PLANNING COMMISSION

Wednesday, May 27, 2020

7:00 PM

Meeting No. 11-2020

AGENDA

Charles Littlefield, Chair

Anne Goodman	Don Hadley
Sarah Miller	Suzan Pitman
John Tyner, II	Rev. Jane E. Wood

Jim Wasilak, Staff Liaison
Nicholas Dumais, Assistant City Attorney

Rockville City Hall will be closed until May 29 due to the recent state directives for slowing down the spread of the coronavirus COVID-19 and social distancing.

The Planning Commission is not conducting meetings in person. If you wish to submit comments in writing for an agenda item, please email them to planning.commission@rockvillemd.gov by 2:00 p.m. on the day of the meeting.

All comments will be acknowledged by the Planning Commission at the meeting.

1. Discussion

A. Montgomery County Shady Grove Sector Plan Minor Plan Amendment - Approval of Testimony

2. Presentation and Discussion

A. East Rockville Design Guidelines and Standards Presentation and Discussion

3. Commission Items

A. Staff Liaison Report

B. **Old Business**

C. **New Business**

D. **Minutes Approval**

1. **April 22, 2020**

2. **May 13, 2020**

E. **FYI/Correspondence**

4. **Adjourn**

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST

- **Watch LIVE on Comcast Cable Rockville Channel 11 and online at:** www.rockvillemd.gov
- **Replay on Comcast Cable Channel 11:**
  - **Wednesdays at 7:00 pm (if no live meeting)**
  - **Sundays at 7:00 pm**
  - **Mondays, Thursdays and Saturdays at 1:00 pm**
  - **Saturdays and Sundays at 12:00 am (midnight)**
- **Video on Demand (within 48 hours of meeting) at:** www.rockvillemd.gov/VideoOnDemand.

III. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

VI. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at: www.rockvillemd.gov/cpds.

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.

Agenda Item #:	A
Meeting Date:	May 27, 2020
Responsible Staff:	Manisha Tewari

SUBJECT: Montgomery County Shady Grove Sector Plan Minor Plan Amendment - Approval of Testimony

RECOMMENDATION
(Include change in law or Policy if appropriate in this section):

Approve a letter of testimony, with any final edits, that will serve as the Planning Commission testimony to the Montgomery County Planning Board on the Shady Grove Sector Plan Minor Plan Amendment.

Planning Commission Staff Report

MEETING DATE: 5-27-20

REPORT DATE: 5-14-20

RESPONSIBLE STAFF: Manisha Tewari, AICP, Principal Planner 240.314.8213 mtewari@rockvillemd.gov

SUBJECT: Montgomery County Shady Grove Sector Plan Minor Plan Amendment

DISCUSSION:

Montgomery County Planning has released the Public Hearing draft of the Shady Grove Sector Plan Minor Plan Amendment (the Plan). On May 13th, the Planning Commission received a presentation on the draft Plan from Mr. Nkosi Yearwood, staff from Montgomery County Planning. Mr. Yearwood's presentation document is Attachment A to this report.

The draft Plan was provided as an attachment to the May 13th report, but can also be found at the project Web site, at https://montgomeryplanning.org/planning/communities/area-2/shady-grove/shady-grove-minor-master-plan-amendment/

The Commission discussed the Plan and provided revisions to the draft letter that staff had included in the packet as recommended testimony to the Planning Board.

Staff has incorporated the Commission's comments into the letter and has included the revised letter as Attachment B. The Montgomery County Planning Board held their Public Hearing on the Plan on May 14th, and the public record is scheduled to close on May 29th. Staff recommends that the Planning Commission provide any final edits to the letter, so that it can be completed, signed by the Chair, and sent to the Montgomery County Planning Board by May 29th.

NEXT STEPS:

The following is the current schedule for the draft Plan, though schedules sometimes do change:

May 29, 2020:	Close of Planning Board Public record
May - July 2020:	Planning Board Work Sessions
July 2020:	Planning Board transmits recommended Plan to County Council and County Executive
October 2020:	County Council Public Hearing
Nov - Dec 2020:	County Council Work Sessions
Jan - March 2021:	County Council adoption

Attachments

Attachment 1.A.a:	Shady Grove Plan Amendment Presentation - Montgomery Planning (PDF)
Attachment 1.A.b:	Revised Draft Testimony Letter From Planning Commission to Montgomery County Planning Board (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager 5/20/2020

Shady GROVE
MINOR MASTER PLAN AMENDMENT

Montgomery Planning Area 2 May 13,20

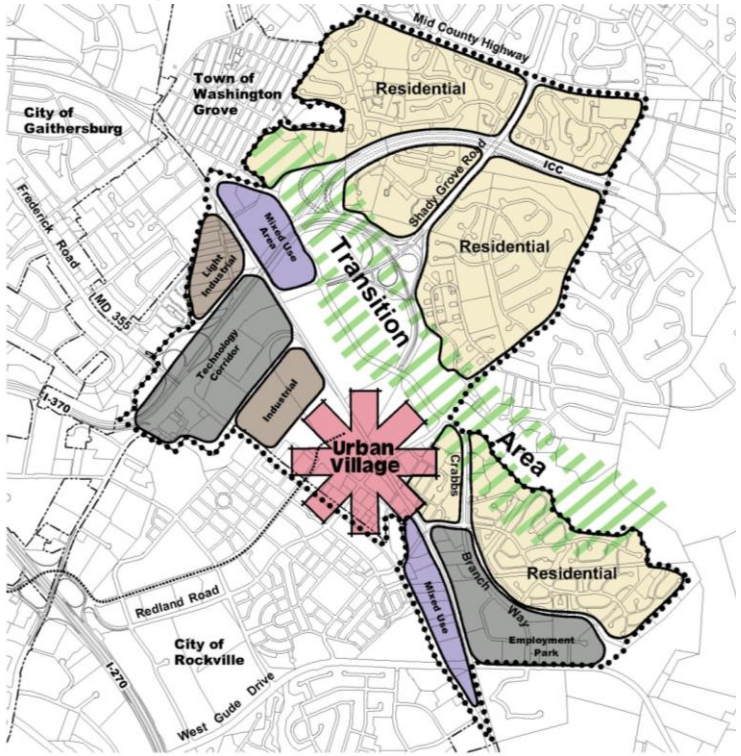
Shady Grove Sector Plan

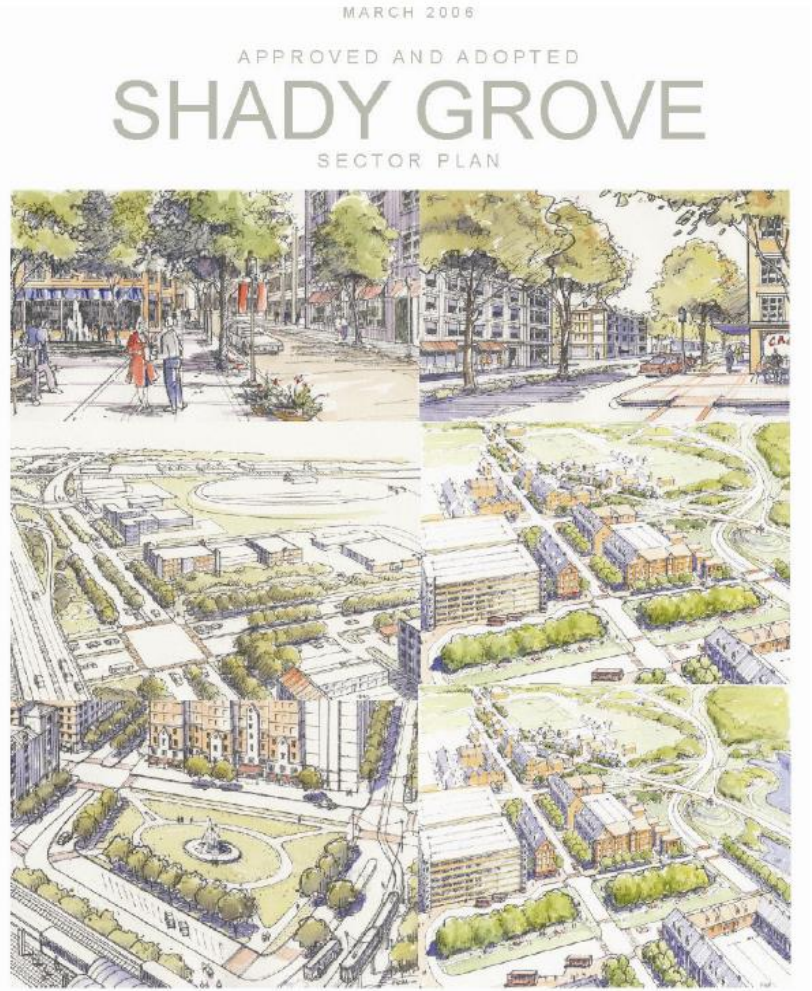
Public Hearing Draft Plan Recommendations

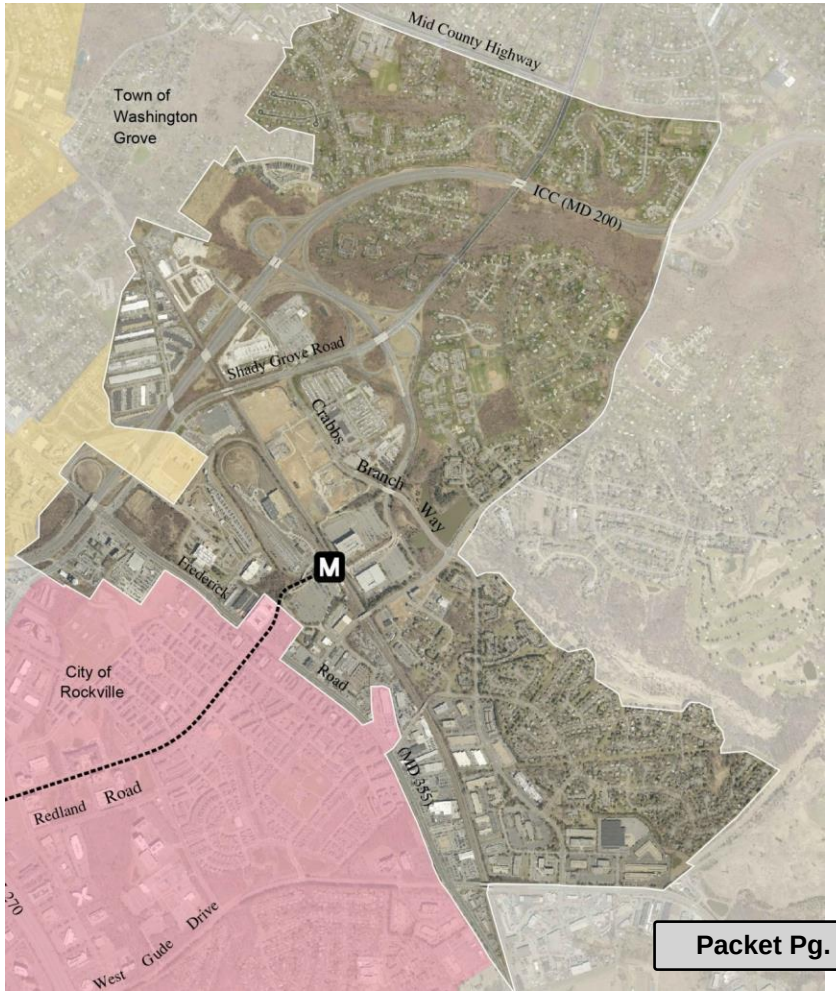
Attachment 1.A.a: Shady Grove Plan Amendment Presentation - Montgomery Planning

Purpose for the Plan Amendment

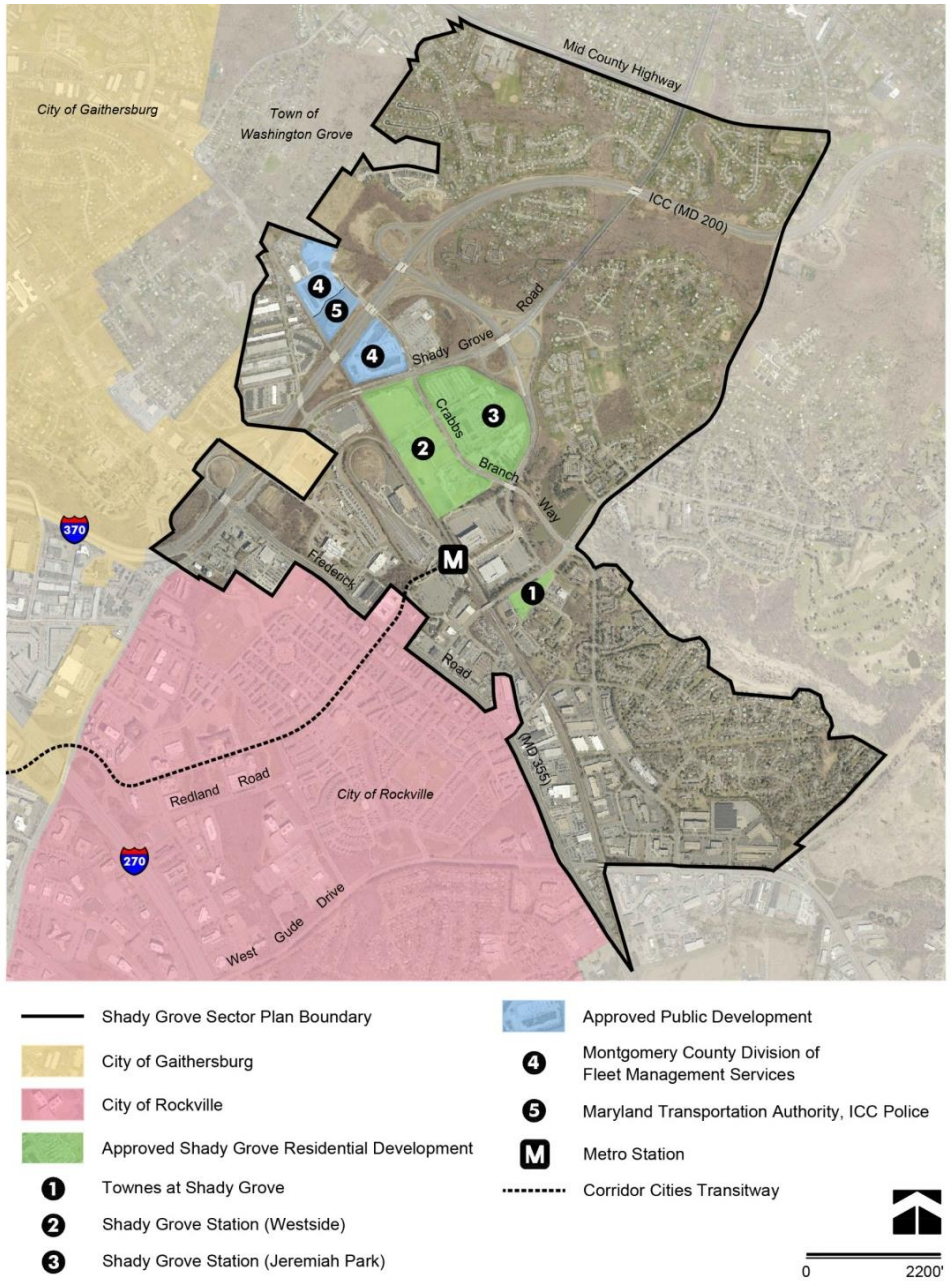
1. Reevaluate the staging triggers.
2. Update the Sector Plan recommendations per the 2016 Subdivision Staging Policy (SSP); Bus Rapid Transit (BRT) on MD 355; and the Corridor Cities Transitway (CCT).
3. Adjustments to land use and zoning as well as public facilities recommendations.



