



DATE: June 17, 2026

TO: Bethesda Downton Plan Design Advisory Panel (DAP)

FROM: Grace Bogdan, Planner IV, Design, Placemaking, & Policy Division  
Sandra Pereira, Supervisor, Design, Placemaking, & Policy Division  
Atul Sharma, Chief, Design, Placemaking, & Policy Division  
Paul Mortensen, Senior Urban Designer, Director's Office

RE: Staff comments for the June 24, 2026 DAP Meeting

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

## Item #1

### 4861(4887) Battery Lane

Architects Collaborative Inc  
Vika, Landscape Architect

- 2<sup>nd</sup> Site Plan level presentation, focusing on building articulation, architectural elevations, landscaping, and comments from Sketch Plan review.
- The Project was presented at the April DAP meeting and the Panel had requested the Applicant return with elevations for all facades delineating materials that are less generic than currently shown, and further information on the screening materials for the Battery Lane frontage.
- Battery Lane frontage updates: The resubmission includes more detailed perspectives (A-3 thru A-10) along the Battery Lane showing updates to canopy lighting and additional articulation along the columns. A fin with the address has been incorporated at the pedestrian entrance bringing attention to the main door along the street. The northwest corner open space has been updated with screening, landscaping, and amenities (pg A-23).
- Plantings at side and rear of property: The resubmission includes sections for the open space areas and plantings over structured parking, as well as updated perspectives and plans to negotiate clearing of overgrowth with NIH at the rear of the property and new fencing (pg A-16 thru A-22).
- Elevations: The resubmission includes rendered elevations (pg A-24 thru A-27) with details portions showing information on materials including two brick colors, metal panels, cast stone, and granite.
- The Applicant is requesting 20 design excellence points.

## Item #2

### 7475 Wisconsin Avenue

Chris Huffer, Architect, SK+I  
MRP Realty and Prime Finance, Applicant

- 2<sup>nd</sup> Site Plan level presentation, focusing on building articulation, architectural elevations, landscaping, and comments from Sketch Plan review.
- The Project was presented at the May DAP meeting and the Panel had requested the Applicant return with the following:
  1. Massing of the tower along Wisconsin Avenue, particularly the southern part of the building near potential phase 2 looking north, to make sure the mass reads more dynamic and the taller volume that faces East-West Highway is visible as a part of the top from Wisconsin Avenue to the south.
  2. The ground floor treatment of the façade along Wisconsin Avenue and around the metro entrance at the corner to ensure the architecture is supported by some sort of overhang or canopy or is grounded to the street.
- The Applicant presented an interim update to staff and available Panel members on June 10<sup>th</sup> and the conversation noted that the refinements to the base were successful in addressing the previous comments/concerns raised during the last meeting. However, the southwest corner still needed additional refinement and the Applicant team will further studied options to articulate the corner.
- The latest resubmission proposes to remove the piers at the southwest corner to further carve out and improve the view looking north along Wisconsin Avenue.
- The Project is requesting 20 design excellence points.

**Design Excellence Guide:**

- *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*