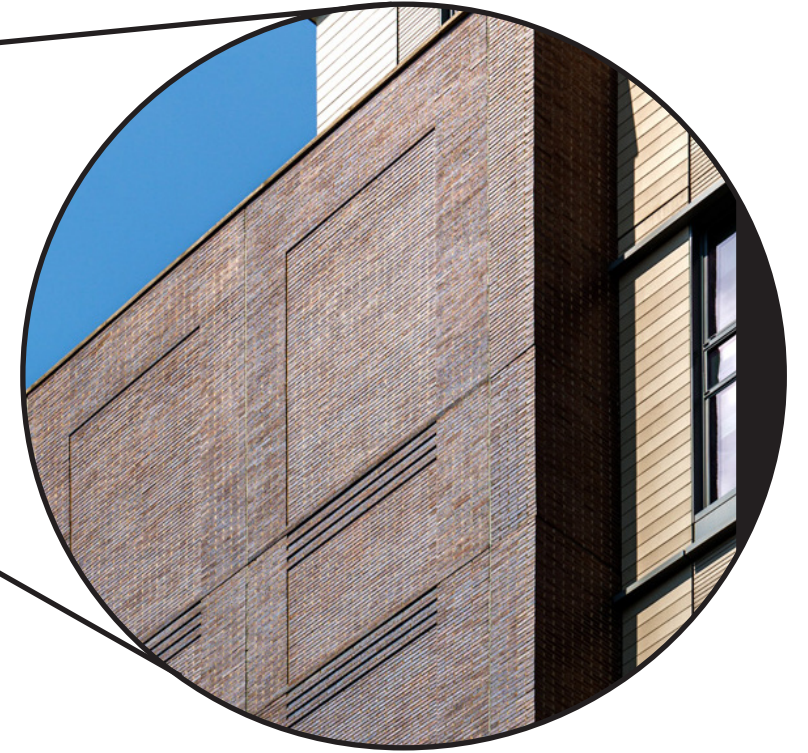
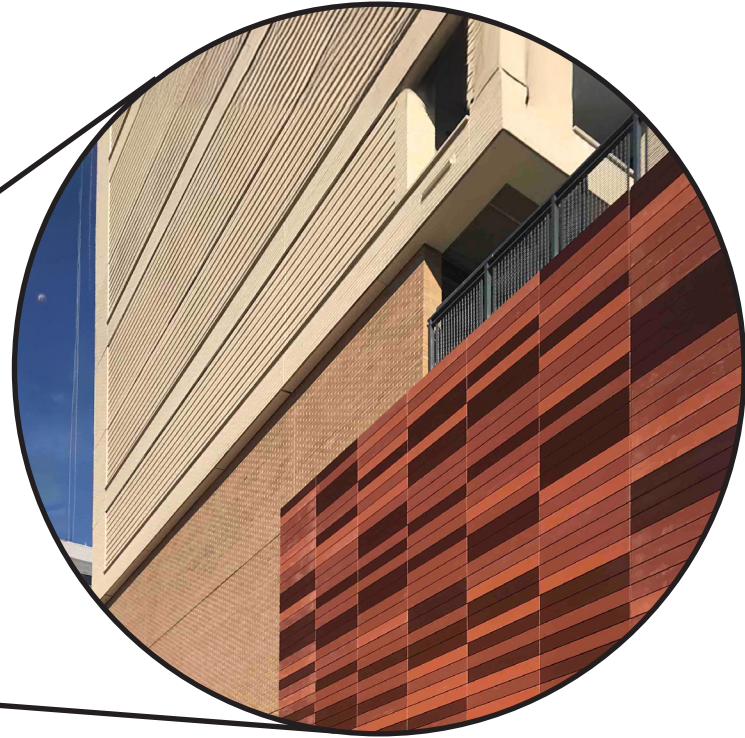
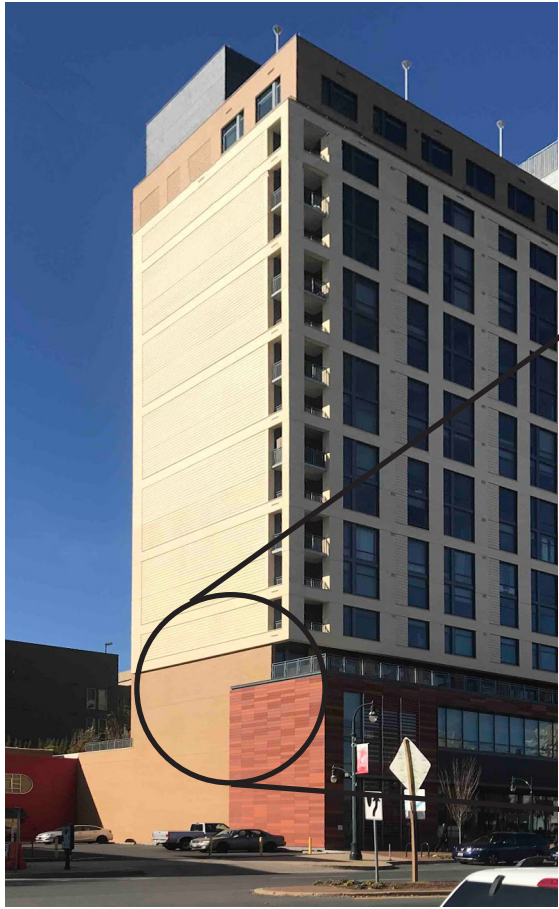
VIEW FROM NE



VIEW FROM SW



VIEW FROM SOUTH EAST



PRECEDENTS
ZERO LOT LINE SEPARATION

VIEW FROM SOUTH EAST

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