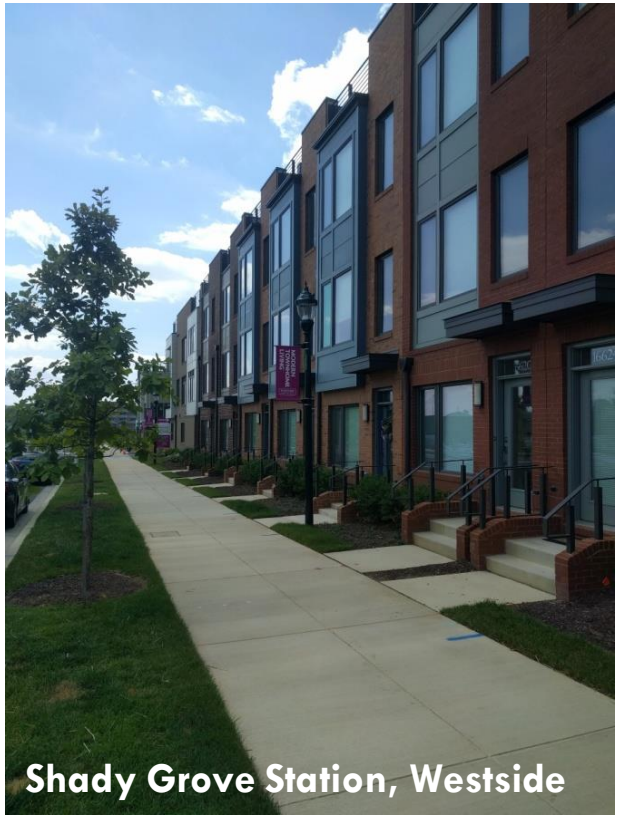




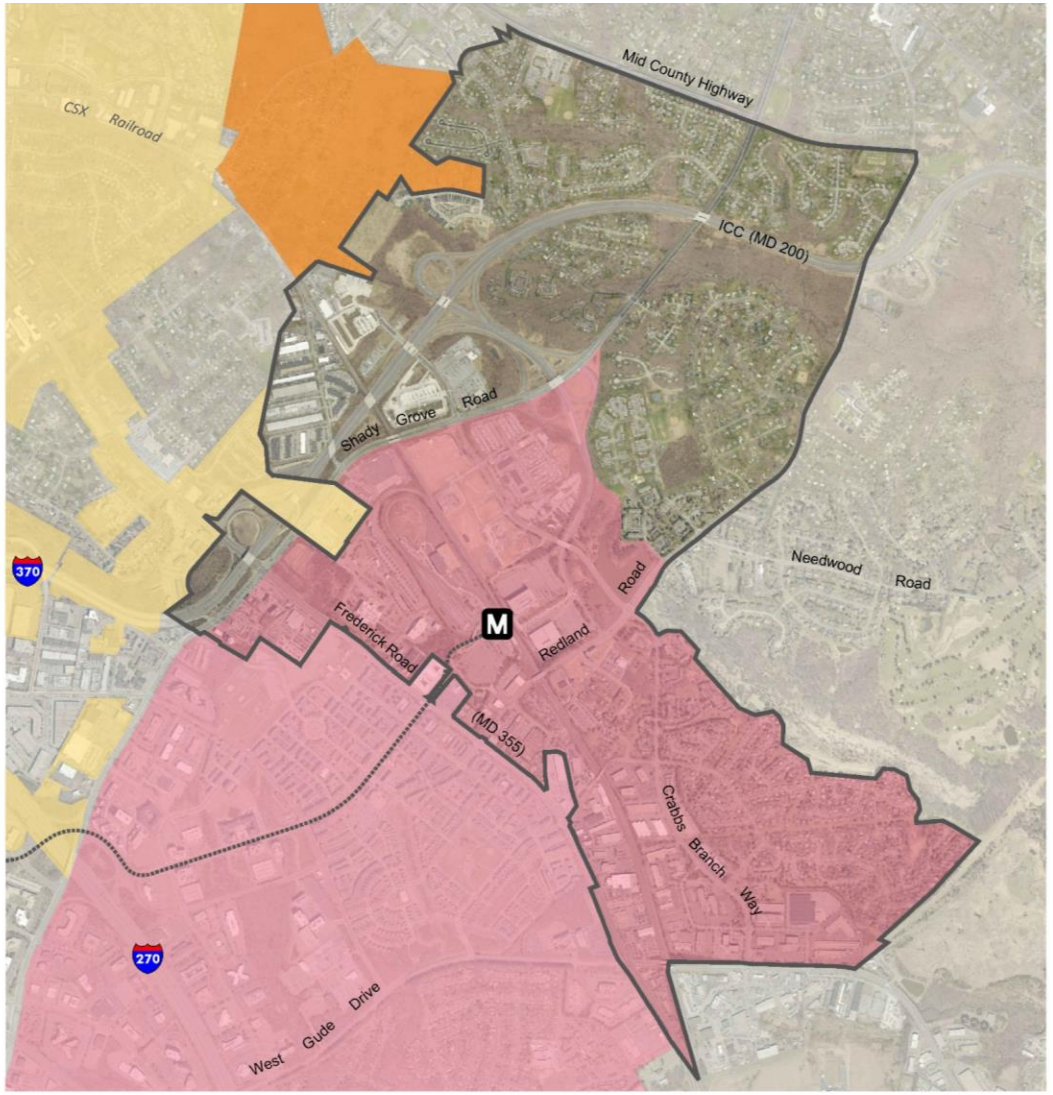
Background-New Development



1. Townes at Shady Grove
2. Shady Grove Station-Westside
3. Shady Grove Station-Jeremiah Park (Eastside)
4. Montgomery County Department of Transportation Fleet Management
5. Maryland Transportation Authority



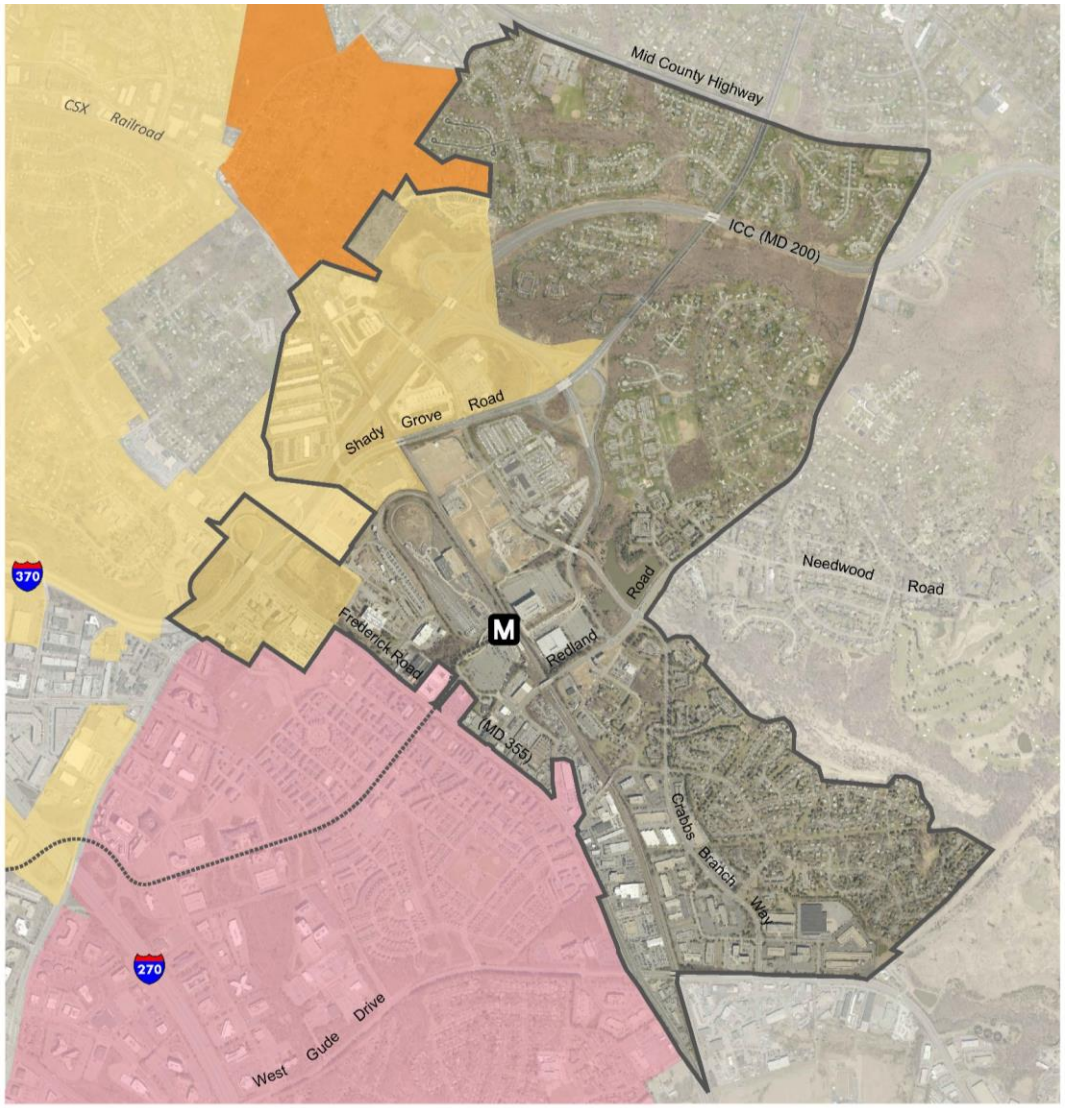
Municipal Expansions



Shady Grove Sector Plan Boundary
Corridor Cities Transitway
City of Gaithersburg
City of Rockville
Town of Washington Grove
Metro Station

0 2200'

City of Rockville

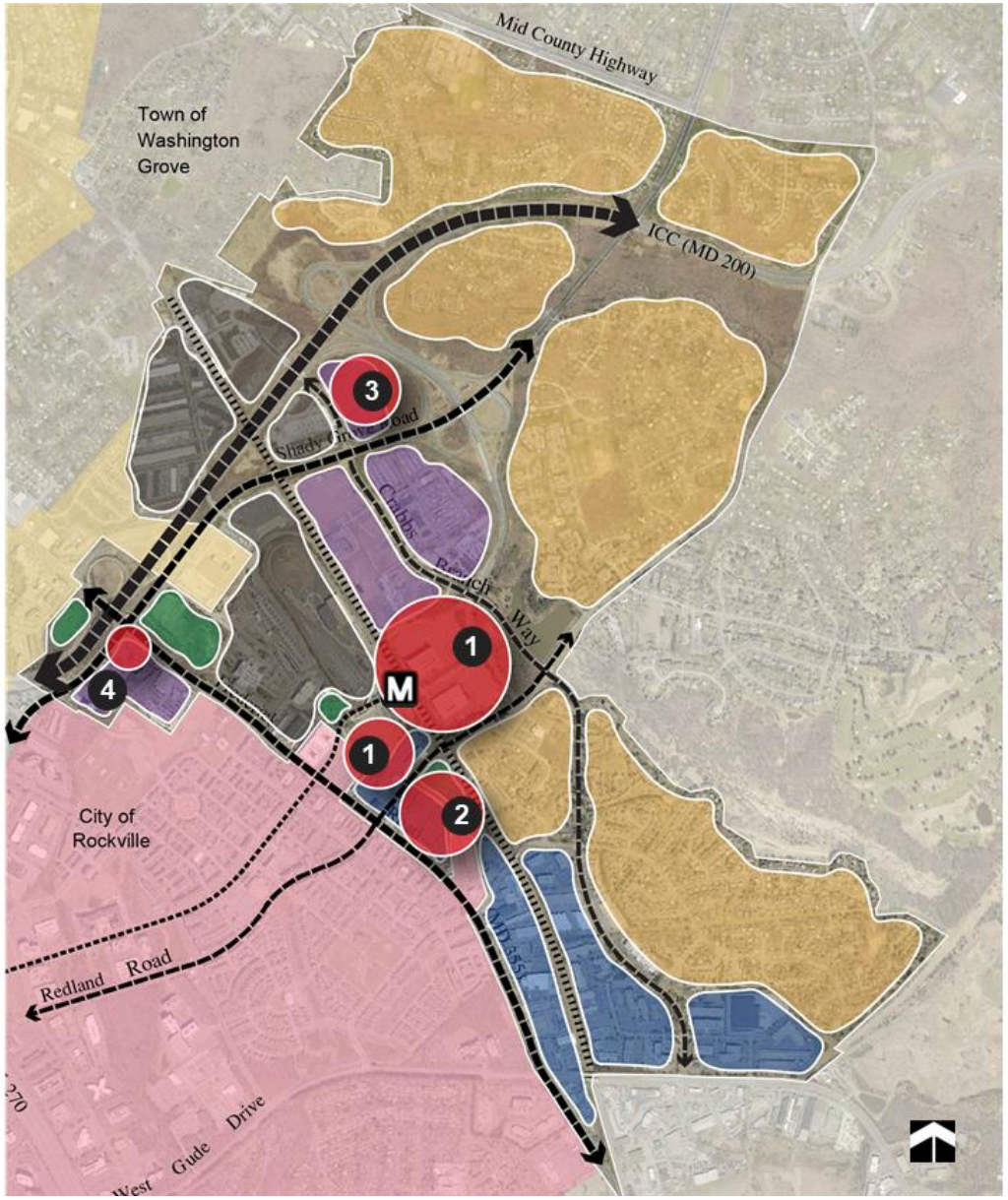


Shady Grove Sector Plan Boundary
Corridor Cities Transitway
City of Gaithersburg
City of Rockville
Town of Washington Grove
Metro Station

0 2200'

City of Gaithersburg

Vision and Overview



Key overview highlights:

- Mixed-use areas surrounding the Metro Station (Metro Neighborhoods) and other key locations.
- Retention of industrial/office areas.
- Protection of existing residential communities.
- New bikeways and street network, especially within the Metro Neighborhoods.

