

**8676 GEORGIA AVENUE  
SILVER SPRING, MD**

**SKETCH PLAN AND PRELIMINARY PLAN  
PRE-SUBMISSION COMMUNITY MEETING**

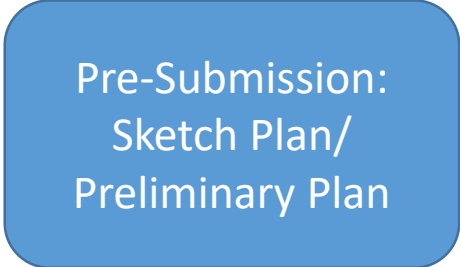

**05/16/2023**

**ROADSIDE**

**Bonstra | Haresign**  
ARCHITECTS

# Development Review Process

We are here



A sketch plan is a concept type plan that is illustrative in nature. It includes general design elements. A preliminary plan is a technical plan that includes review of adequate public facilities and consolidating property into lot(s).



The Sketch Plan will be reviewed by Park and Planning, and various agencies like the Historic Preservation Committee, MCDOT, MCDPS. The community will receive further updates regarding the application submission and hearing notice.



Fall 2023: The Planning Board will hold a public hearing on the Sketch Plan and Preliminary Plan.



Spring/Summer of 2024: A site plan provides a detailed overview of the applicant's development, including exterior site design, grading, landscaping, and building architecture. Community outreach and agency review will occur during the Site Plan review process. It is anticipated that the Planning Board will hold a public hearing in Spring/Summer of 2024.



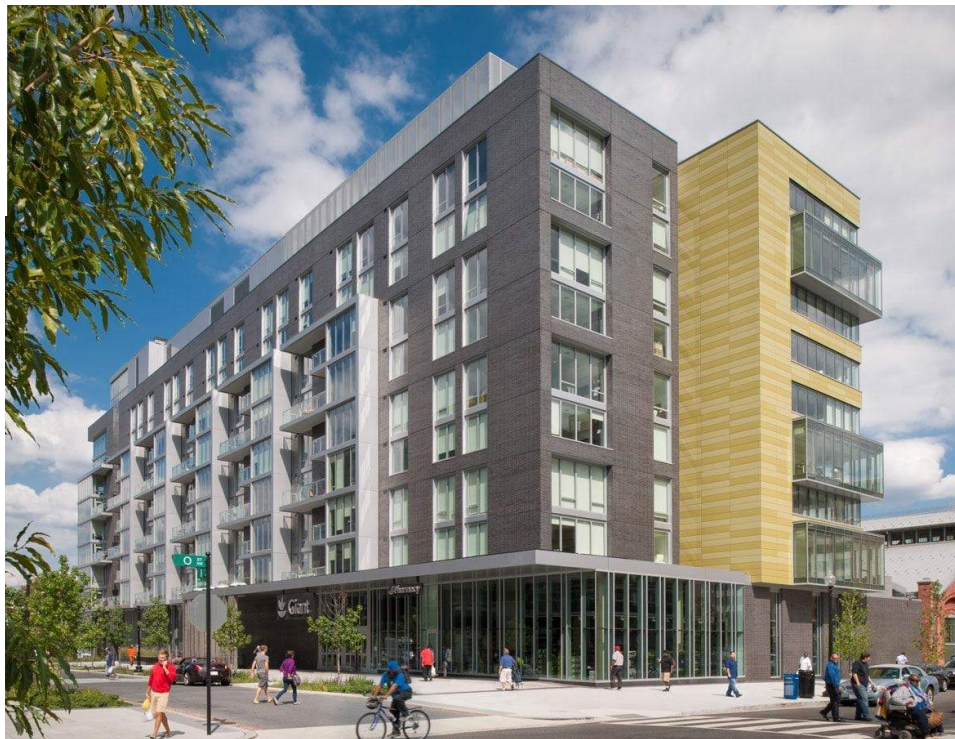
8th & O St NW, DC

Roadside Development Company Profile

- Founded in 1997 and based locally in Washington, DC
- Vertically integrated, privately owned developer, investor and manager
- Leading experts in mixed-use development with expertise in visioning, place making and synergy of uses
- Over 8.5 million square feet of mixed-use and retail projects developed, constructed, leased and managed in the Washington, DC region
- Four major historic preservation projects completed including City Market at O, City Ridge, Cityline at Tenley and Purcellville Gateway
- Globally recognized, award winning developments
- Integrated team of 18 professionals, including the founders, experienced in creating and delivering exceptional properties
- Committed to enriching neighborhoods and creating lasting investments with a community first mindset



City Ridge, DC



City Market at O, DC



City Ridge, DC



880 P Street, DC

## Bonstra|Haresign Firm Profile

- Firm established in 1999 from its community roots
- National Award-Winning Design Studio
- Experts in implementing contemporary residential and mixed-use design into established and re-establishing urban districts
- Washington region (DC, MD, VA) entitlements process with 100% approvals rating
- Montgomery County sketch plan and site plan projects
- Large-scale and high rise project experience
- Experts in urban multi-family residential architecture – over 300 projects
- Creates urban street fronts accommodating a variety of retail typologies
- Staff of 40 hand-selected architects from the nation's leading architecture schools
- Exemplary technical proficiency to implement innovative designs
- Closely managed project and construction administration
- Partner participation on all projects start to finish
- Entire staff implements sustainable design on all levels



