Chevy Chase Lake Sector Plan, Worksession 3

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Description

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.
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.
Criteria for Compatibility

Scaled For People  Tradition[al]  Nature & The Garden

Chevy Chase Lake Sector Plan
montgomery county planning department
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

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

Denver
The Look Of Many Buildings Not Just One
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
Connecticut Avenue
Newdale Mews

- Setback
- Buffer
- Views thru
- Stepdown
Wall

Crafted Look

Detail

Planted

Art
Planning Board Direction

- Overall Structure
- Concepts
- Criteria For Compatibility
- Town Center East
- Newdale Mews
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<td><em>Plan Public Hearing Draft</em></td>
<td>Review &amp; provide direction</td>
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