Attachment 1.A.a: Shady Grove Plan Amendment Presentation - Montgomery Planning

Key Sector Plan Recommendations

Land Use and Zoning

- Complete the relocation for all public facilities from the County Service Park (CSP) to other appropriate locations.
- Promote the redevelopment of the Metro station surface parking areas, and single-use commercial properties into mixed-use places.

Housing

- Require 15 percent moderately priced dwelling units (MPDUs) as the highest priority public amenity for new residential development.
- Encourage a higher percentage of MPDUs on publicly owned properties, including up to 25 percent for the WMATA property.

Mobility

- Support the bus rapid transit (BRT) route along Frederick Road (MD 355) and the Corridor Cities Transitway (CCT).
- Provide new streets that permit alternative ways to navigate the Plan area, especially within Metro South neighborhood.
- Promote new pedestrian paths and bikeways in the plan area.

Sustainability

- Improve the urban ecology by incorporating best practices such as goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater managemen practices.
- Retain existing wooded areas, where designated and provide increased tree canopy throughout the Plan area.

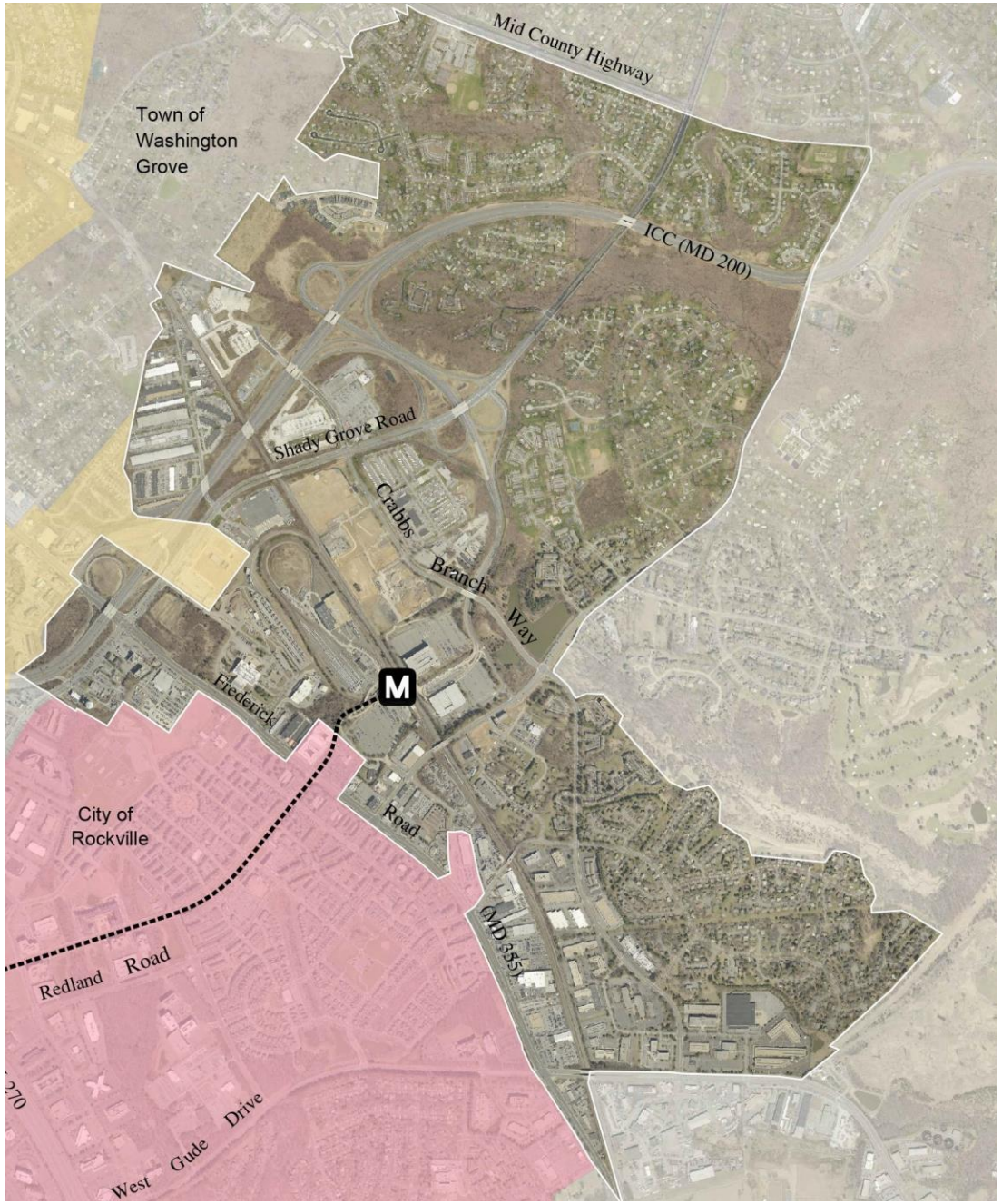
Parks, Trails and Open Space

- Create new parks and open spaces in the Metro Neighborhoods for public use to promote a livable environment for existing and future residents, visitors and employees.

Community Facilities

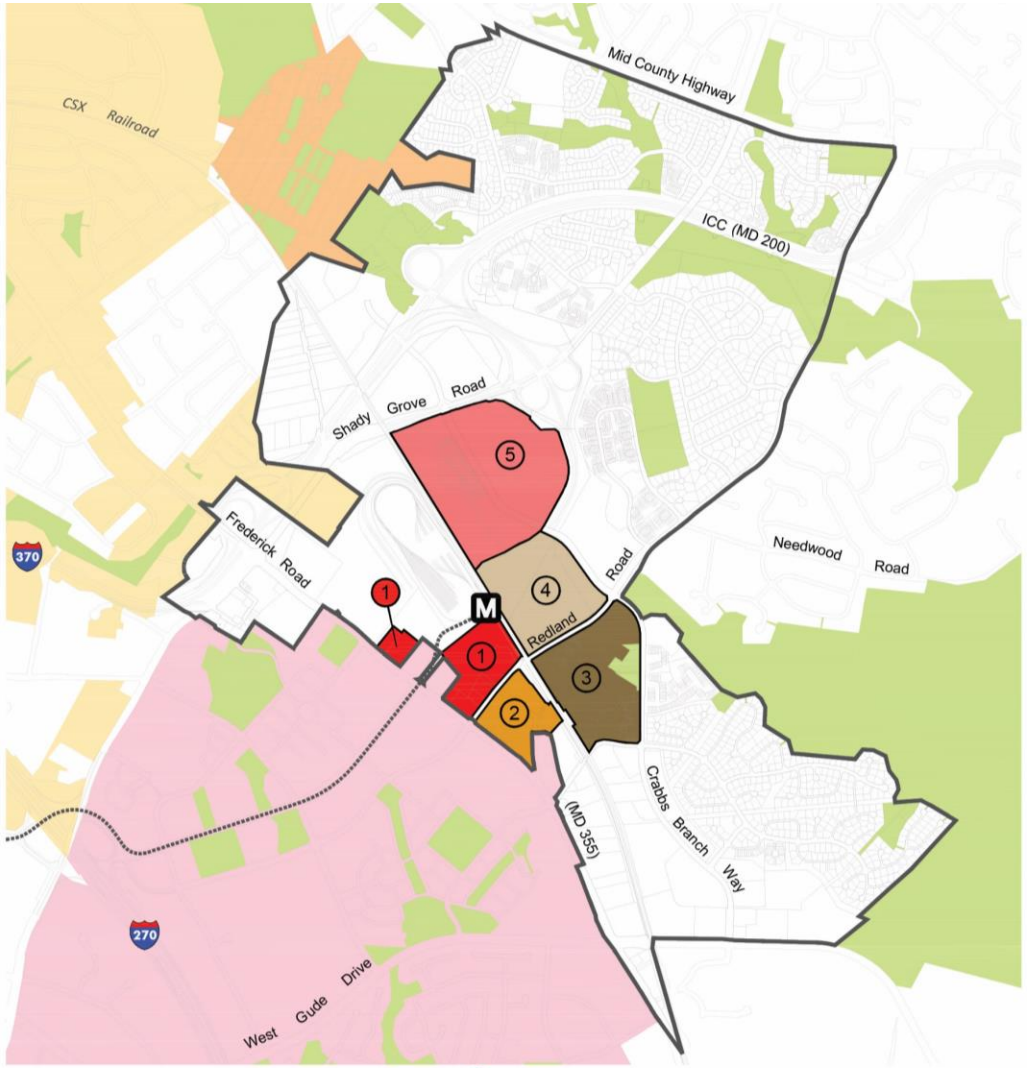
- Support the community facilities recommended in the 200 Shady Grove Sector Plan, including a local park and an elementary school at Jeremiah Park.
- Support the Montgomery County Department of Recreation's long-term plans for a new recreation center.

Land Use Recommendations



	Residential	Non-Residential
Existing	3,091 dwelling units	4.66 million square feet
Approved-Pipeline ▪ Townes at Shady Grove (multifamily building) ▪ Shady Grove Station, Westside and Jeremiah Park	1,729 dwelling units	61, 828 square feet
Public Hearing Draft Plan Recommendations	4,540 dwelling units	2.22 million square feet

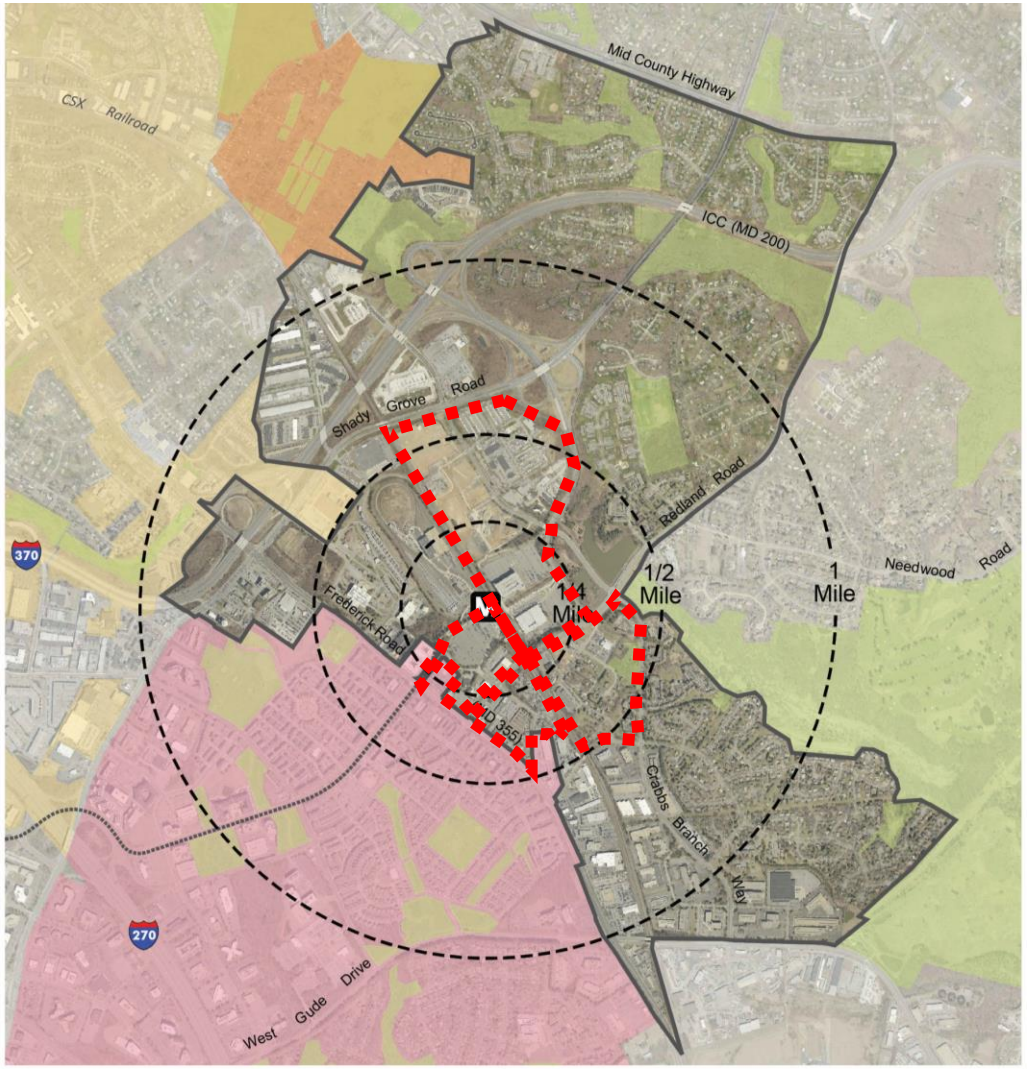
Metro Neighborhoods



Shady Grove Sector Plan Boundary
Corridor Cities Transitway
City of Gaithersburg
City of Rockville
Town of Washington Grove
Parkland
Metro Station

