



Chevy Chase Lake Sector Plan, Worksession 3

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Description

Completed: 11.28.12

Worksession No. 3: Chevy Chase Lake Sector Plan Design Guidelines

Staff recommendation: Review and provide directions on the draft design guidelines structure, concepts, criteria for compatibility and conceptually the guidelines for Town Center East and Newdale Mews.

Summary

This memorandum addresses the draft Design Guidelines. Two Planning Board worksession have already been held, and there are three more scheduled as follows.

- November 1, 2012 - Worksession 1 addressed vision, phasing, traffic and the Newdale Mews property;
- November 15, 2012 - Worksession 2 addressed open space ownership, and building height and density recommendations for: Shopping Center East and Newdale Mews.
- December 6, 2012 - Worksession 3 will address the design guidelines structure, concepts, criteria for compatibility and conceptually the guidelines for Town Center East and Newdale Mews.
- January 10, 2013 - Review of Public Hearing Draft. Discuss and Provide direction to staff.
- January 17, 2013- Review of Public Hearing Draft and Draft Design Guidelines and provide direction.
- January 31, 2012- Review of Draft Design Guidelines. Approve Planning Board Draft and Transmit to County Executive and County Council. Approve transmittal of draft Design Guidelines to County Council.

The Draft Design guidelines will be transmitted with the Planning Board Draft Sector Plan to the County Council. After the Sector Plan is approved and adopted, the Planning Board will resume work on the Design Guidelines to reflect the approved and adopted Sector Plan. At that time, the Planning Board will hold a public hearing and take into consideration testimony before approving the design guidelines for use.

Previous Planning Board Decisions

- Shopping Center East –maximum height of 150 feet and 90 feet.
- Newdale Mews – maximum height of 55 feet.

The Planning Board is Being Asked to Provide Direction to Staff on the Following:

- Structure
- Concepts
- Criteria for Compatibility
- Town Center East
- Newdale Mews