1680 Capital One Dr., McLean, VA



10 at Clarendon, VA



4824 Edgemore Lane, Bethesda, MD



Q14 Condominium, DC



The Aston, DC

## Roadside Development

## B|HA REPRESENTATIVE PROJECTS

8676 Georgia Ave

05/16/23

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Tapias, DC



1728 14th Street NW, DC



Riverview Plaza, Philadelphia, PA



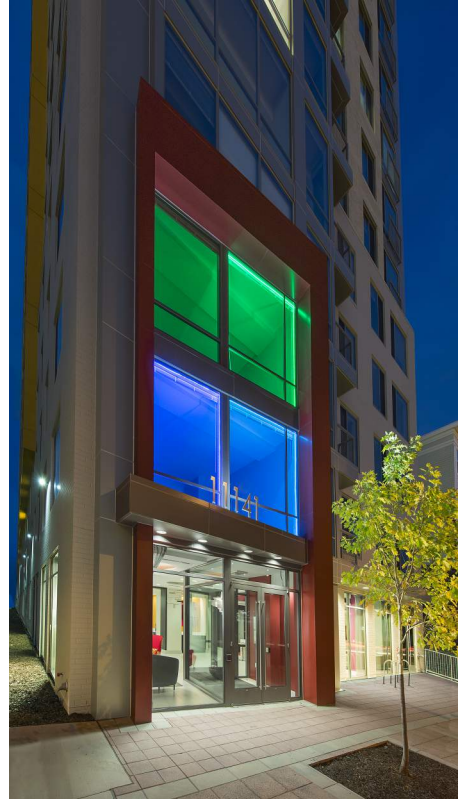
Solo Piazza, DC



Solo Piazza, DC



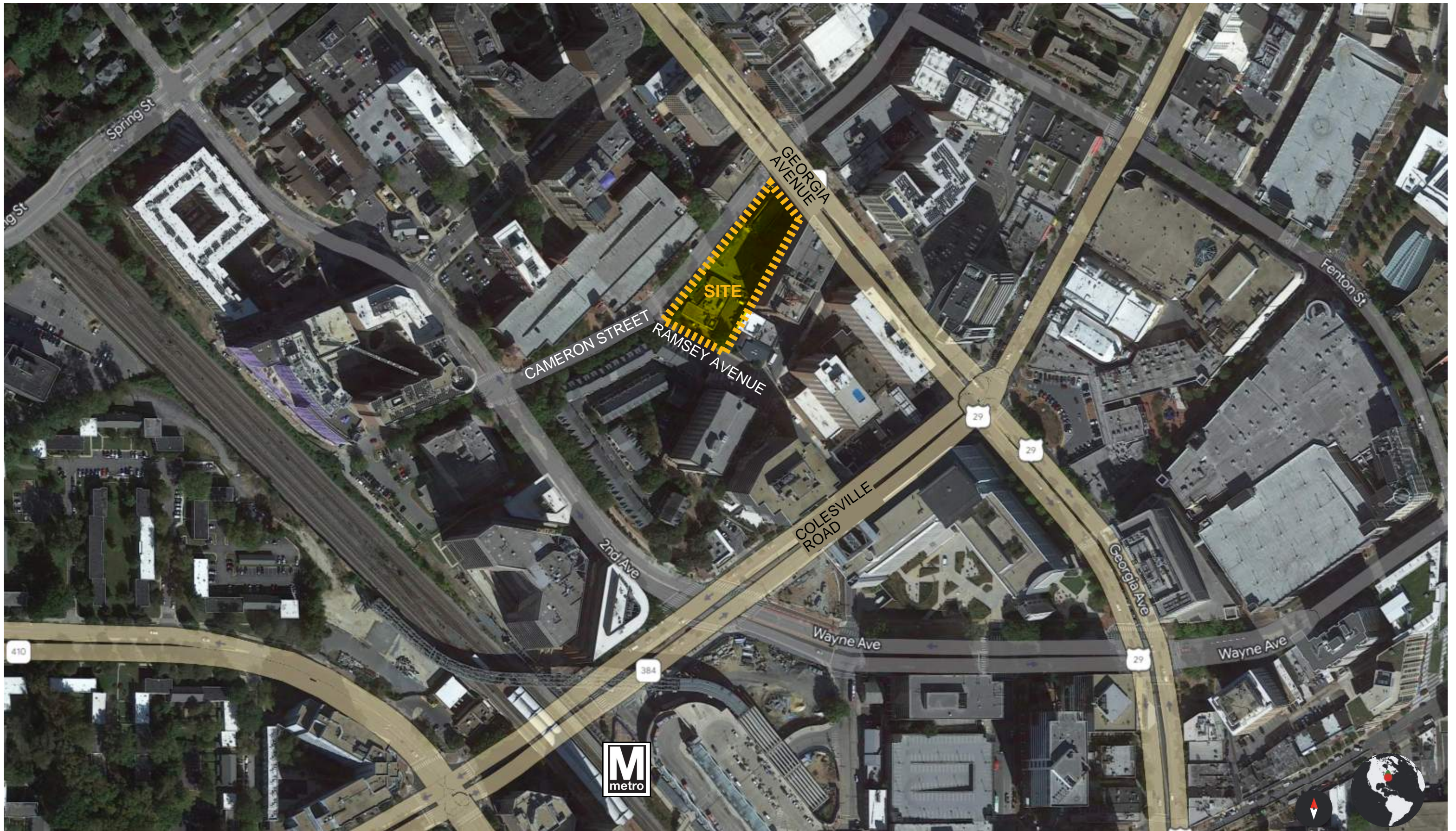
The George, Silver Spring, MD



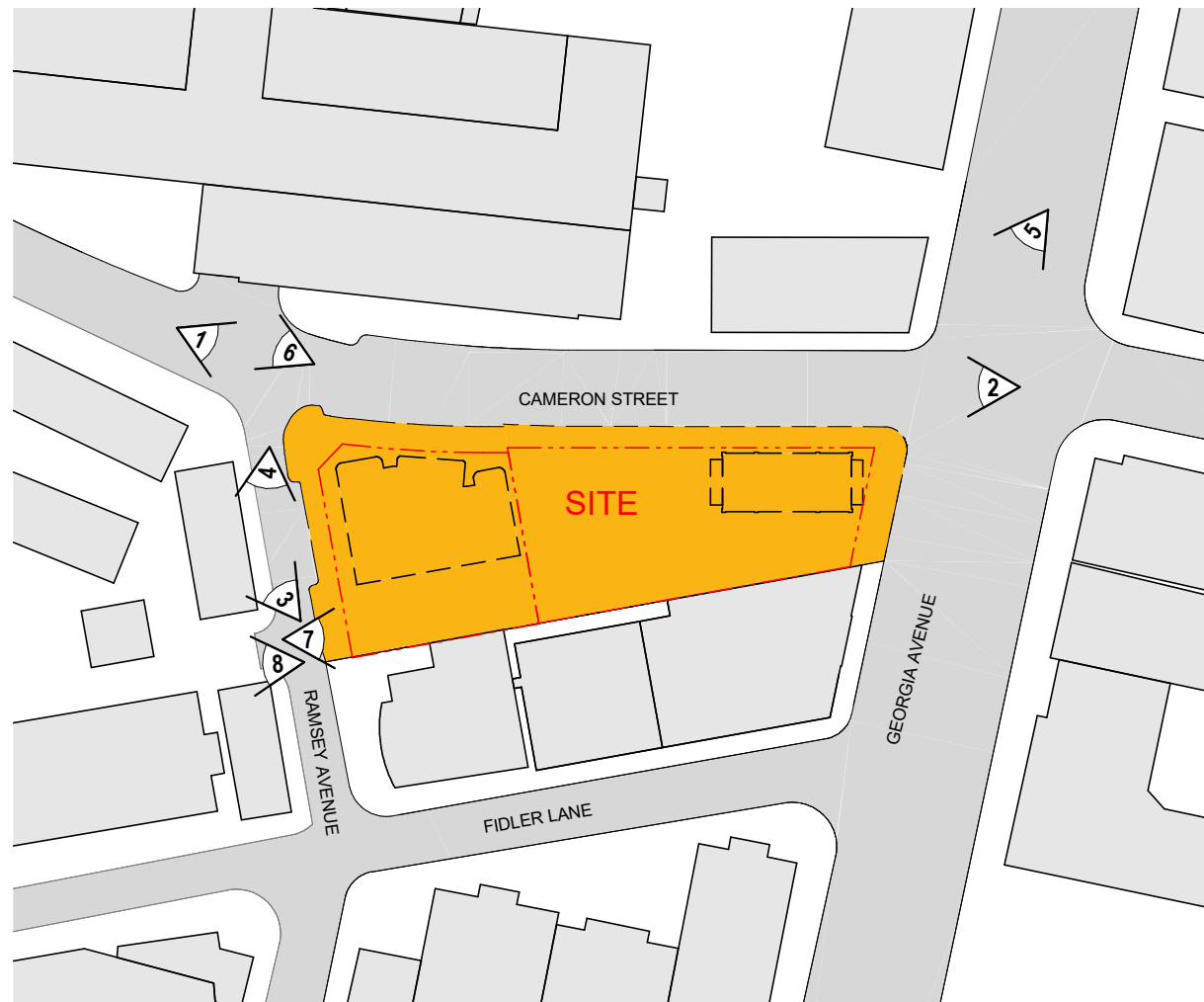
The George, Silver Spring, MD

Roadside Development

B|HA REPRESENTATIVE PROJECTS







1 VIEW FROM CAMERON STREET LOOKING SOUTHEAST



2 VIEW FROM GEORGIA AVE LOOKING WEST



3 VIEW FROM RAMSEY AVE LOOKING NORTHWEST



4 RAMSEY AVENUE LOOKING SOUTH