1 Metro West
2 Metro South
3 Old Derwood
4 Metro North - WMATA
5 Shady Grove Station Westside & Jeremiah Park

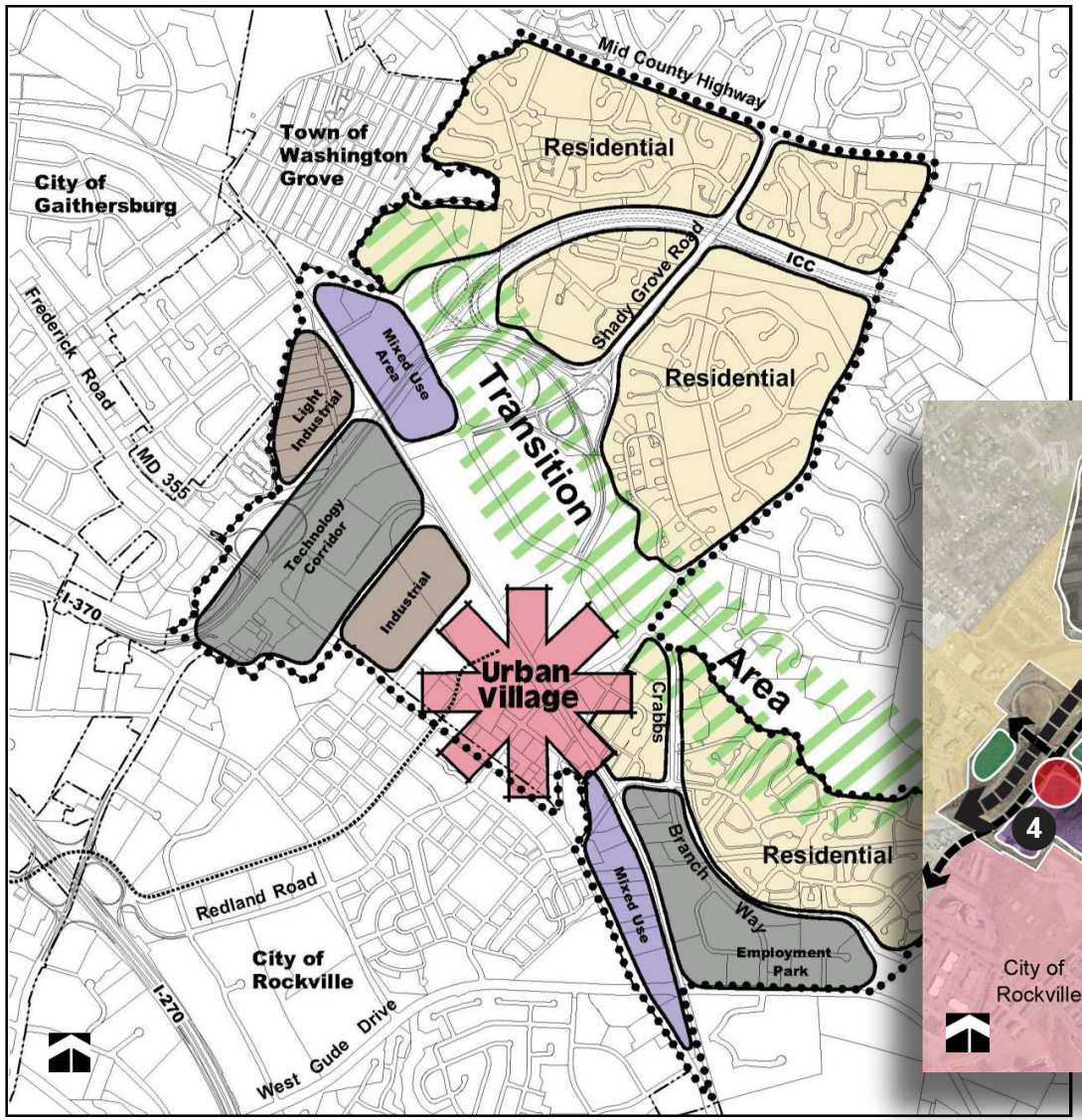
0 2200'



Shady Grove Sector Plan Boundary
Corridor Cities Transitway
City of Gaithersburg
City of Rockville
Town of Washington Grove
Parkland
Metro Station

0 2200'

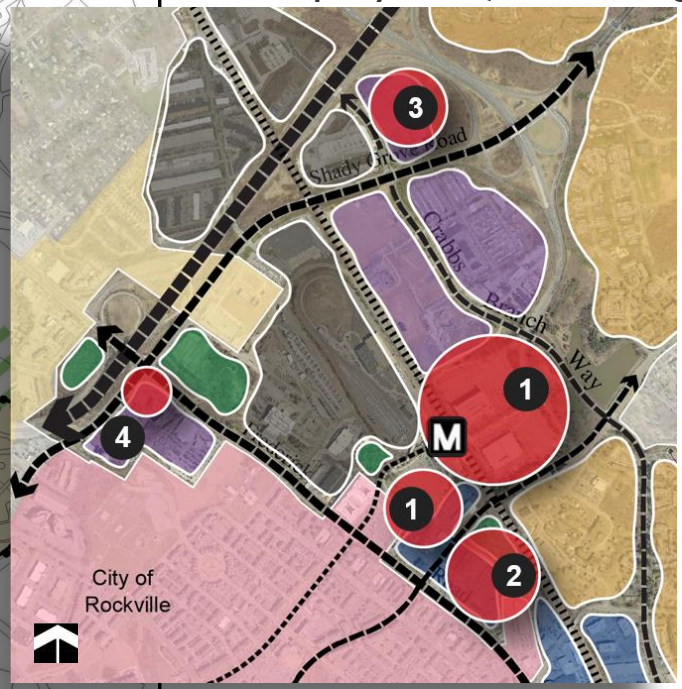
Urban Design Framework



2006 Vision Concept

2006 Urban Design Goals

- Organize future development into a series of attractive neighborhoods around the Metro Station
- Protect the Derwood residential communities
- Retain the area's business parks but promote residential uses to achieve a mixed-use character on selective locations of employment, technology and housing.

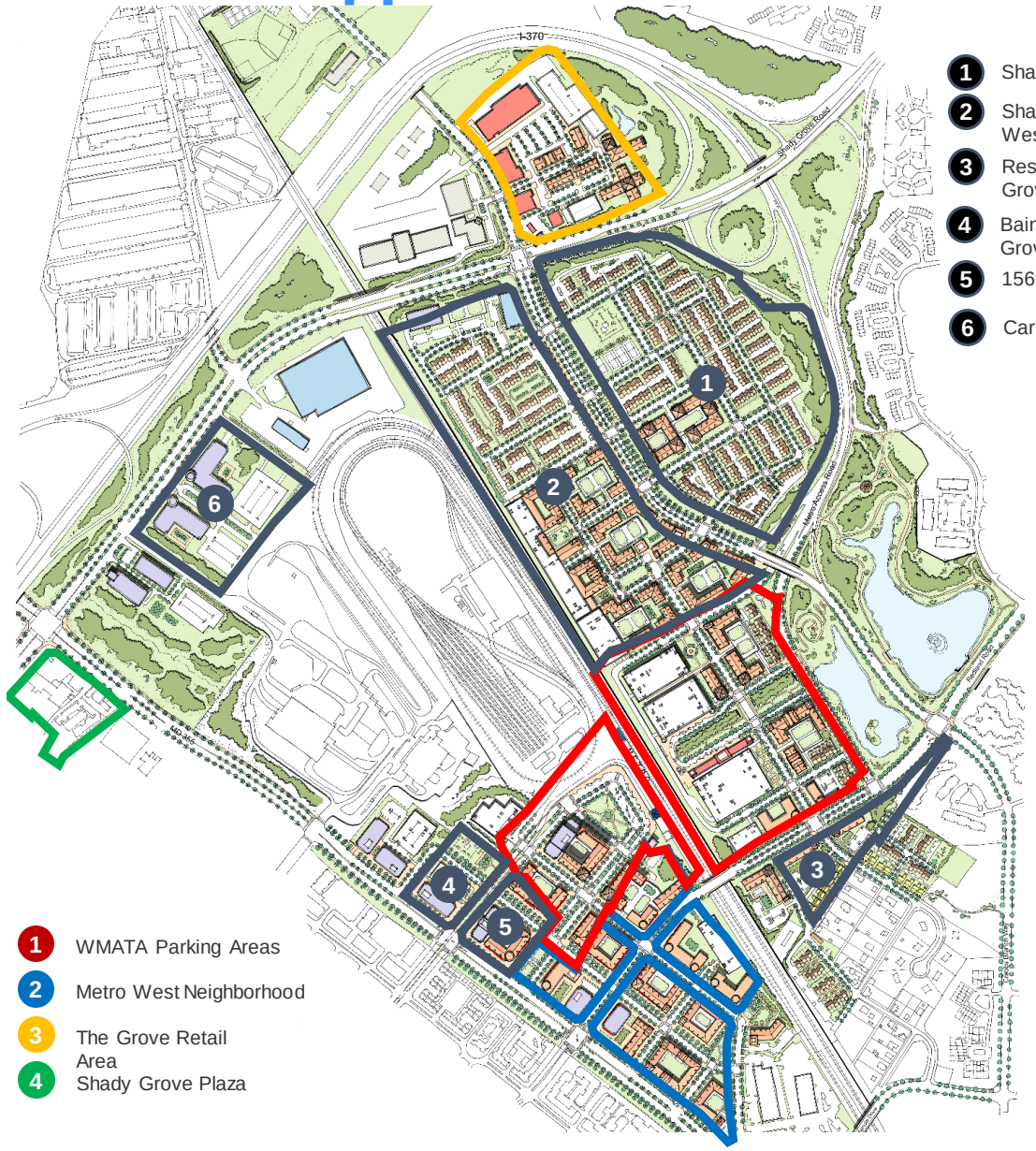


1. WMATA Parking Areas
2. Metro West Neighborhood
3. The Grove Retail Area
4. Shady Grove Plaza

2020 Amendment

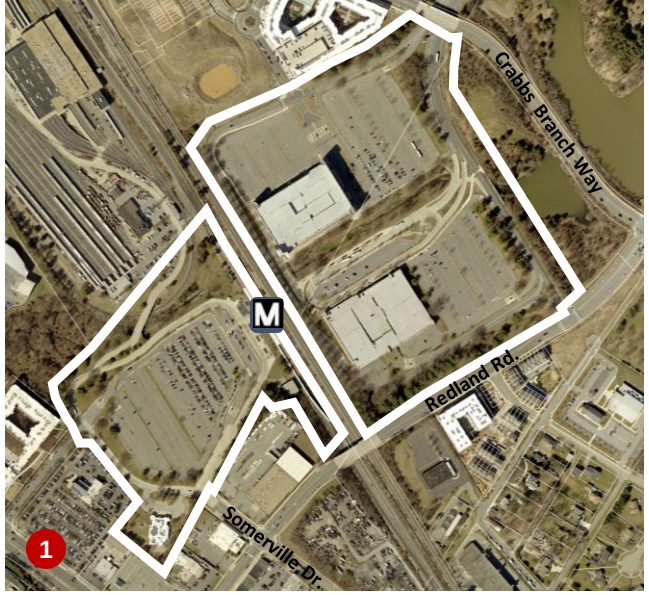
- Confirm 2006 Plan vision for the overall area.
- Provide additional guidance for targeted locations to address plan area boundary changes and clarify expectations per 201 district zoning revisions.