Attachments

1. Copy of the Slides for the December 6 staff presentation.

DRAFT DESIGN GUIDELINES PRESENTATION



December 6, 2012
Worksession

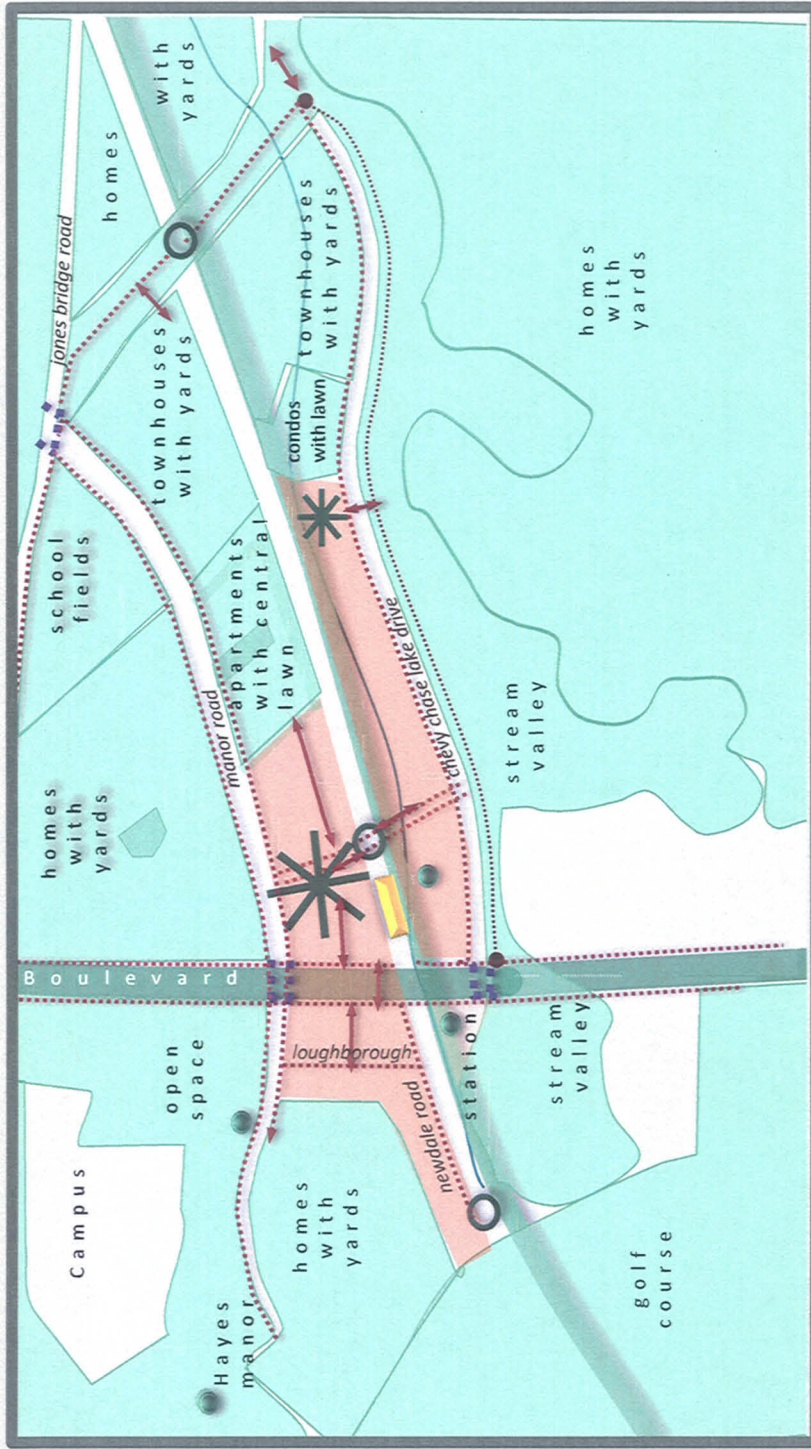
Planning Board Direction

- Overall Structure
- Concepts
- Criteria For Compatibility
- Town Center East
- Newdale Mews

Town Center



Open Space



Streetscape



Criteria for Compatibility

Scaled For People



Tradition[al]



Nature & The Garden



Scaled For People



- ❖ Human Scale
- ❖ Details
- ❖ Senses



Tradition[al]