5 VIEW FROM GEORGIA AVENUE LOOKING SOUTH



6 VIEW FROM CAMERON STREET LOOKING WEST



7 RAMSEY AVENUE LOOKING EAST



8 RAMSEY AVENUE LOOKING WEST





EXISTING VIEW FROM NORTH

STAINLESS STEEL CANOPY TO BE PRESERVED

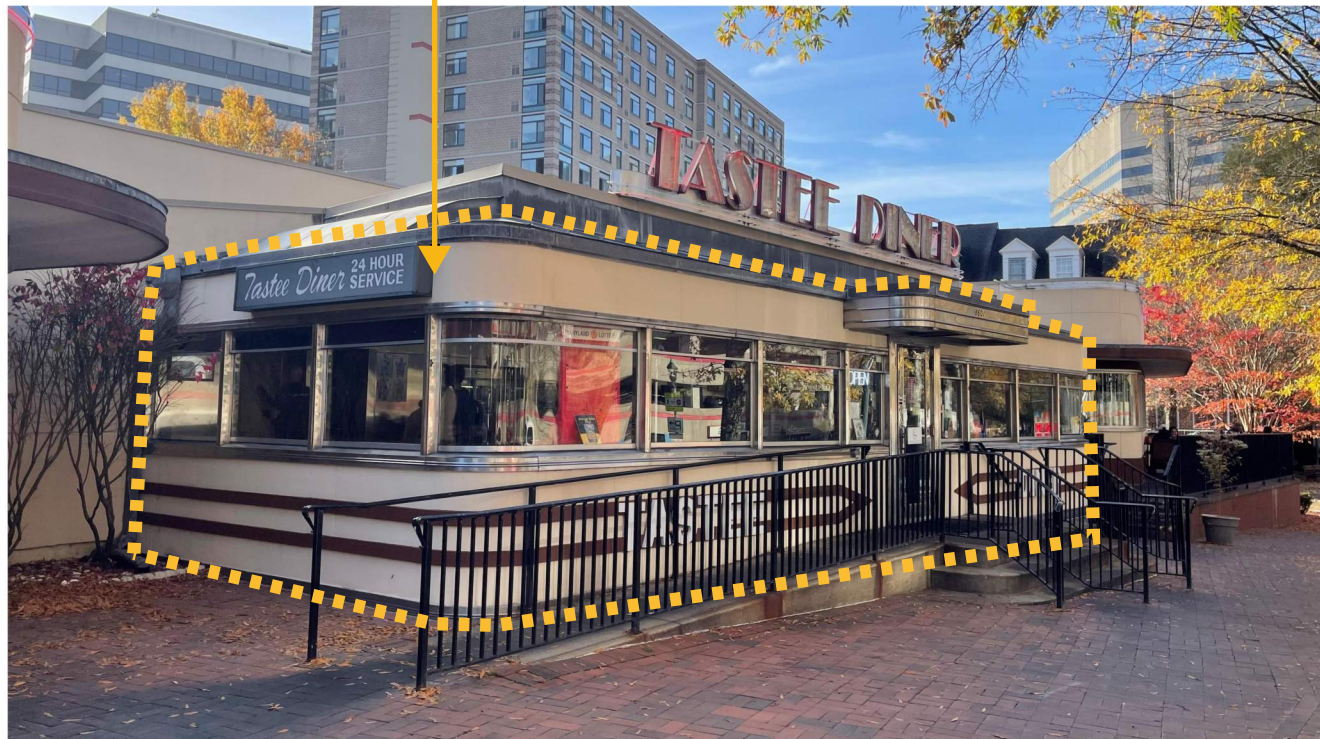
HISTORIC NORTH FACADE TO BE PRESERVED

HISTORIC EAST FACADE TO BE PRESERVED



EXISTING AERIAL VIEW

EXPOSED FACE OF HISTORIC WEST FACADE TO BE PRESERVED

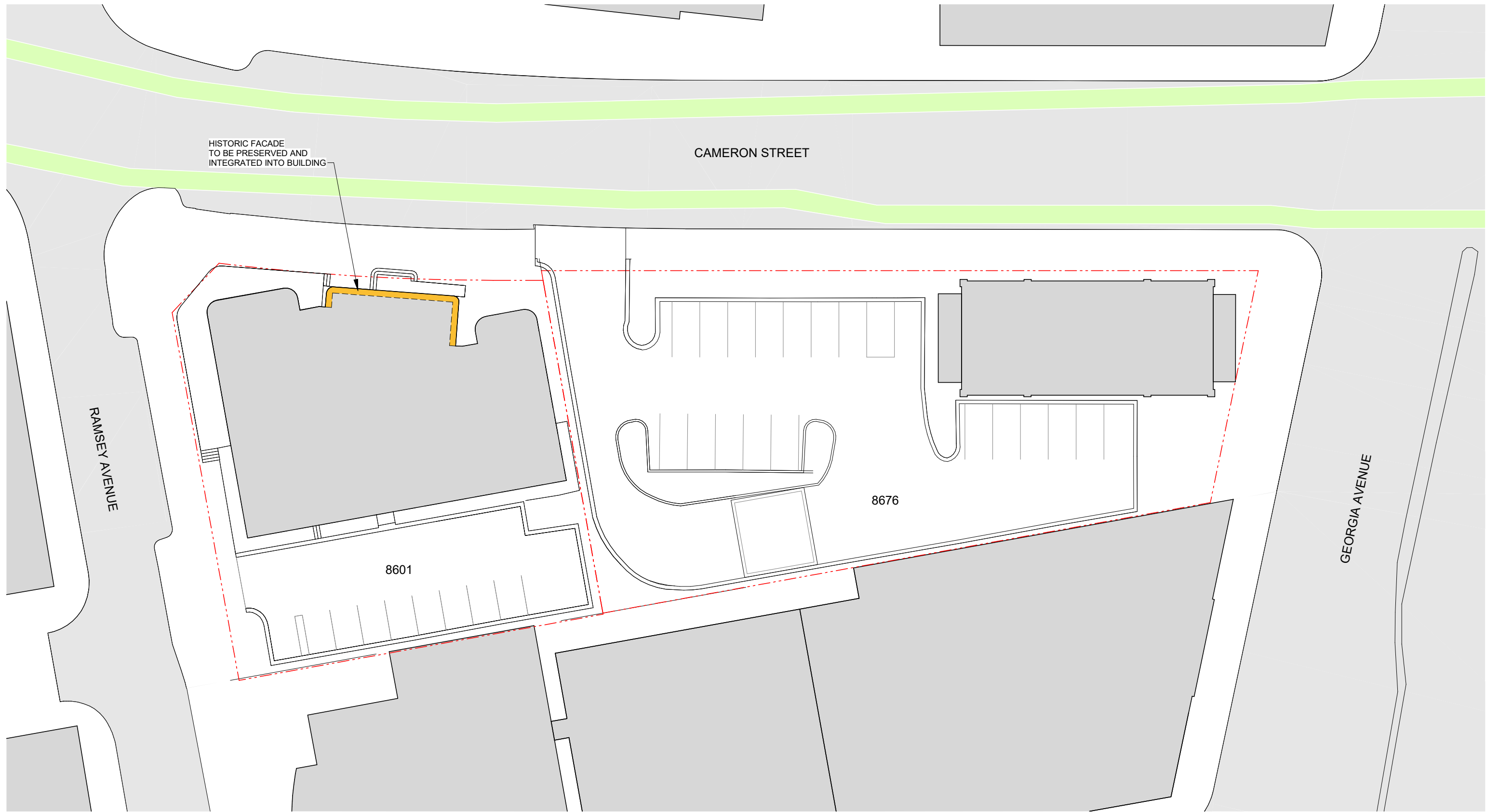


EXISTING VIEW FROM NORTHEAST



EXISTING VIEW FROM NORTHWEST

GLASS BLOCK BASE TO BE REPLACED WITH STONE



LEGEND

BIKE LANES

Roadside Development

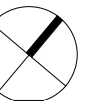
EXISTING 8676 AND 8601 SITE PLAN

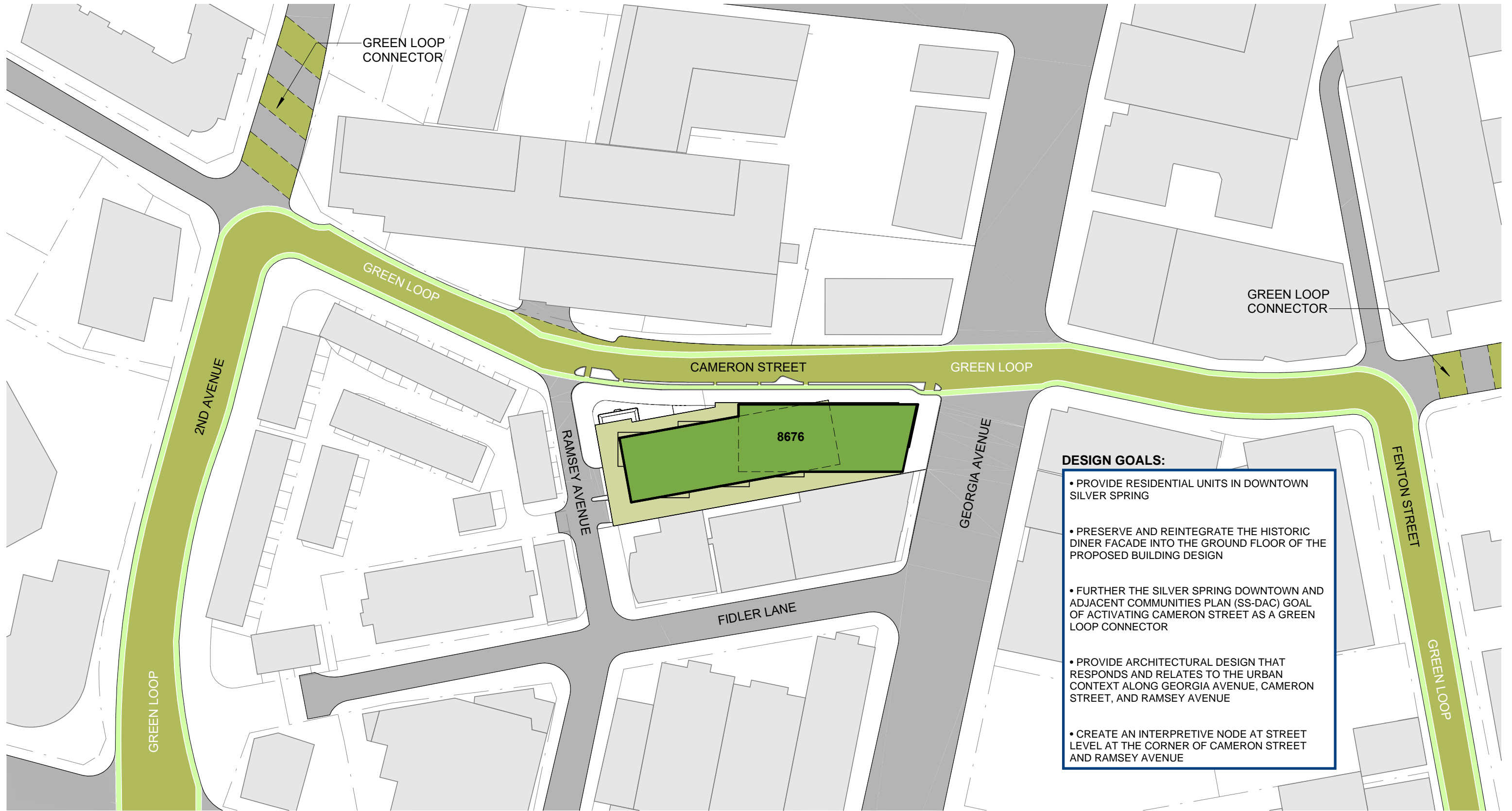
8676 Georgia Ave

05/16/23

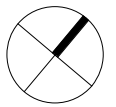