Land Use Opportunities



1. Shady Grove Station
2. Shady Grove Station - Westside
3. Residences at Shady Grove Station
4. Bainbridge at Shady Grove Metro
5. 156931 Frederick Road
6. Carmax Dealership

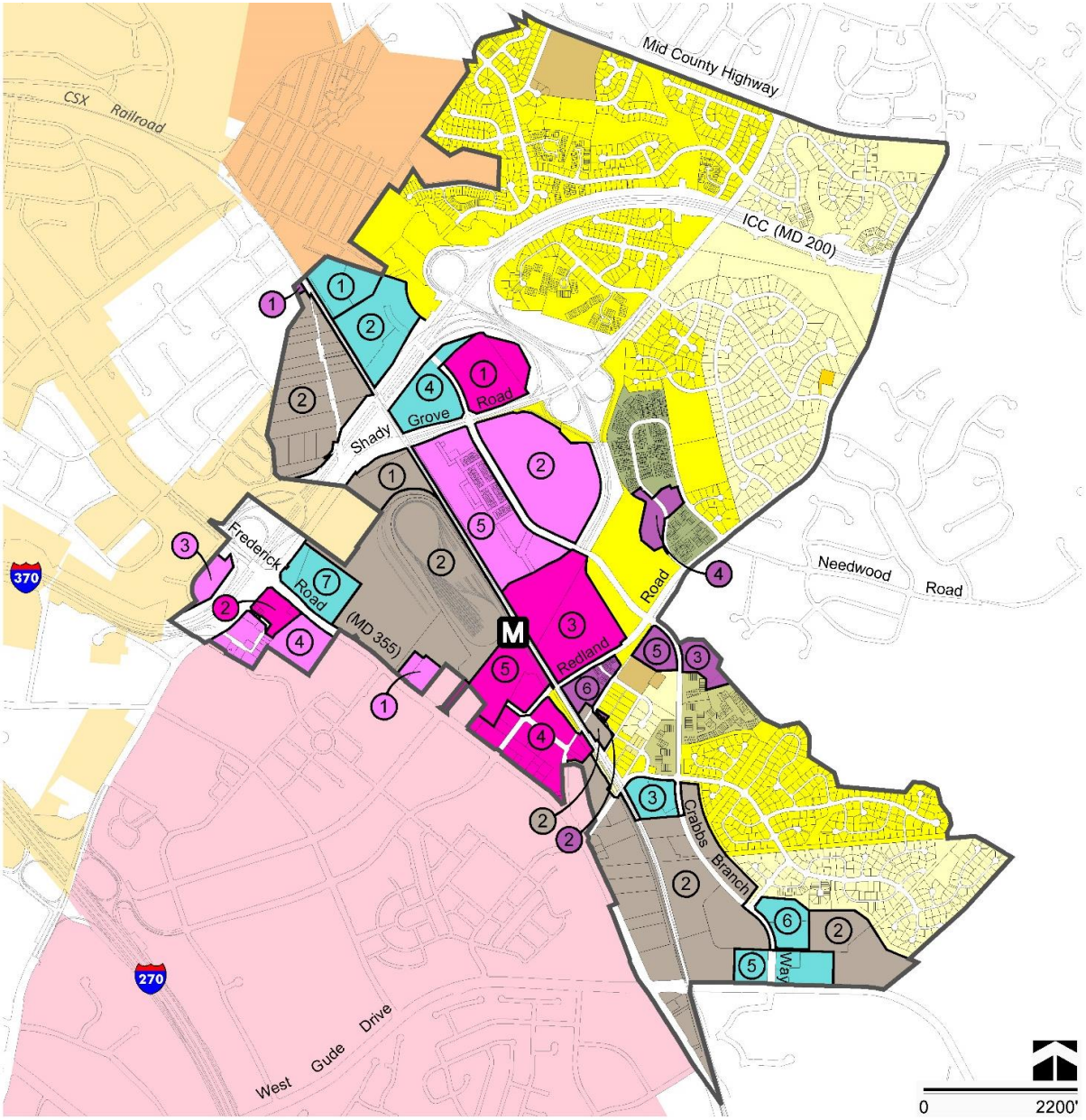
1. WMATA Parking Areas
2. Metro West Neighborhood
3. The Grove Retail Area
4. Shady Grove Plaza



Major Goal

- To promote mixed-use areas surrounding the Metro station and oth key locations.

Proposed Zoning



Highlights

- Use of the Commercial Residential (CR) Zone for key properties i the Metro Neighborhoods and other key locations, such as the Grove shopping center.
- Adjusting former Planned Development (PD) Zone properties (Townes at Shady Grove, Derwood Station and Park Overlook) t either the Commercial Residential Neighborhood (CRN), Townhou Low Density (TLD) or Single-Family Residential (R-90).
- Confirming existing light industrial areas (Oakmont Avenue, MD 355) and some adjustments for Crabbs Branch Way Office Park the Employment Office (EOF) Zone.

Shady Grove Sector Plan Boundary
M Metro Station
City of Gaithersburg
City of Rockville
Town of Washington Grove
R-200 Residential, Single-Family
R-60 Residential, Single-Family
R-90 Residential, Single-Family
R-90/TDR Residential, Transferable Development Rights
RE-2 Residential, Single-Family
TLD Townhouse Low Density
TMD Townhouse Medium Density
EOF Employment Office

1 EOF 0.5, H-45'
2 EOF 0.5, H-50'
3 EOF 2.5, H-50'
4 EOF 0.75, H-60'
5 EOF 2.5, H-70'
6 EOF 2.5, H-80'
7 EOF 0.75, H-100'

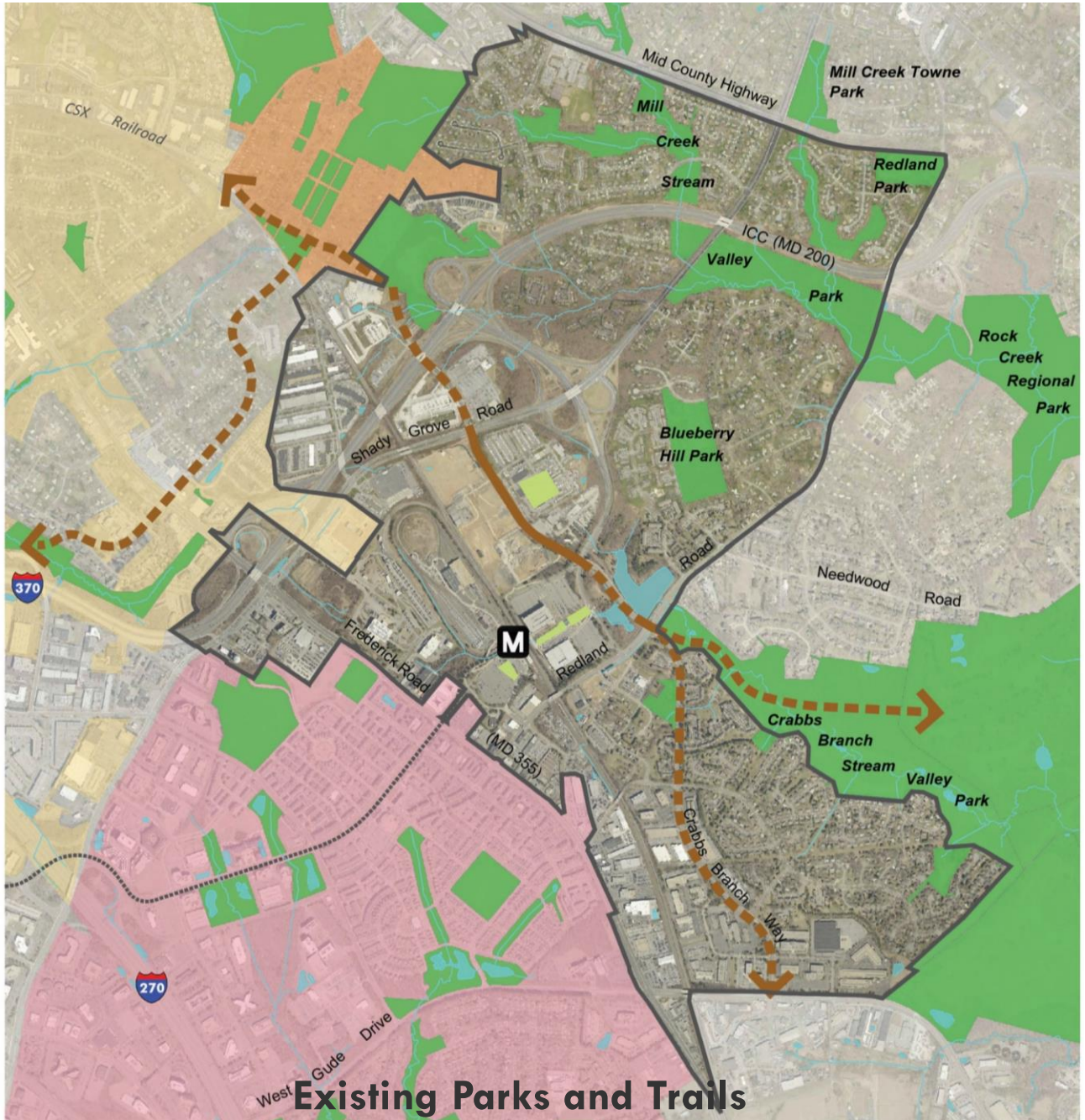
CR Commercial Residential
1 CR 1.5, C-0.5, R-1.0, H-80'
2 CR 1.5, C-0.75, R-1.0, H-80'
3 CR 1.5, C-0.25, R-1.0, H-100'
4 CR 2.0, C-0.5, R-1.5, H-120'
5 CR 2.0, C-1.0, R-1.5, H-200'

CRN Commercial Residential Neighborhood
1 CRN 0.5, C-0.5, R-0.25, H-35'
2 CRN 0.5, C-0.0, R-1.0, H-50'
3 CRN 0.5, C-0.0, R-0.5, H-50'
4 CRN 1.0, C-0.0, R-1.0, H-60'
5 CRN 0.5, C-0.0, R-0.5, H-65'
6 CRN 1.0, C-0.0, R-1.0, H-65'

CRT Commercial Residential Town
1 CRT 0.75, C-0.75, R-0.25, H-50'
2 CRT 0.75, C-0.25, R-0.5, H-60'/ TDR 0.6
3 CRT 0.75, C-0.25, R-0.75, H-80'
4 CRT 1.5, C-0.5, R-1.0, H-80'
5 CRT 1.0, C-0.25, R-0.75, H-90'/ TDR 0.89

I-M Industrial Medium
1 IM 0.5, H-75'
2 IM 2.5, H-50'

Parks and Open Spaces

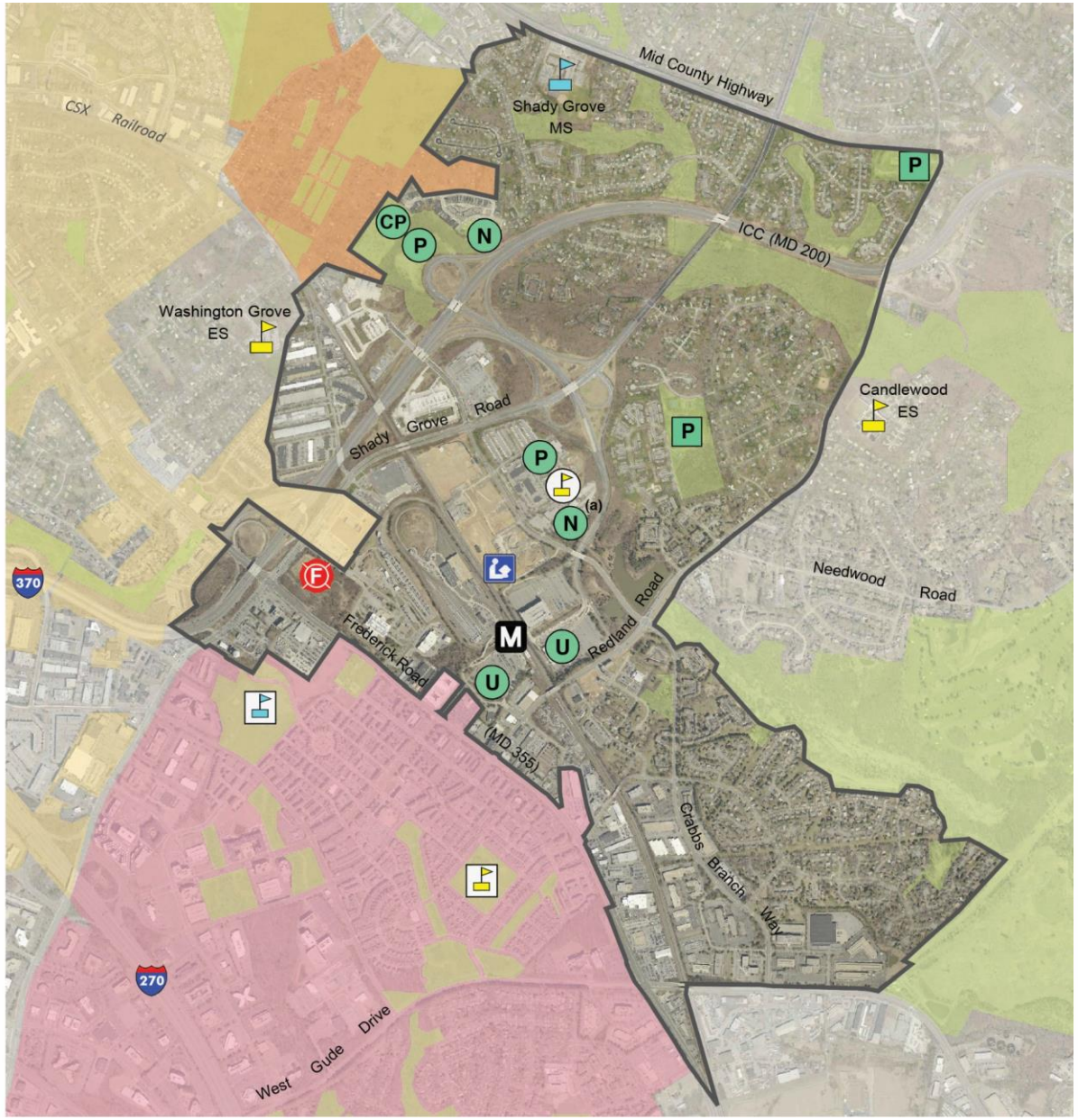


Existing Parks and Trails

- Create new parks and open spaces in the Metro Neighborhoods for public use to promote a livable environment for existing and future residents, visitors and employees.
  - Civic Green at WMATA property (westside)
  - Neighborhood Greens at the Grove and at the former Parks Department Training Center, if the MCPS Bus Depot remains in place.
- Create new public parks at Piedmont Crossing, Derwood Station and Jeremiah Park properties.
- Link new parks and open spaces with existing and proposed bikeways and trails.
- Retain existing public parks as public open space.