- ❖ Materials
- ❖ Composition
- ❖ Details
- ❖ Story



Nature and the Garden

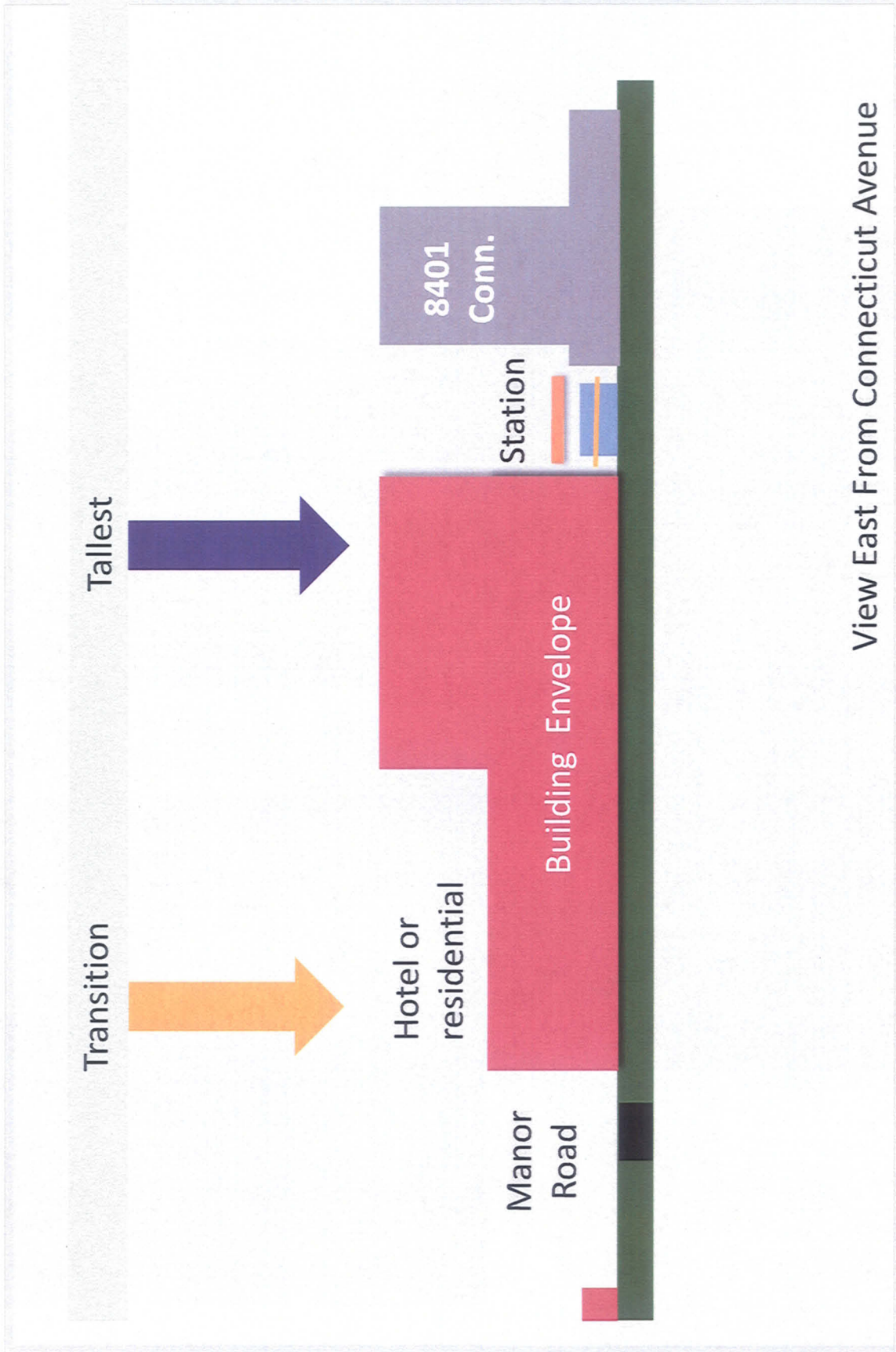
- ❖ Rolling Terrain
- ❖ Coquelin Run
- ❖ Trees And Lawns
- ❖ Woodland