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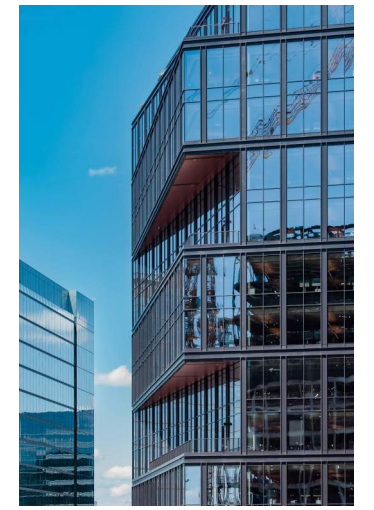
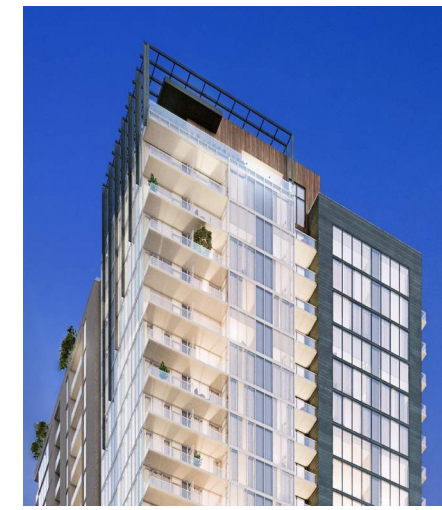
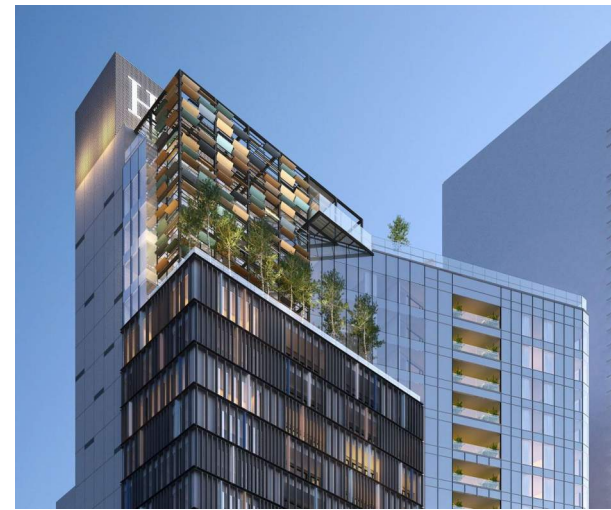
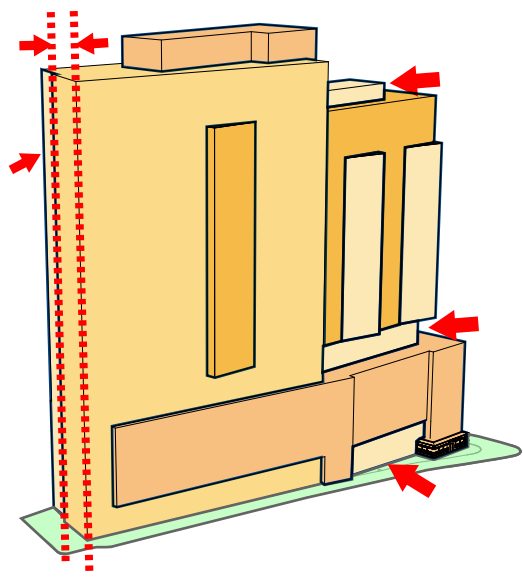
**Bonstra Haresign**  
ARCHITECTS



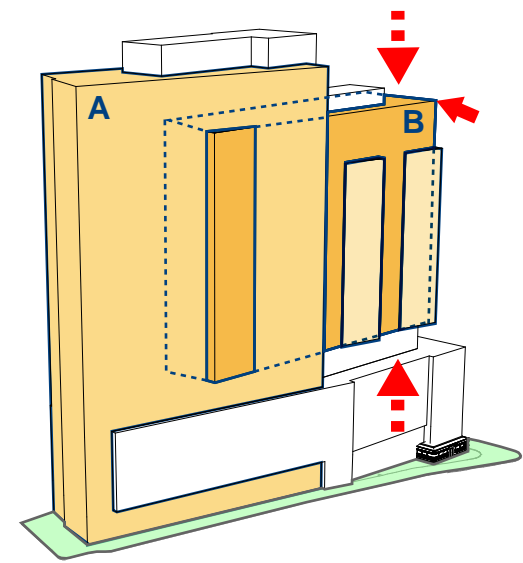


- DESIGN GOALS:**
- PROVIDE RESIDENTIAL UNITS IN DOWNTOWN SILVER SPRING
  - PRESERVE AND REINTEGRATE THE HISTORIC DINER FACADE INTO THE GROUND FLOOR OF THE PROPOSED BUILDING DESIGN
  - FURTHER THE SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN (SS-DAC) GOAL OF ACTIVATING CAMERON STREET AS A GREEN LOOP CONNECTOR
  - PROVIDE ARCHITECTURAL DESIGN THAT RESPONDS AND RELATES TO THE URBAN CONTEXT ALONG GEORGIA AVENUE, CAMERON STREET, AND RAMSEY AVENUE
  - CREATE AN INTERPRETIVE NODE AT STREET LEVEL AT THE CORNER OF CAMERON STREET AND RAMSEY AVENUE