Attachment 1.A.a: Shady Grove Plan Amendment Presentation - Montgomery Planning

Public Facilities



- Confirm the 2006 Sector Plan recommended public facilit s.
- Shady Grove Station redevelopment public facilities.
  - Jeremiah park, school site and library
  - An alternative 1-acre neighborhood park on the forme Parks Department site, if it is developed.
- Supports a future recreation center in the Metro Neighborhoods.
- Utilizing acquired land for parks.
  - Derwood Station Neighborhood Park
  - Piedmont Crossing Local Park

Shady Grove Sector Plan Boundary
City of Gaithersburg
City of Rockville
Town of Washington Grove
Parkland
Metro Station

Existing Facilities
Elementary School
Middle School
Local Park
Neighborhood Park
Conservation Park

Proposed Facilities
Elementary School
Local Park
Urban Park
Library
Fire Station
Neighborhood Park (a = Alternative)

Proposed Facilities In R ville
Elementary Schoo
Middle School

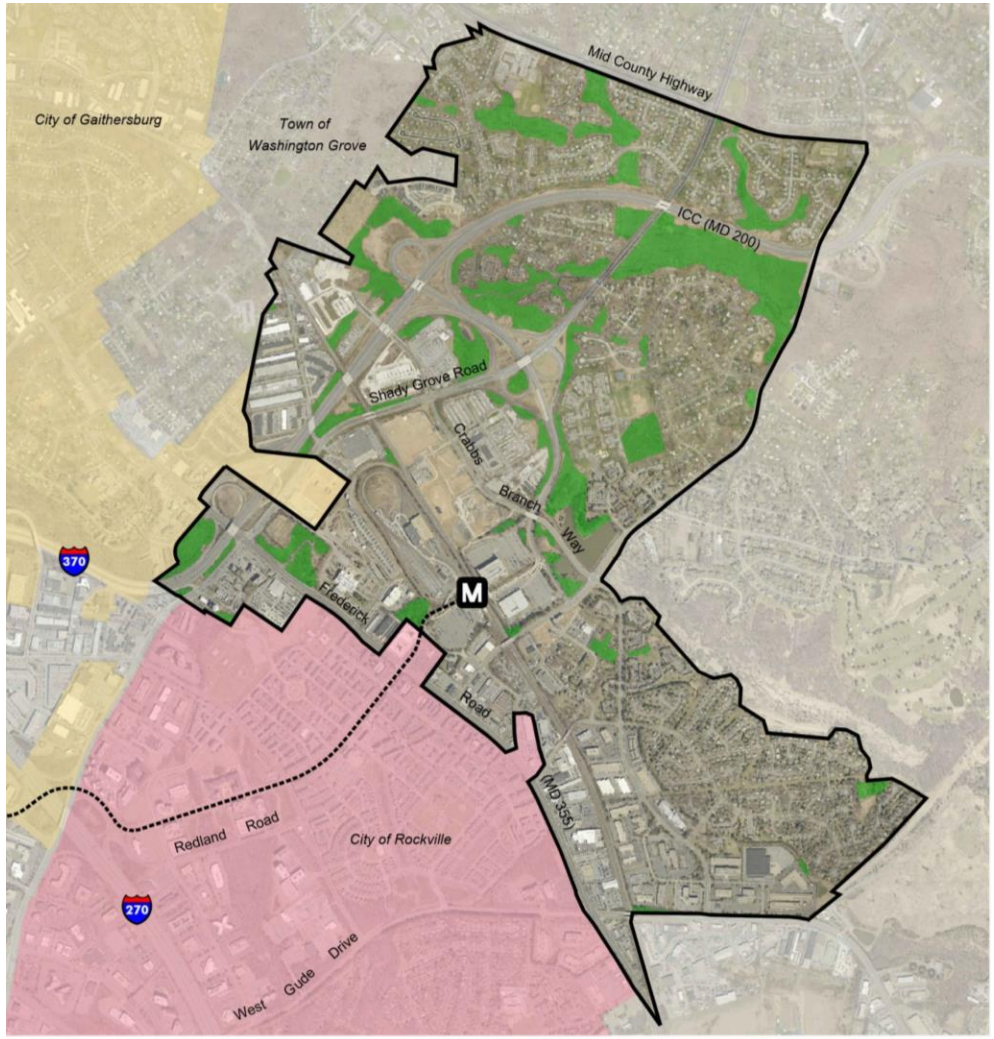
0 2200'

Attachment 1.A.a: Shady Grove Plan Amendment Presentation - Montgomery Planning

Historic Resources

- Support the Historic Preservation Commission (HPC) recommendation that the Derwood Store and Post Office should be listed on the Master Plan for Historic Preservation.
  - Recommends the CRN 1.0 C0.0 R1.0 H-50 Zone to permit reuse of the existing structure and some additional residential development.

Environmental Sustainability



Shady Grove Sector Plan Boundary
City of Gaithersburg
City of Rockville
Forest Cover
Metro Station
Corridor Cities Transitway

0 2200'

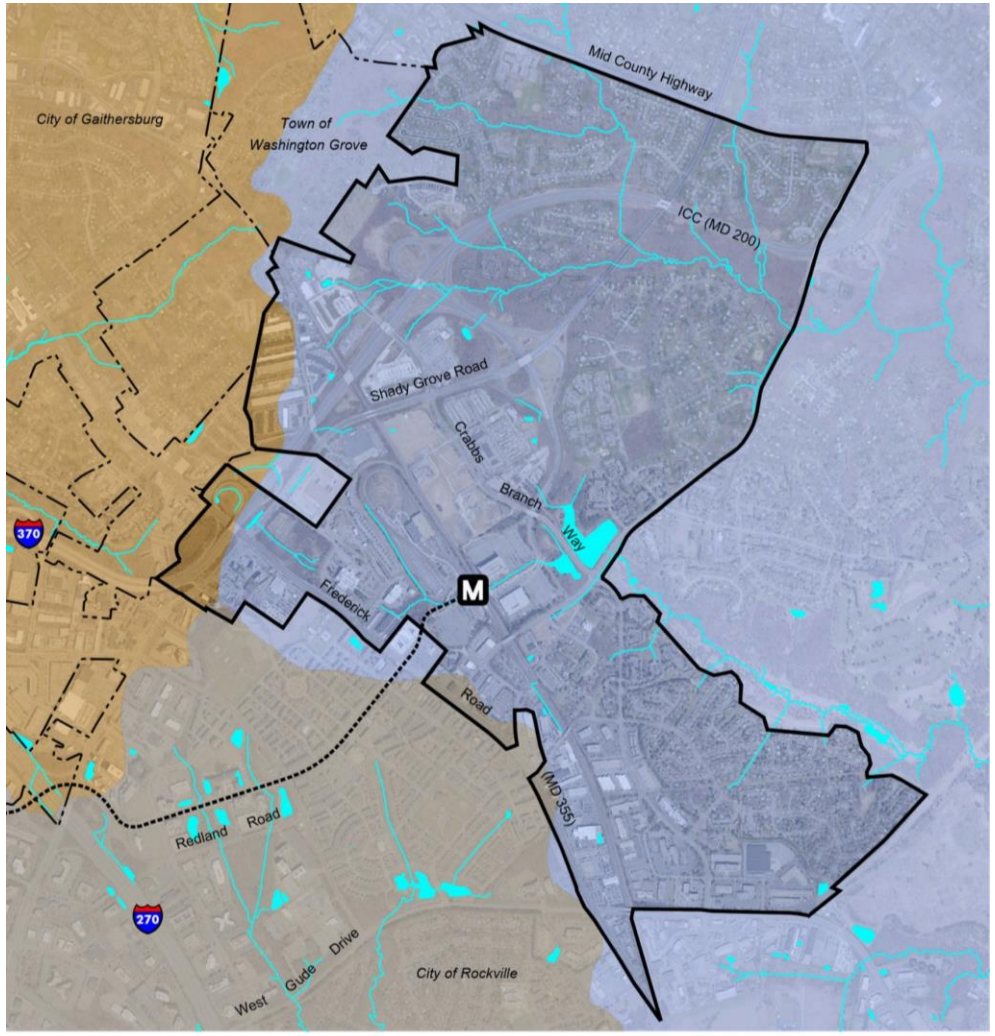
Existing Forest Cover

Forest Cover

- Improve forest and tree cover to at least 50%
- Require up to 25 % tree canopy coverage on redeveloping properties in the mixed-use zones and dense residential and commercial areas.
- Prioritize environmental public benefit points for tree canopy cover and energy conservation.
- Retain forest on the eastern side of the Grove Shopping Center
- Encourage green features in open space areas and the public realm.

Attachment 1.A.a: Shady Grove Plan Amendment Presentation - Montgomery Planning

Environmental Sustainability



Shady Grove Sector Plan Boundary
City of Gaithersurg, City of Rockville, Town of Washington Grove
Corridor Cities Transitway
Water Features
Metro Station
Upper Rock Creek Watershed
Muddy Branch Watershed
Watts Branch Watershed

Existing Watershed

0 2200'

Water Quality

- Minimize imperviousness/maximize pervious areas.
- Use native plants that require less watering and fertilization.
- Use rainwater for watering.
- Increase forest and tree cover.

Noise

- Retain noise compatible uses along the CSX rail tracks, primarily south of Indianola Drive.
- Consider additional noise mitigation for residential areas along Shady Grove Road and Mid-County Highway.

Environmental Sustainability

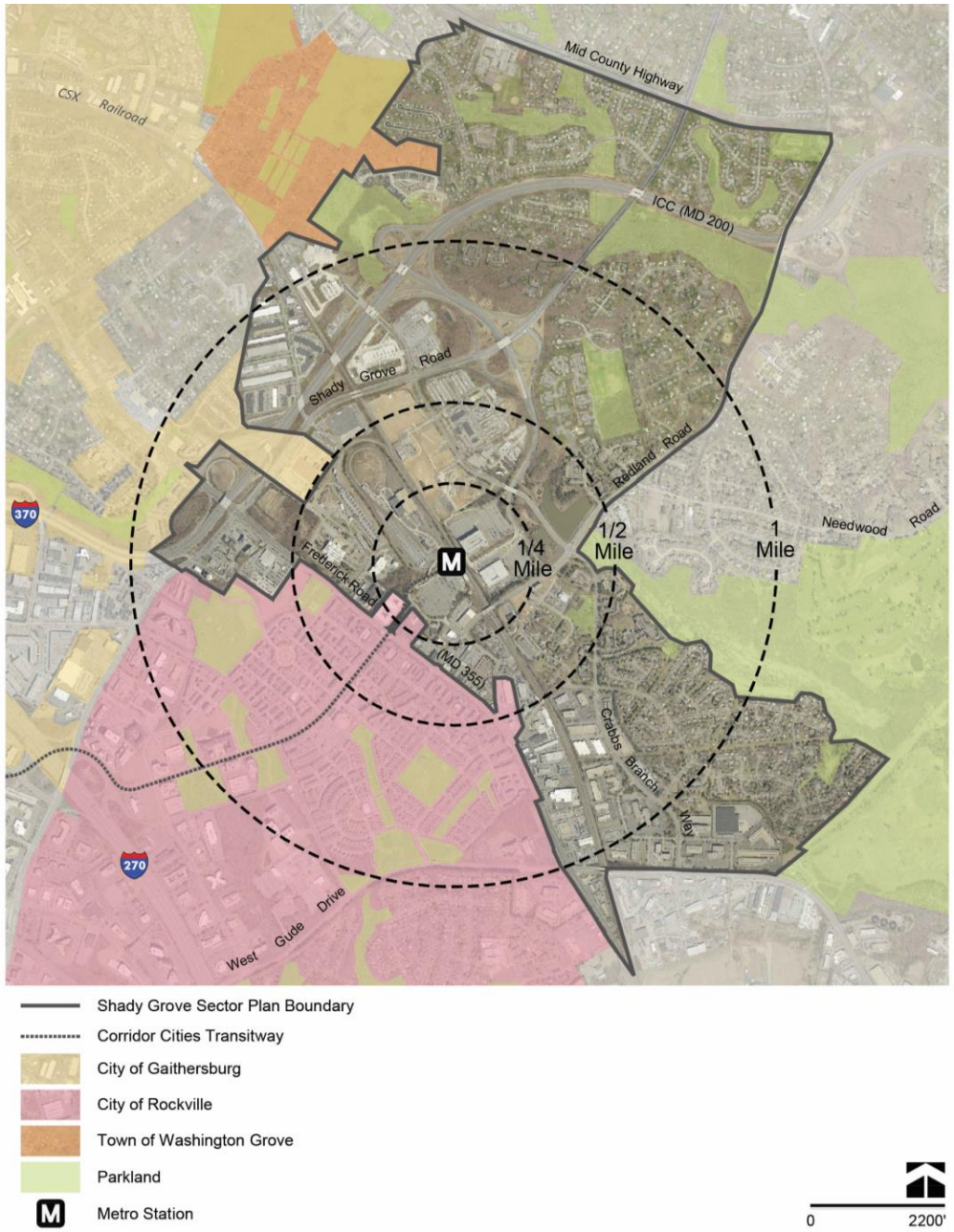
Air Quality and Carbon Emissions

- Include building design features that keep roofs cool
- Make walking and biking to the Metro Station a pleasant and inviting experience.
- Create human-scale block sizes, through-block connections, paths and sidewalks, bike networks and bike-share stations.

Climate Protection

- Strive for net zero carbon emissions in all new development and redevelopment.
- Promote site and building design for energy conservation.
- Consider shading features that include solar panels where trees cannot easily be planted and maintained.