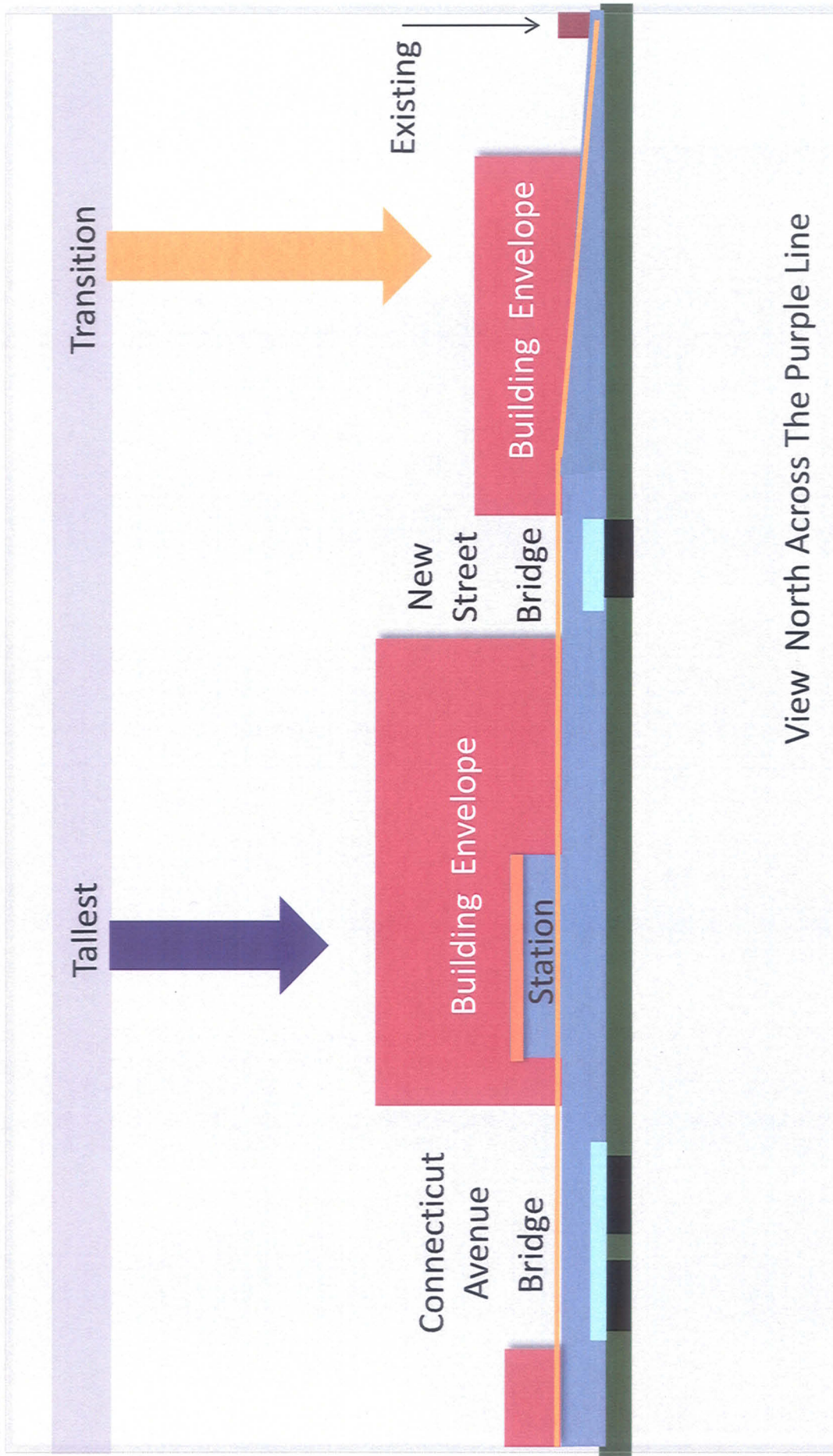
What the Specific Guidelines Address



Town Center East



Town Center East

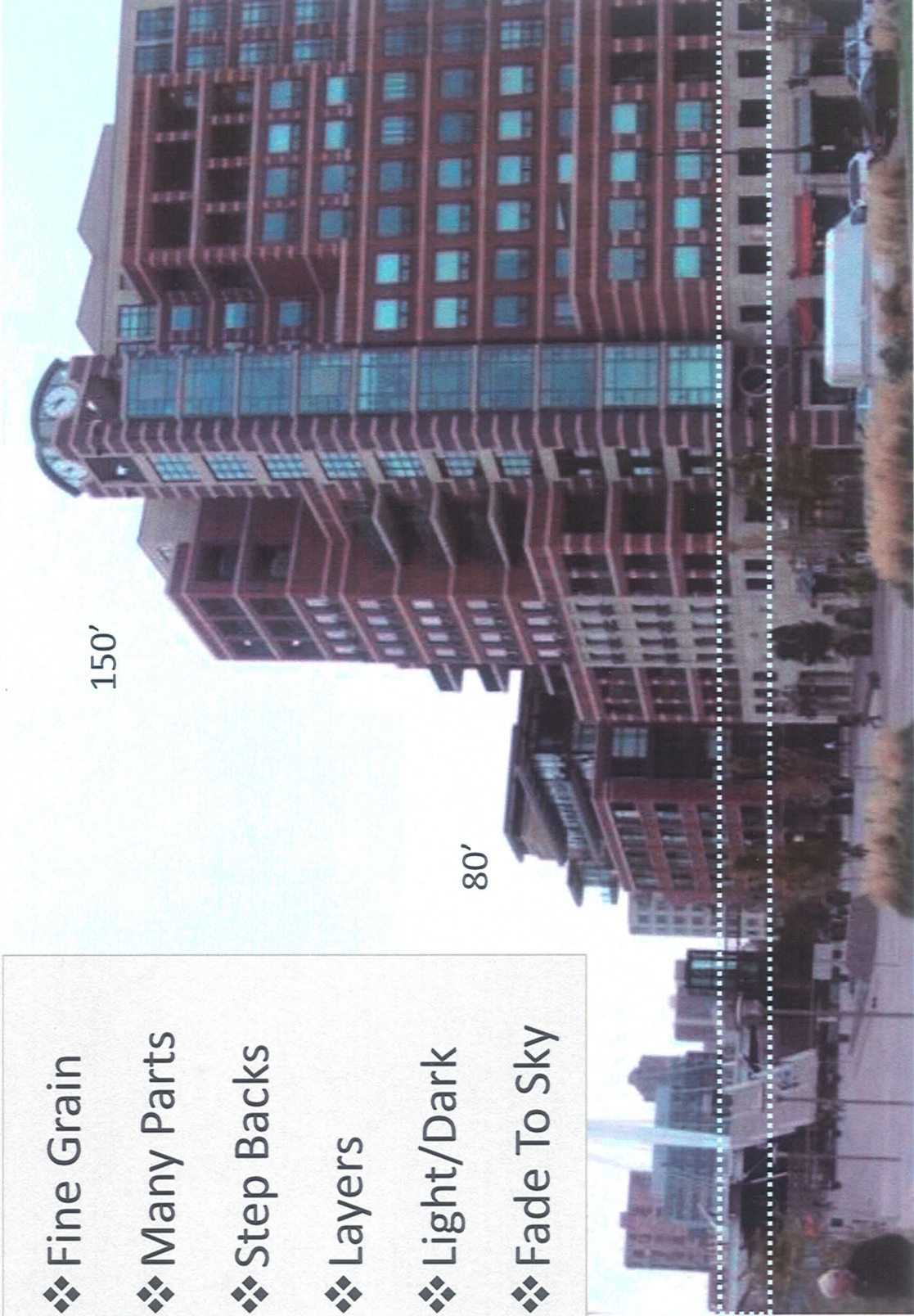


Town Center East

- ❖ Fine Grain
- ❖ Many Parts
- ❖ Step Backs
- ❖ Layers
- ❖ Light/Dark
- ❖ Fade To Sky

150'

80'