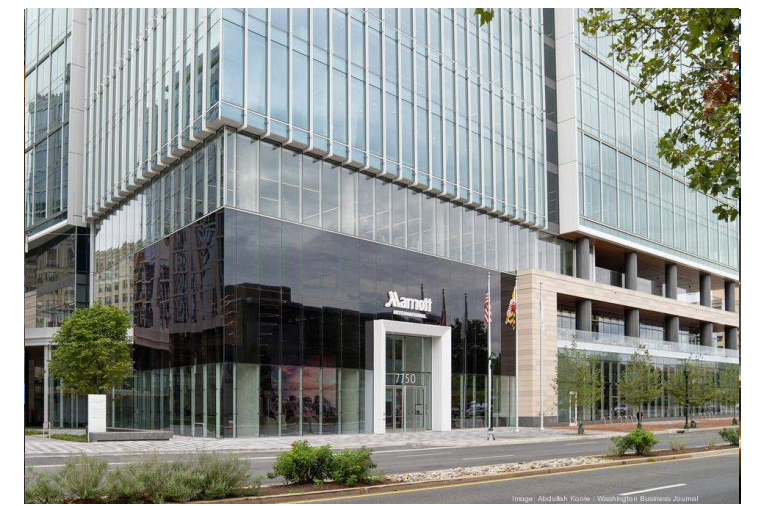
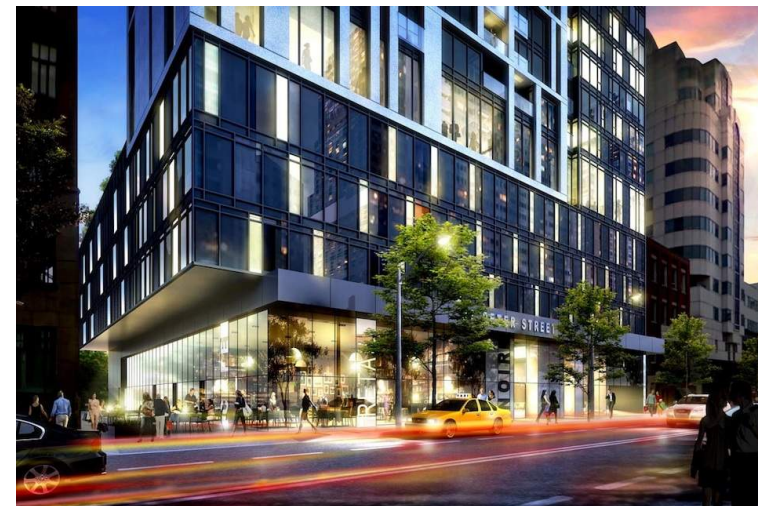
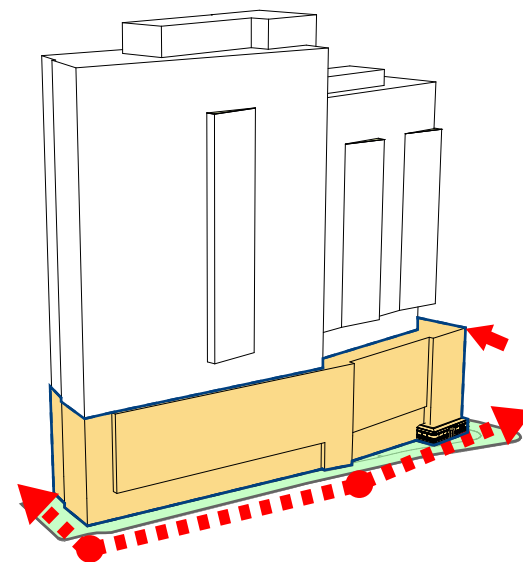