Mobility

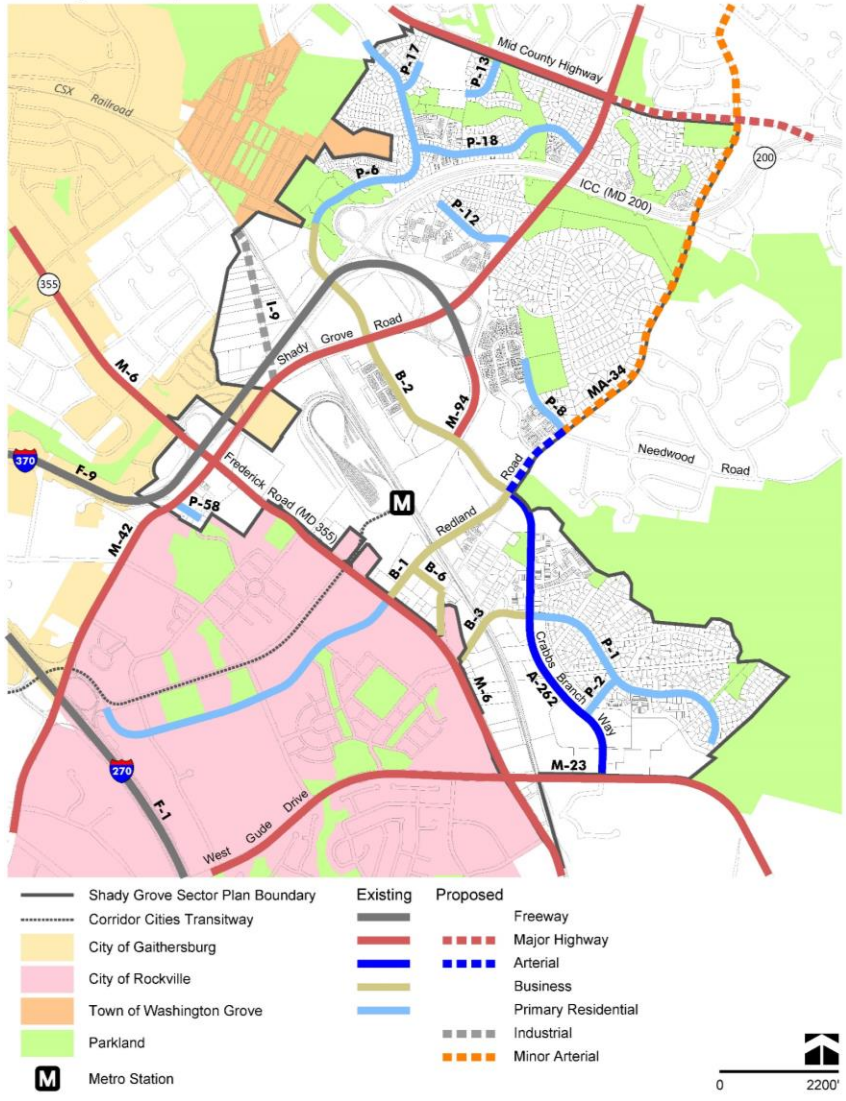


Key Recommendations

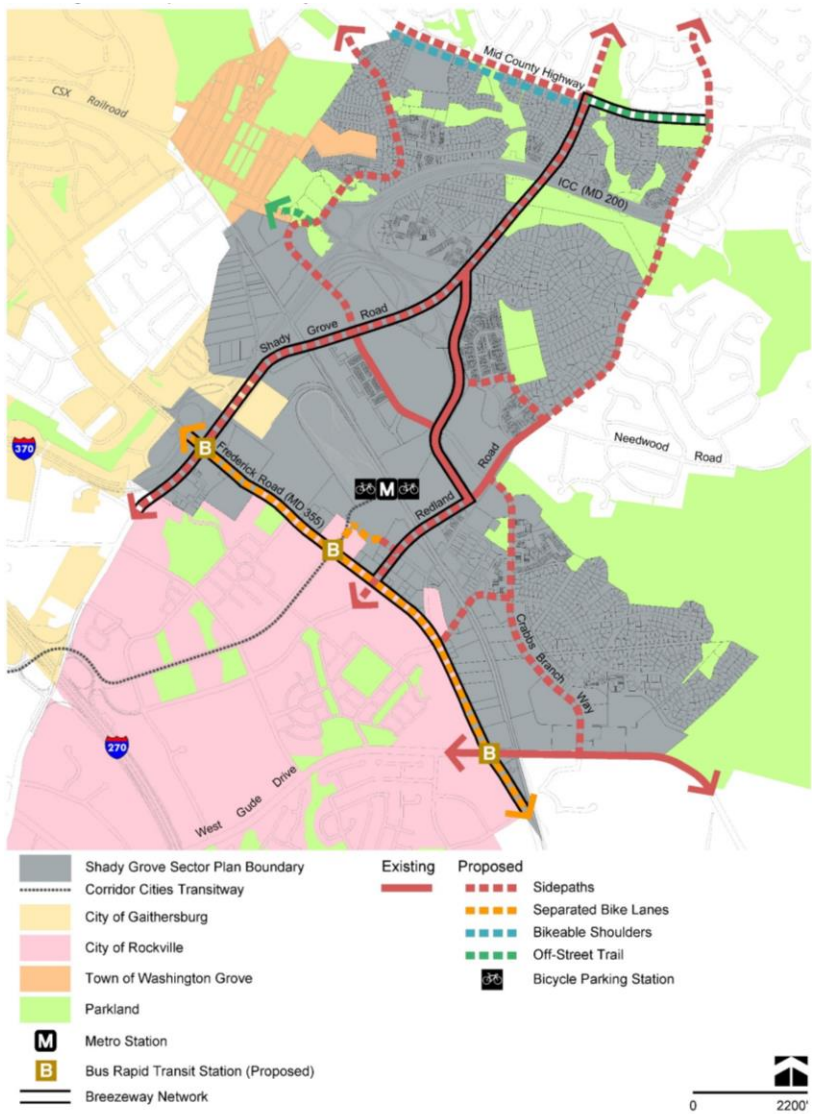
- Remove the planned **interchange at MD 355 and Gude Drive** and the **partial interchange at Crabbs Branch Way and the Metro Access Road.**
- Adjust the **Highway Capacity Manual (HCM)** standard to 80 seconds/vehicle for MD 355 and Gude Drive.
- Support **Bus Rapid Transit** (BRT) route along MD 355 and the **Corridor Cities Transitway** (CCT).
- Recommends **new streets** options in the Metro Neighborhoods that considers municipal annexations and existing properties.
- Utilize **Vision Zero** concepts as a framework to address High Injury Network (HIN) roadways in the plan area.
- Establish new **Non-Automotive Driver Mode Share (NADMS) goa** that promote multimodal approaches to transportation.
- Support new **bikeways** in the plan area.

Attachment 1.A.a: Shady Grove Plan Amendment Presentation - Montgomery Planning

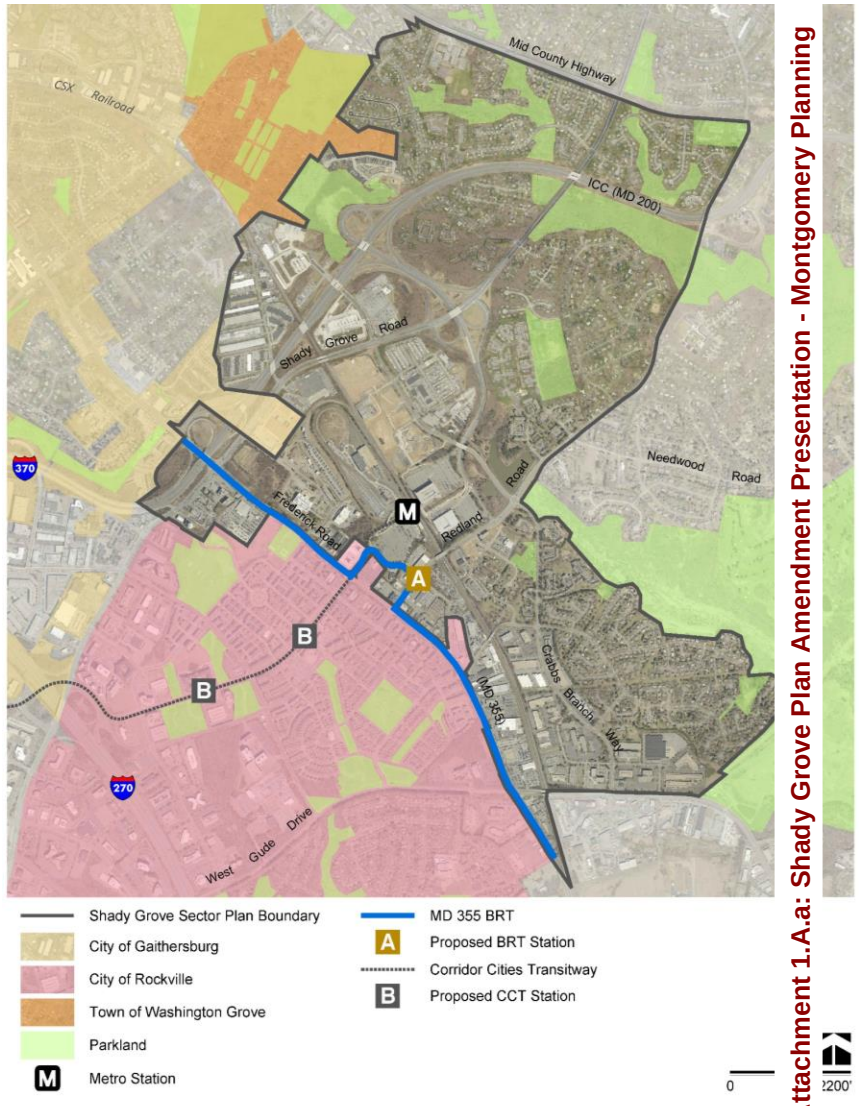
Mobility



Overall Street Network



Bikeway Network



MD 355 BRT and CCT Routes

Recommended Public Benefits

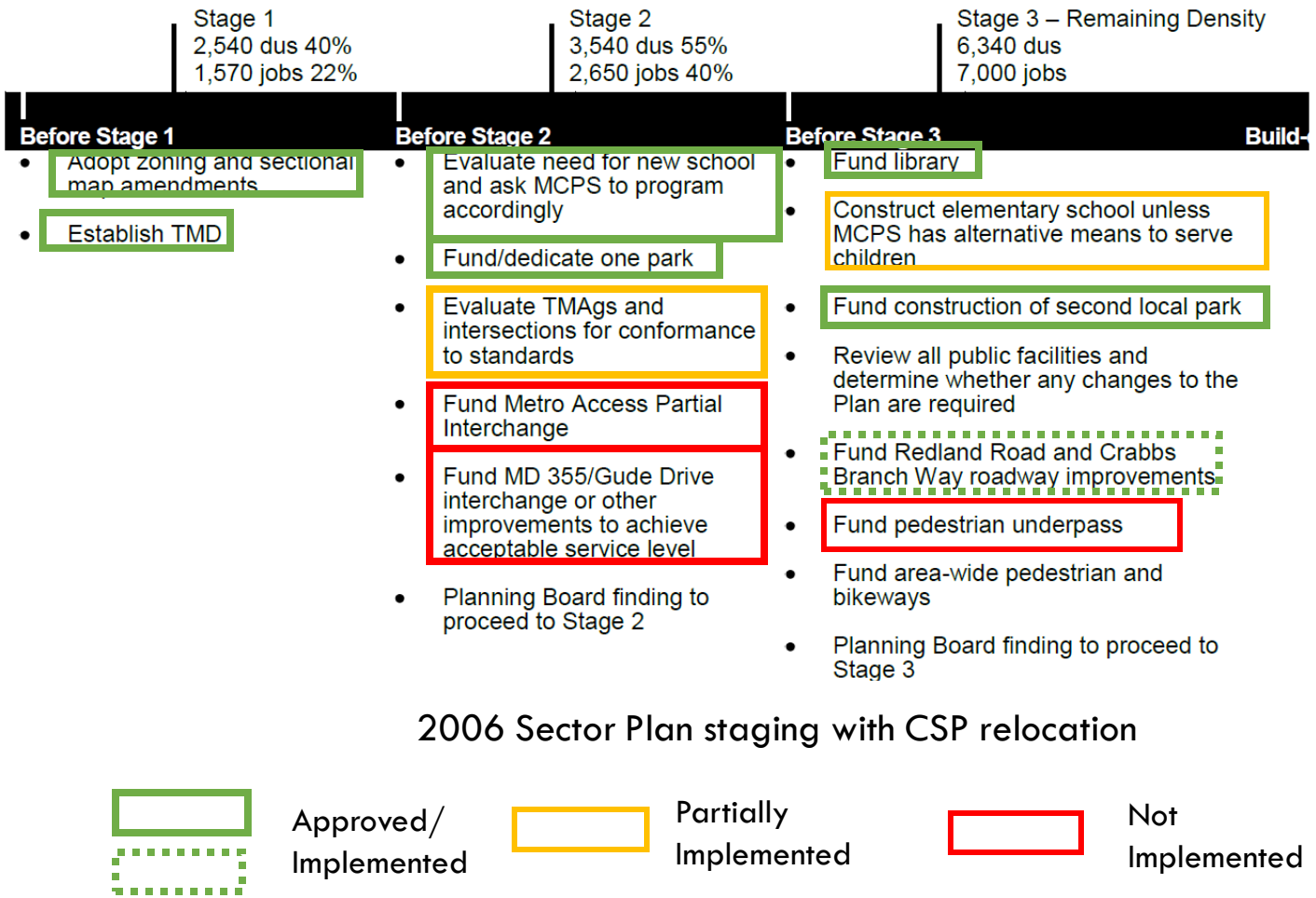
The optional method in the Employment Office (EOF), Commercial Residential Town (CRT), and Commercial Residential (CR) Zones require public benefits from a minimum of two to four categories. This Sector Plan encourages redeveloping properties in the Metro Neighborhoods and other key locations to utilize the optional method and to provide the following public benefits, which are priorities for this Plan area:

- **Fifteen percent moderately priced dwelling units (MPDUs)** as the highest priority public benefit.
- The **provision of major public facilities**, including but not limited to implementing significant multimodal transportation improvements, **including segments of transitways, a recreation center, new neighborhood parks and** open spaces, and undergrounding of utilities.
- **Connectivity and mobility**, including but not limited to neighborhood services, **streetscape improvements, public parking**, minimum parking and trip mitigation through the provision of multimodal improvements, including transitways and Vision Zero improvements.
- **Quality building and site design**, including but not limited to exceptional design, **public open space, and public art.**
- **Diversity of uses and activities**, including but not limited to moderately priced dwelling units, **dwelling unit mix, care centers**, small business opportunities, and enhanced accessibility for the disabled.
- **Protection and enhancement of the natural environment**, including but not limited to **tree canopy**, vegetated roof, habitat preservation and restoration, and **energy conservation and generation.**

Staging

Draft Plan Recommendation

- No staging.
- Public facilities in the 2006 Sector Plan are being implemented.
- Higher NADMS goals for the Metro Station Policy Area, up to 50 percent for residents and 25 percent for employees commuting into the plan area.
- MD 355-Gude Drive is addressed via adjusting the HCM standard, up to 80 seconds/vehicle, along with physical changes.