Denver

Town Center East

❖ The Look Of
Many
Buildings
Not Just One



Rockville Town Square

Town Center East

Parking

❖ Hide

❖ Blend



Silver Spring, Maryland

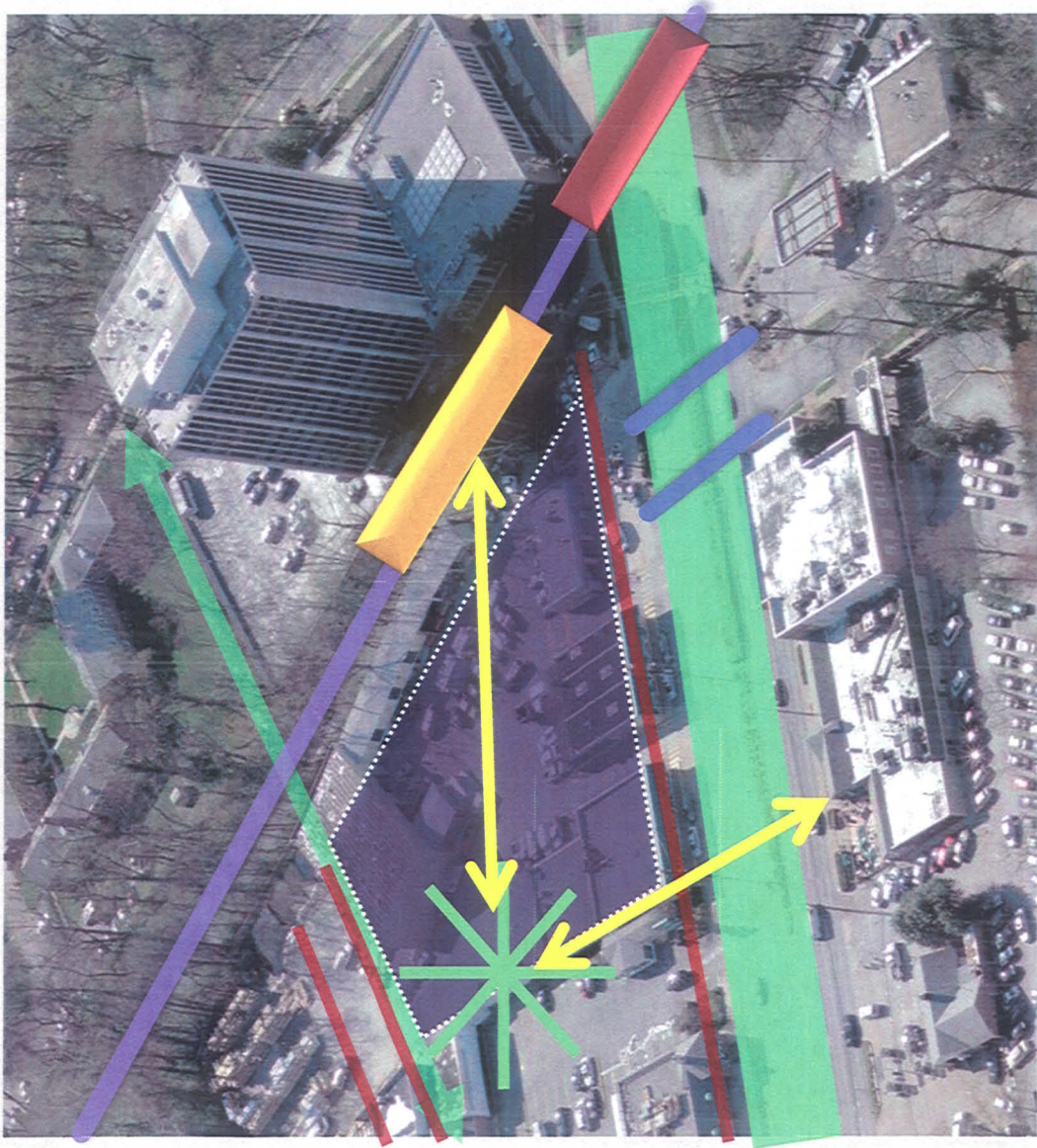
Town Center East-Central Public Park

- ❖ Large Level Area
- ❖ Good Sight Lines
- ❖ Temporary Expansion
- ❖ Landmark
- ❖ Border by Lanes
- ❖ Active Edges
- ❖ Clear Level Entry



Town Center East-Sight Lines

- ❖ Station Platform & Central Park
- ❖ West Side & Central Park



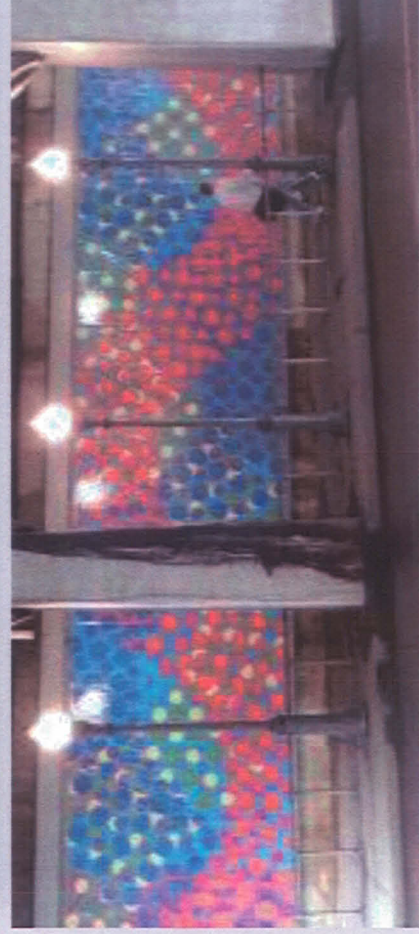
New Street Curb-To-Building Space

- ❖ Street Trees
- ❖ Low Green Edge
- ❖ Footspace at Curb
- ❖ Seating
- ❖ Distinct Design
- ❖ Art Under Track