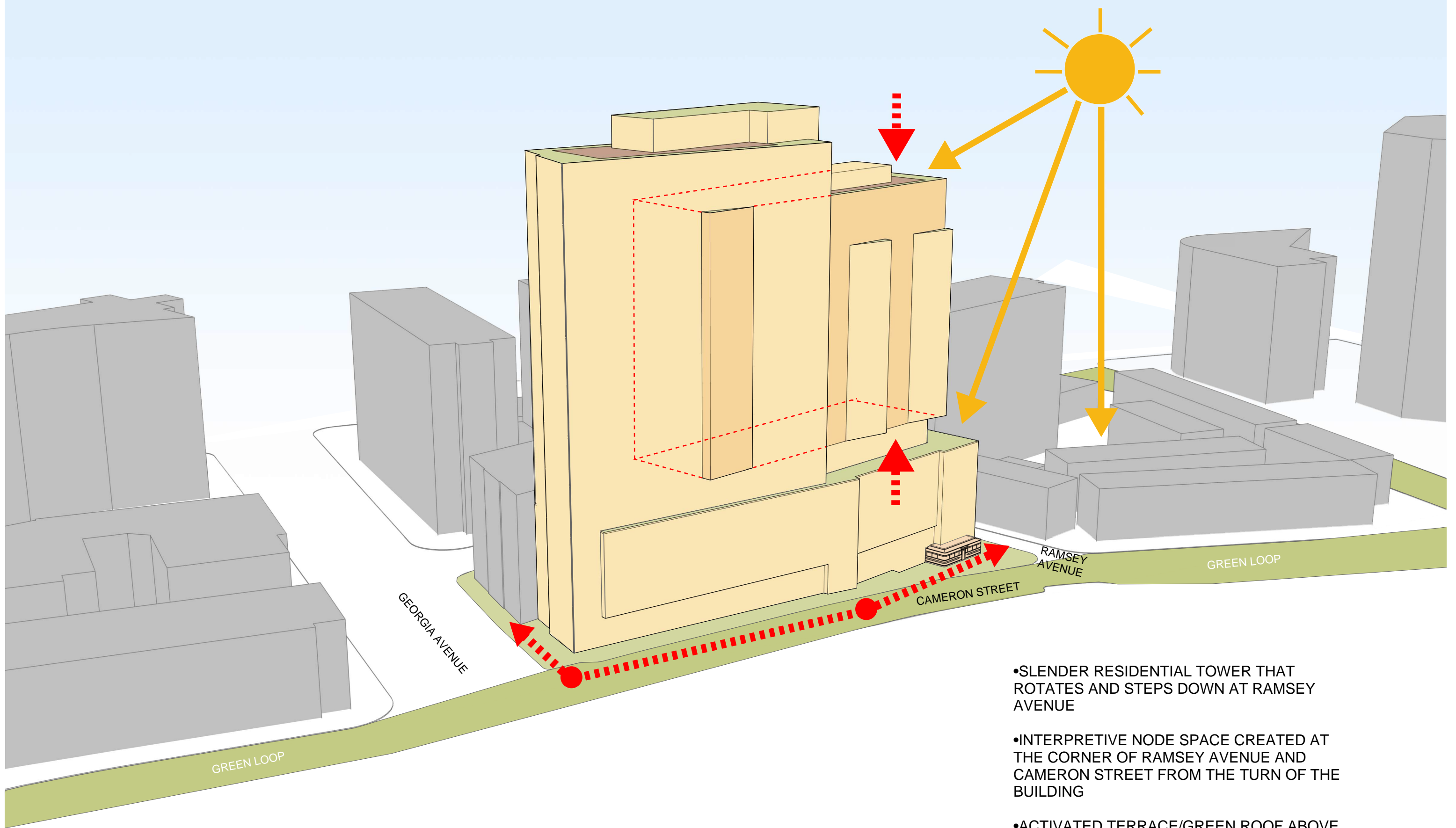
CARVING AND ARTICULATING THE MASS



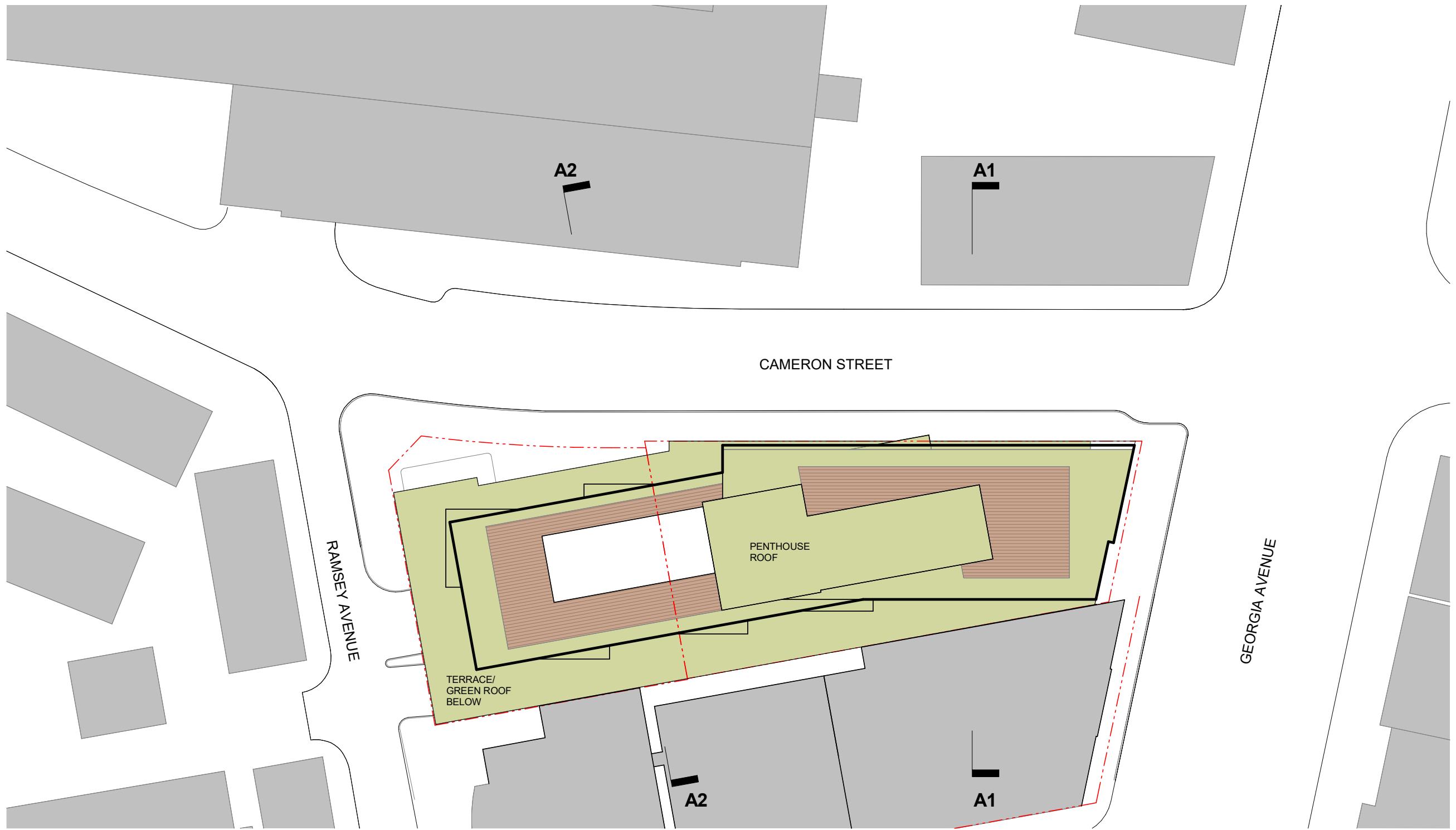
STEPPING THE TOWER MASSING



DEFINING THE BUILDING BASE AND STREETScape

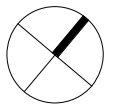


- SLENDER RESIDENTIAL TOWER THAT ROTATES AND STEPS DOWN AT RAMSEY AVENUE
- INTERPRETIVE NODE SPACE CREATED AT THE CORNER OF RAMSEY AVENUE AND CAMERON STREET FROM THE TURN OF THE BUILDING
- ACTIVATED TERRACE/GREEN ROOF ABOVE PODIUM



LEGEND

- COURTYARD/ GREEN AREA
- DECK
- BUILD-TO LINE

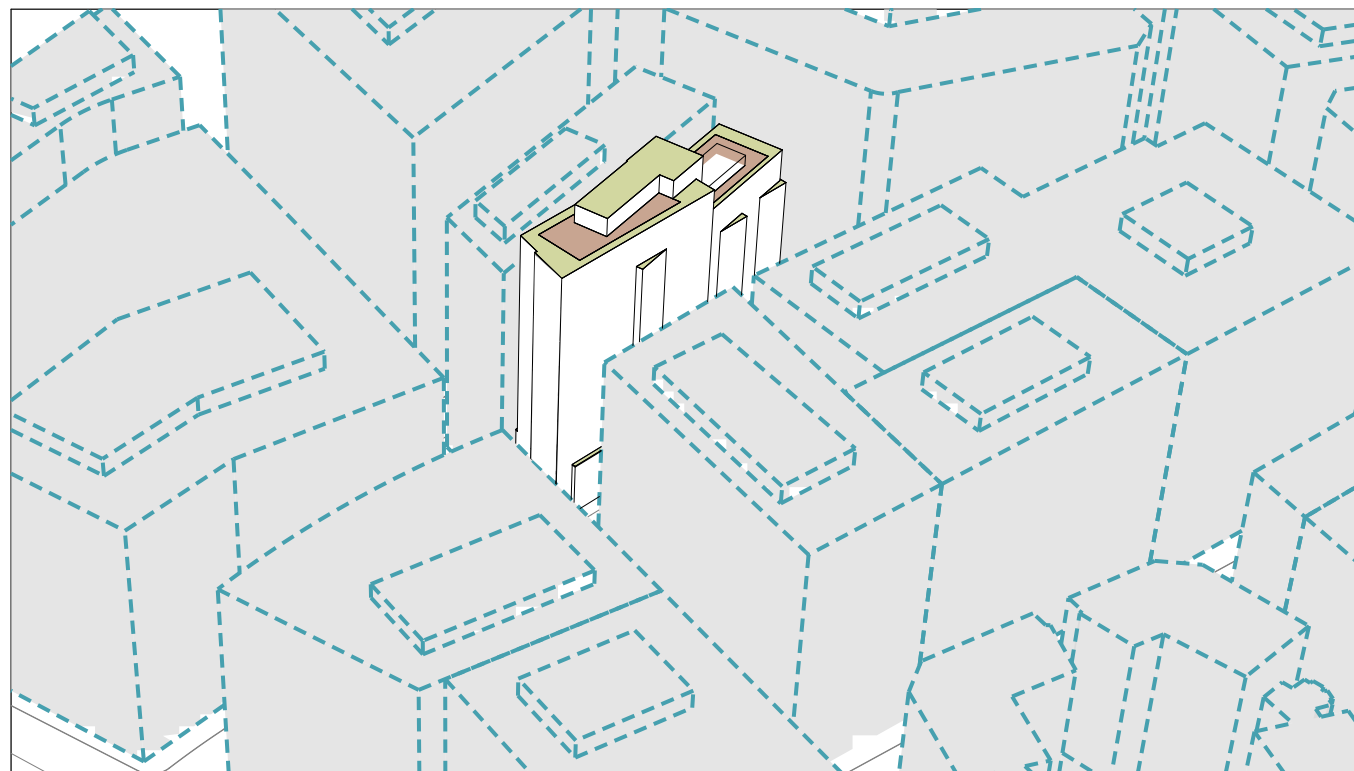




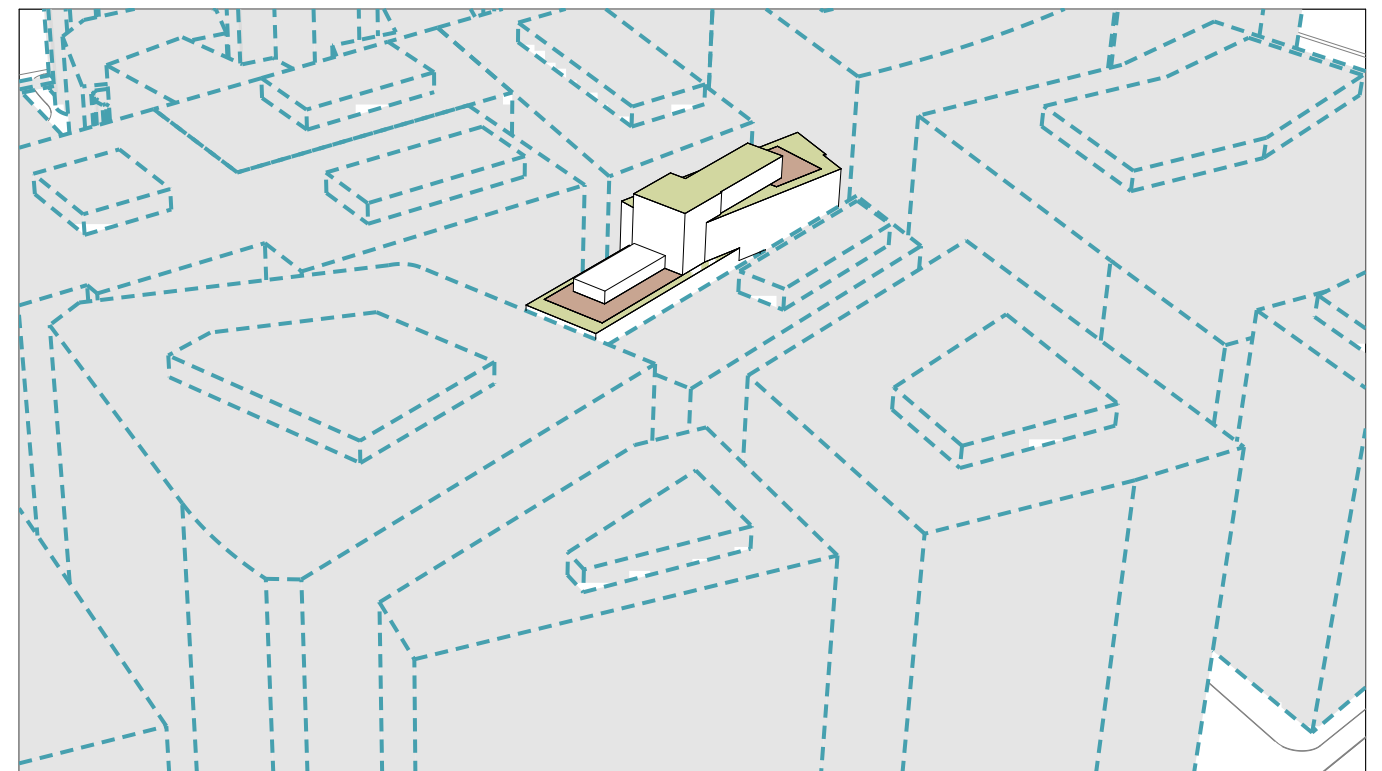
AERIAL VIEW LOOKING SOUTH-WEST (CURRENT CONTEXT)



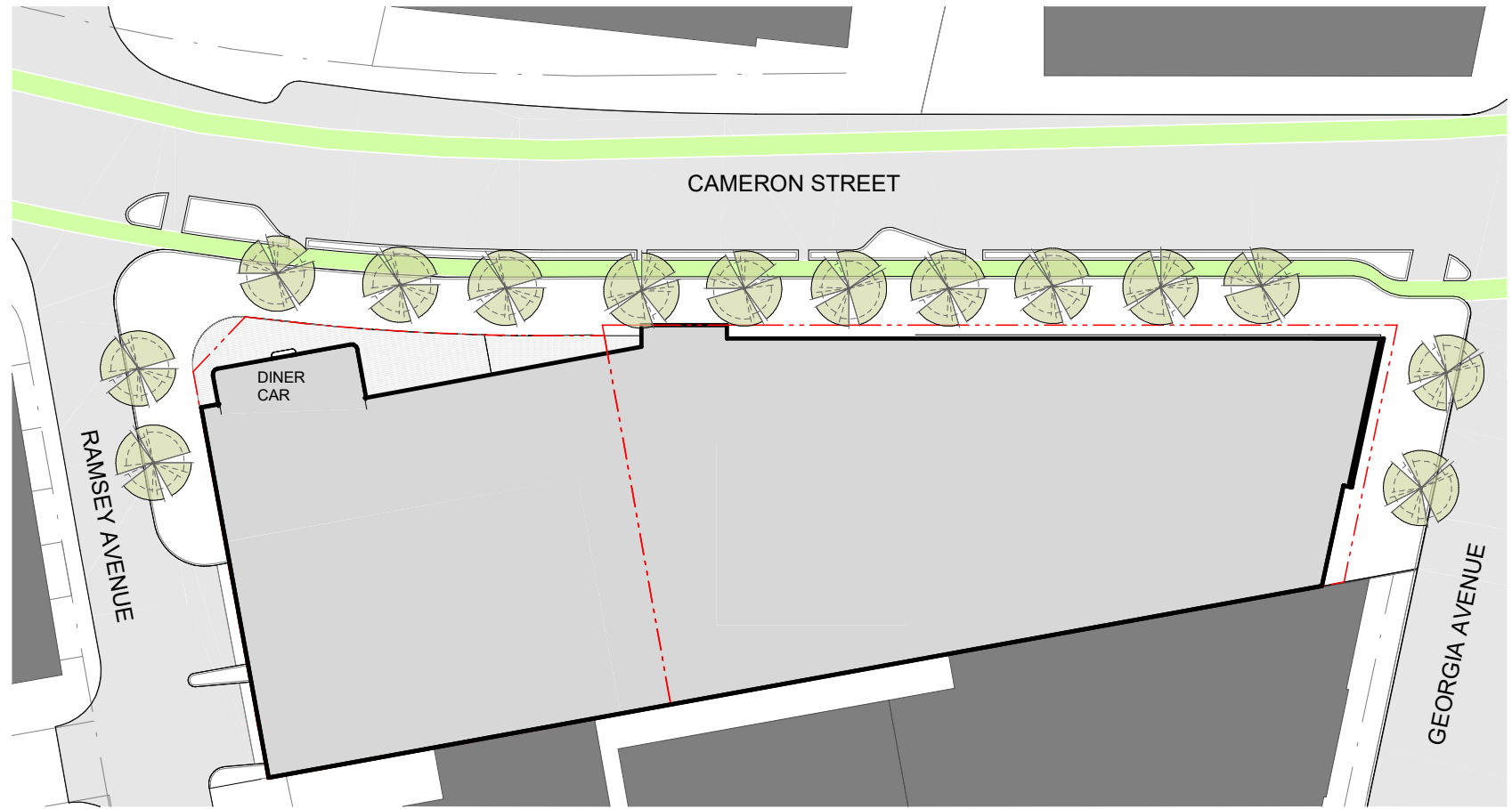
AERIAL VIEW LOOKING NORTH-EAST (CURRENT CONTEXT)



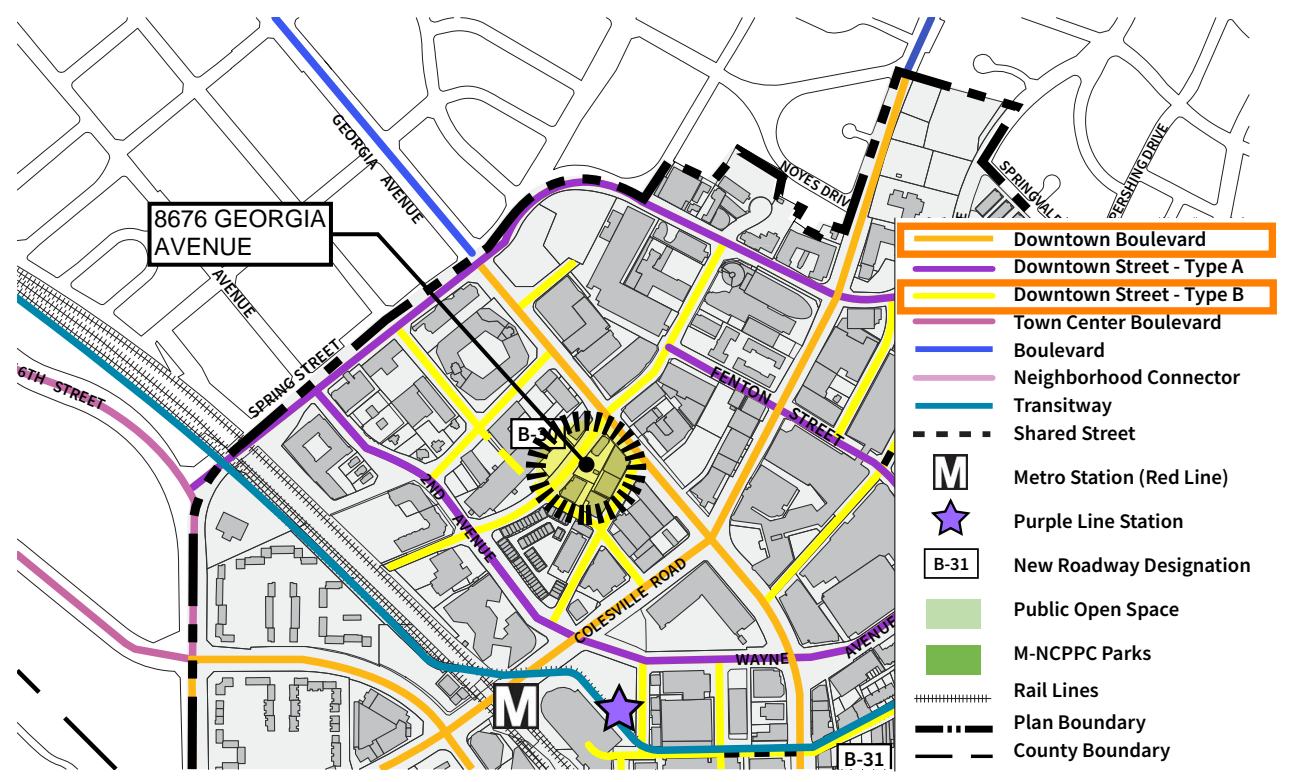
AERIAL VIEW LOOKING SOUTH-WEST (SS SECTOR PLAN FULL BUILDOUT)