Bridges

- ❖ Landmark
- ❖ Over
- ❖ Under



11/28/2012

Connecticut Avenue



Newdale Mews



Newdale Mews

- ❖ Setback
- ❖ Buffer
- ❖ Views thru
- ❖ Stepdown

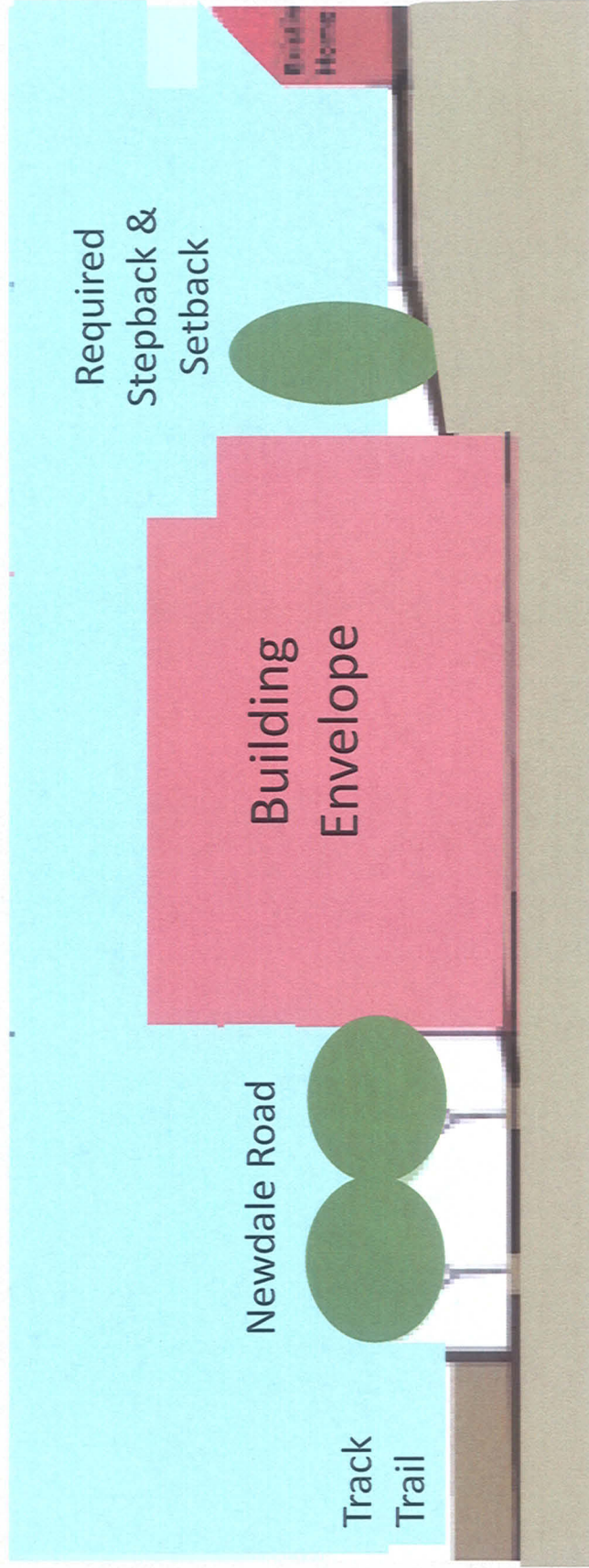


Clarendon

Newdale Mews

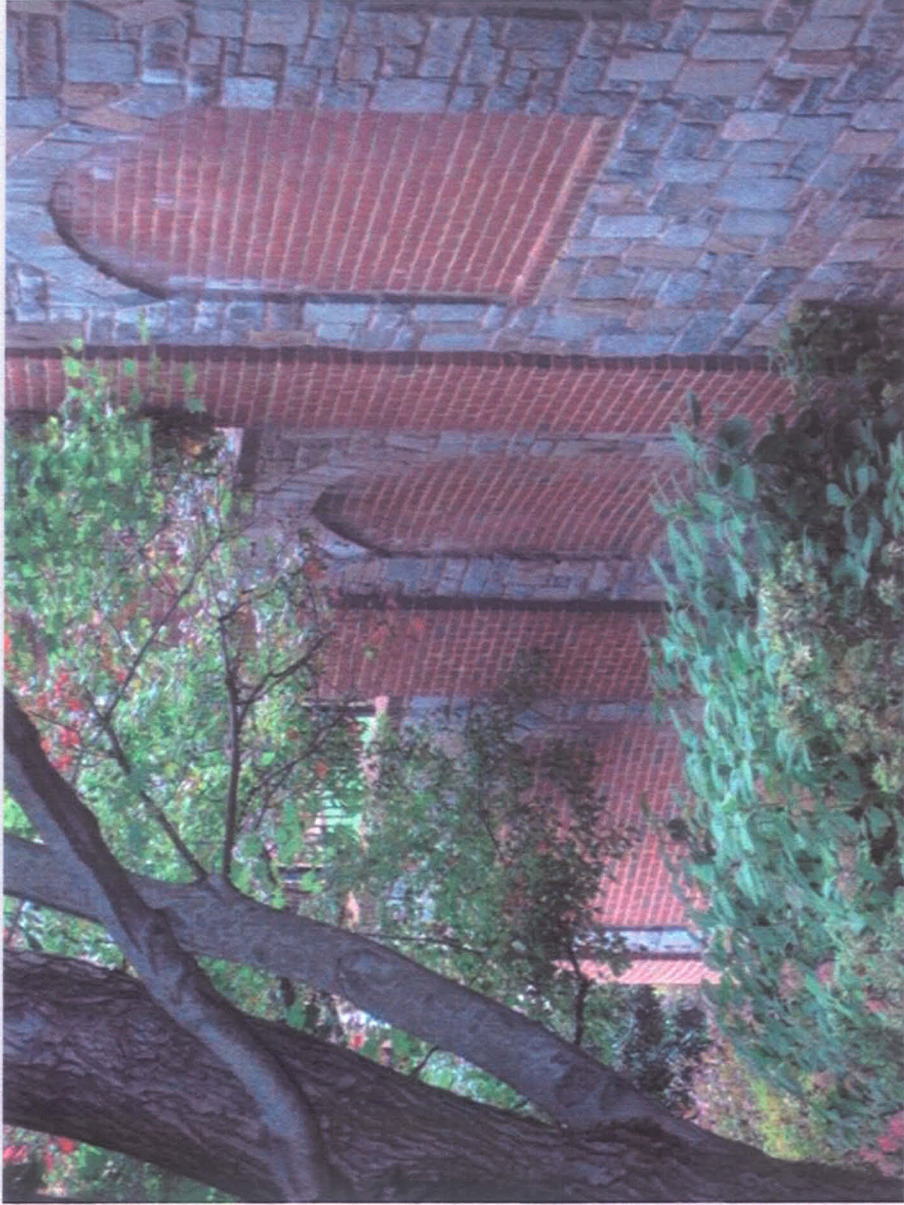
- ❖ Blend In
- ❖ Smaller Shapes
- ❖ Privacy

- Green Buffer
- ❖ Abundant
- ❖ Natives
- ❖ Screen
- ❖ Terrace
- ❖ Seasons



Wall

- ❖ Crafted Look
- ❖ Detail
- ❖ Planted
- ❖ Art



Planning Board Direction

- Overall Structure
- Concepts
- Criteria For Compatibility
- Town Center East
- Newdale Mews

Schedule

January

2013

Documents

Actions

10th

Plan Public Hearing Draft

Review & provide direction

17th

Plan Public Hearing Draft
Design Guidelines Draft

Review both & provide direction

31st

Plan Public Hearing Draft
Design Guidelines Draft

Review both & approve planning board draft & transmittal of both

END DRAFT DESIGN GUIDELINES PRESENTATION



December 6, 2012
Worksession