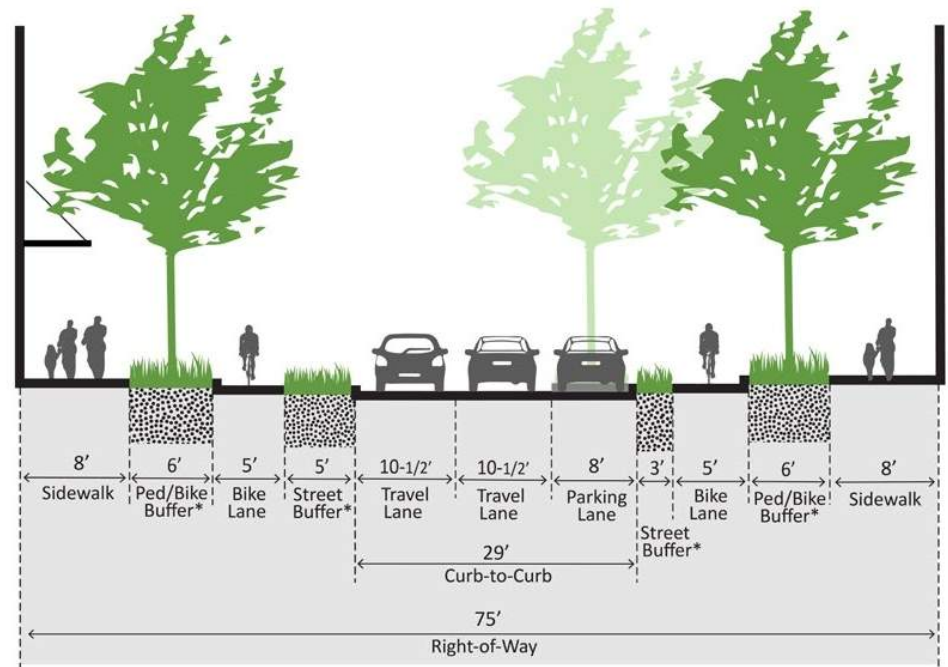
AERIAL VIEW LOOKING NORTH-EAST (SS SECTOR PLAN FULL BUILDOUT)



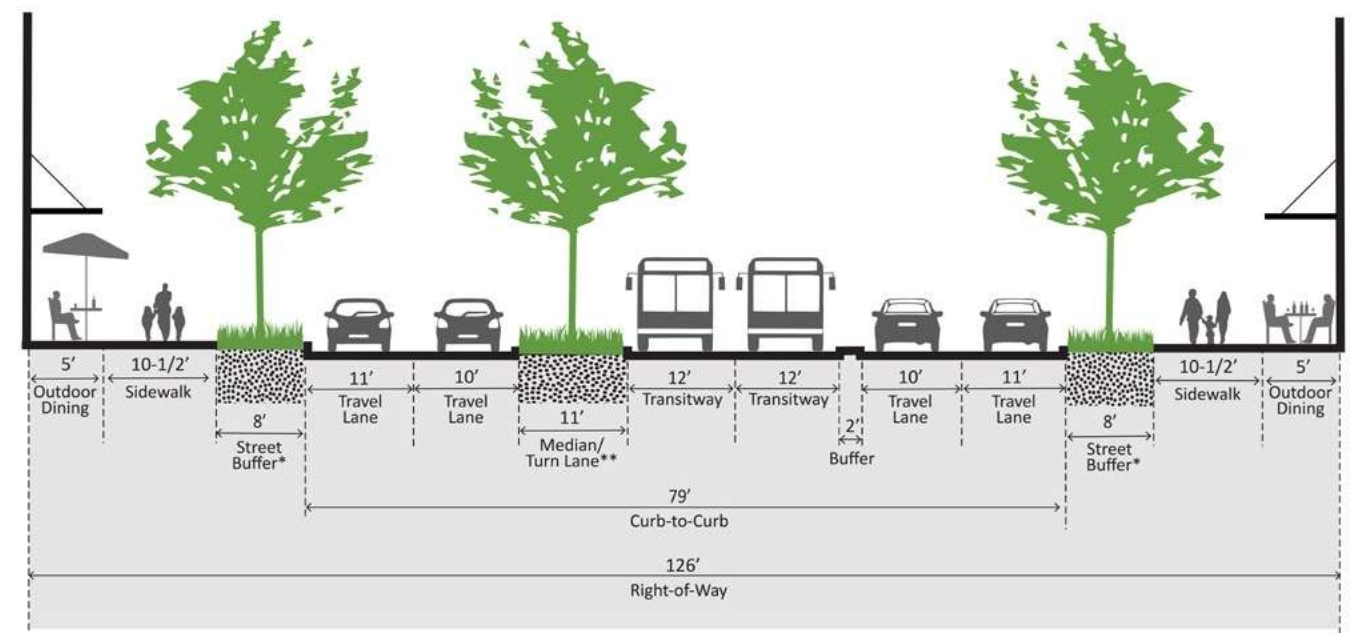
GROUND FLOOR PLAN



NORTH SILVER SPRING

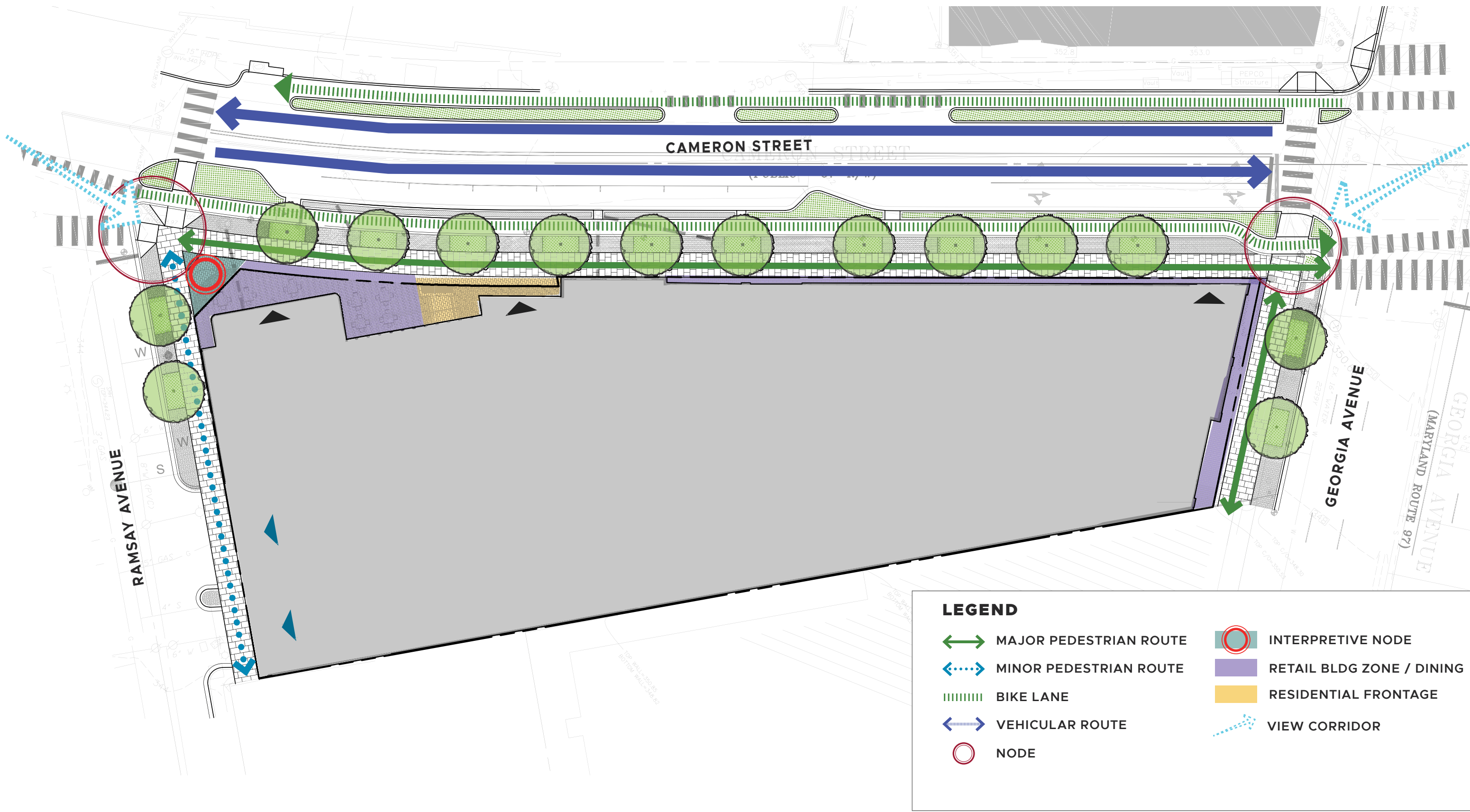


CAMERON STREET SECTION



GEORGIA AVENUE SECTION





**LEGEND**

|                        |                           |
|------------------------|---------------------------|
| MAJOR PEDESTRIAN ROUTE | INTERPRETIVE NODE         |
| MINOR PEDESTRIAN ROUTE | RETAIL BLDG ZONE / DINING |
| BIKE LANE              | RESIDENTIAL FRONTAGE      |
| VEHICULAR ROUTE        | VIEW CORRIDOR             |
| NODE                   |                           |