2006 Sector Plan staging with CSP relocation

Equity

Background: The Council on March 2, 2020 approved Bill No. 27-19 (Racial Equity and Social Justice Program). The bill has nine provisions, including a requirement that the Planning Board consider racial equity and social justice when preparing a master plan.

- Planning staff is currently development a framework and program that will guide this issue for future master/sector plans.

Housing

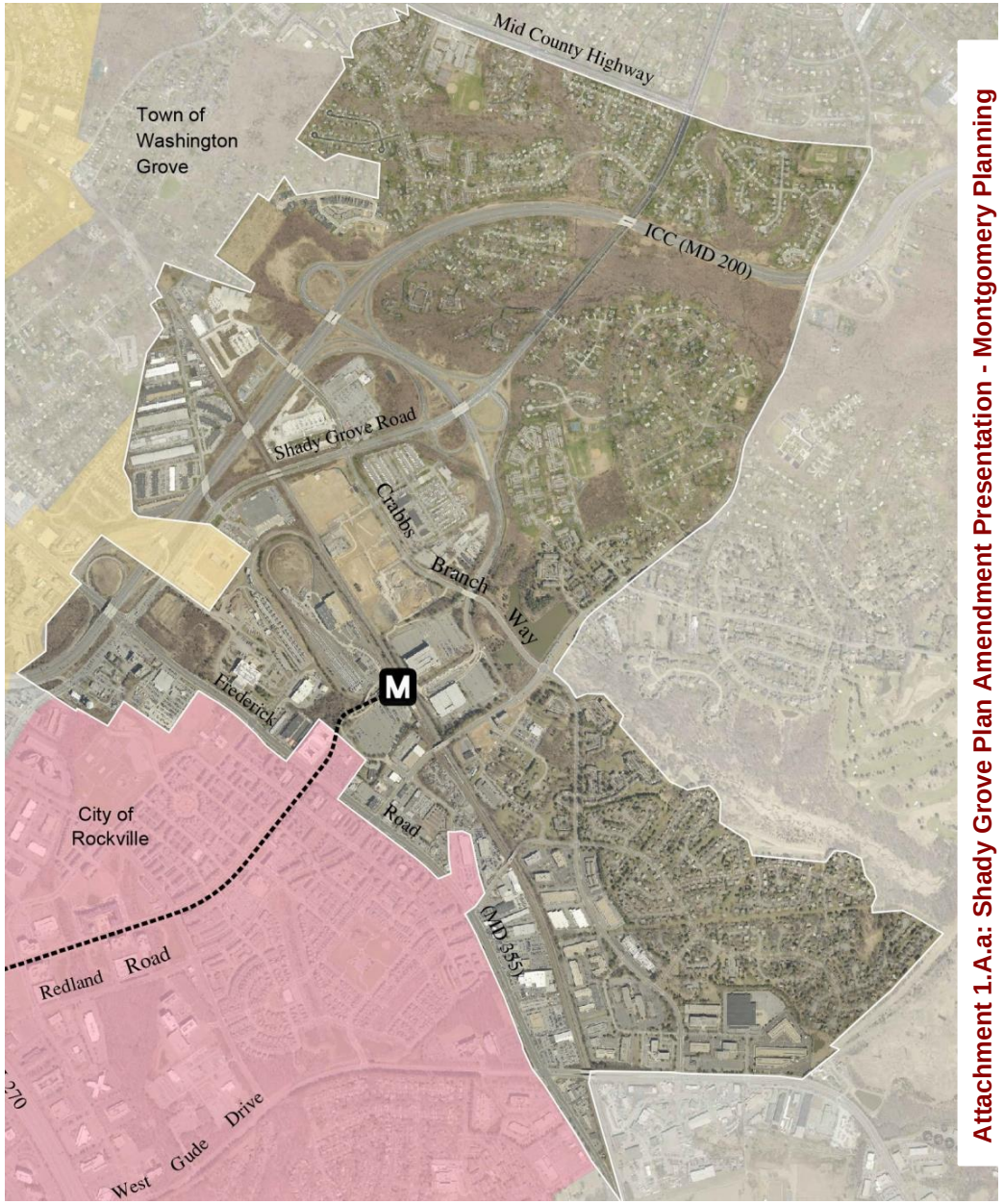
- Affordable: 15% MPDUs; encourages more at the WMATA property

Environmental Sustainability

- Vision Zero framework for HIN roadways
- Enhanced bikeways and trails
- Promotion of a range of environmental sustainable measures

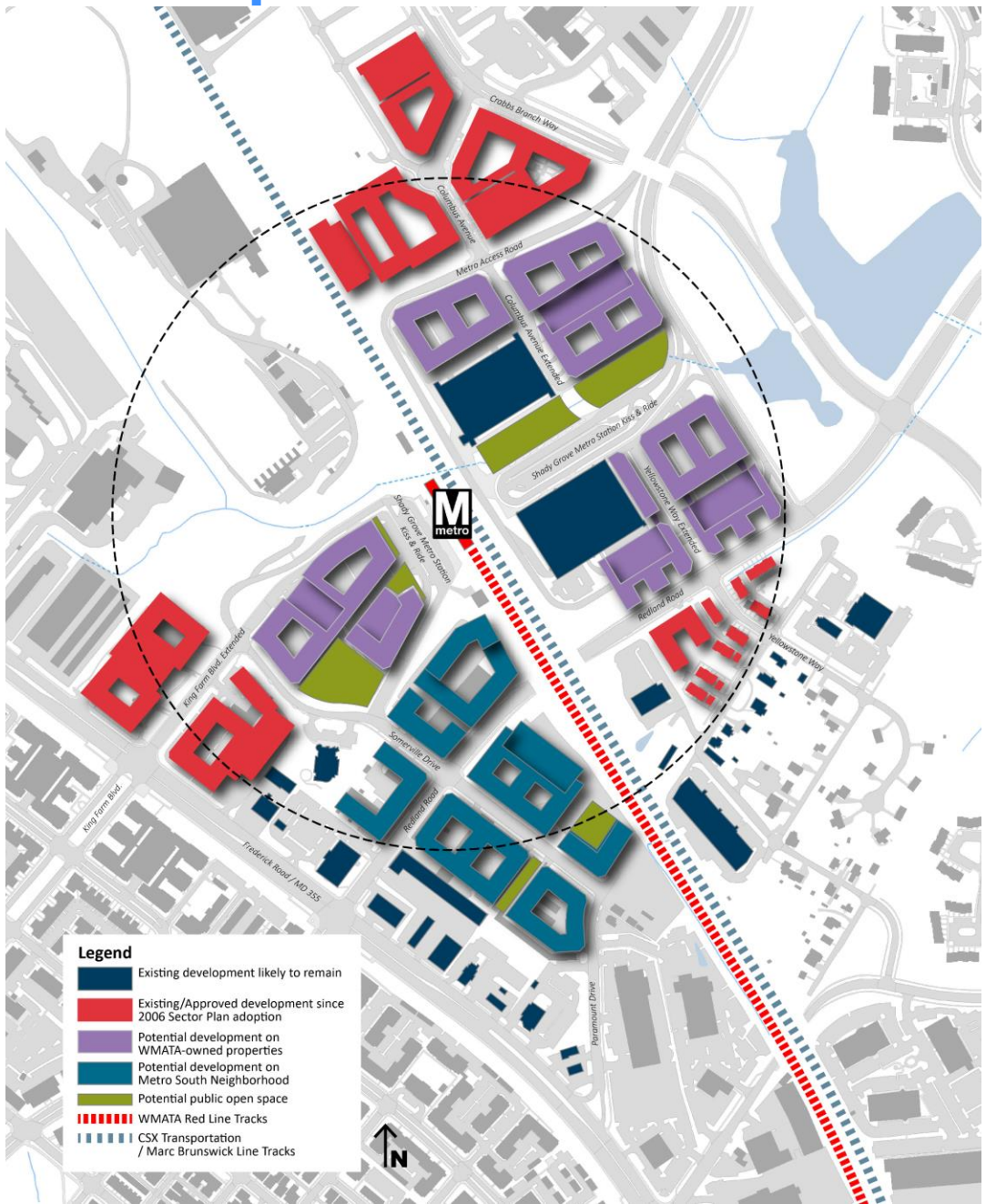
Economy

- Retention of small businesses and entrepreneurs along Crabbs Branch Way and Oakmont Avenue Industrial Corridor
- Promoting mixed-use development in proximity to the existing Metro Station



Attachment 1.A.a: Shady Grove Plan Amendment Presentation - Montgomery Planning

Next Steps



Planning Board Public Hearing

- May 14, 2020
  - Public hearing record will remain open Friday, May 29

Planning Board Worksessions

- July-October 2020

County Executive Review

- December 2020

County Council Public Hearing and Worksessions

- January-April 2021

Public Information

Sector Plan Information

https://montgomeryplanning.org/planning/communities/area-2/shady-grove/shady-grove-minor-master-plan-amendment/

Nkosi Yearwood
301-495-1332
nkosi.yearwood@montgomeryplanning.org

May 18, 2020

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Ave, Silver Spring, MD 20910

Dear Mr. Anderson and Planning Board Members;

Thank you for the opportunity to comment on the Shady Grove Sector Plan Minor Amendment (Plan). We would especially like to thank Mr. Nkosi Yearwood for his outreach and for providing a very informative presentation on the Plan at our May 13, 2020 meeting.

The Rockville Planning Commission would like to provide the following testimony on the draft plan, for your consideration.

We commend the draft Plan's vision of transforming a light industrial area into a mixed-use community near the Shady Grove Metro Station, and for the various strategies for transit, environmental sustainability, economic development and opportunities for the creation of new jobs.

We also strongly support the Plan's recommendation for a new recreation center and both new public parks and new trails in the Plan area and recommend that appropriate bikeway and pedestrian connections are provided to Rockville's trails and parks.

We commend the Plan on the proposed transit-related improvements and provide support to the following recommendations:

- The future bus rapid transit (BRT) along Frederick Road (MD 355) and the Corridor Cities Transitway (CCT).
- An additional MARC station at the Shady Grove Metro Station and the recommendation for the expansion of MARC services for off-peak, evening and weekend hours.
- Exploring the feasibility of an infill Metro Station in proximity to the Montgomery College Rockville campus with related improvements to provide access from both sides of the planned station, especially to the underserved transit riders from the areas east of the tracks.

We are concerned, however, with the potential impacts on the existing road infrastructure, environment, schools, and other public facilities that may result by lifting the staging requirements and relaxing other standards. Overall, the Planning Commission recommends that any negative impacts on Rockville (and the rest of the surrounding area) with respect to traffic, schools, the environment and other infrastructure and facilities be considered and aggressively addressed as part of the plan, and implementation of the plan.

Rockville's Planning Commission would like the Planning Board to consider the following recommendations:

- We strongly urge that the any new location of the Montgomery County Public Schools (MCPS) Bus Depot not be in close proximity to residential areas in Rockville due to the negative impacts with noise and fumes, including at very early hours in the morning.
- Prior to permitting additional residential development, Montgomery County and MCPS need to identify an elementary school site and plan for associated funding, as long as the cluster remains, and is projected to remain, overcrowded.
- We are concerned about the negative impacts of increased development on the environment, including watersheds, and recommend that the County take measures to mitigate adverse environmental impacts.
- One of our biggest concerns in the draft Plan is the treatment of the intersection of E./W. Gude Drive and MD-355. The draft Plan recommends removing the previously planned grade-separated interchange as a staging requirement to permit new development and also recommends increasing the Highway Capacity Manual (HCM) standard of delay from 63 seconds to 80 seconds. This important intersection is very problematic, with significant congestion already experienced on a regular basis. The impact of both of these recommended changes would be to permit more development, while lessening the likelihood that a significant investment will take place to address the problem. We strongly encourage capacity improvements at that intersection while also maintaining existing congestion standards in order to avoid further deterioration in the level of service at this location.
- We strongly recommend that the Planning Board include a provision calling for a grade-separated pedestrian and bike crossing for the signalized intersection of MD 355 with King Farm Boulevard. Additional potential development in the Shady Grove area will only add to the demand for crossing that very busy road.
- We recommend that the County consider other innovative non-residential uses for the plan area, which could provide transit-accessible regional amenities. Examples could include a transit-accessible multi-purpose event center, a concert venue, an arena, or any other such uses that have the potential to transform the area into a highly desirable destination.
- We recommend that the County take into consideration how the existing trends may change as a result of COVID-19 and re-evaluate post pandemic conditions while planning for future in that area.

We also suggest a technical correction: on page 132 of the draft Plan, it is incorrectly stated that "The City of Rockville's HCM standard is 63 seconds." The City does not have such a standard. The only standard that we have is a volume-to-capacity ratio of 0.99, which is not based on the Highway Capacity Manual but instead is calculated using the Critical Lane Volume procedure.

We look forward to continued coordination as the Plan continues through the planning process. Thank you again for the opportunity to review the plan and provide feedback. The area near the Shady Grove Metro Station and the intersection of MD 355 and Shady Grove Road is an extremely important portion of Montgomery County and the Cities of Rockville and Gaithersburg. We look forward to seeking ways to coordinate our planning efforts in the future to benefit all of our jurisdictions.

Sincerely,

Charles Littlefield, Chair
City of Rockville Planning Commission

Agenda Item #:	1
Meeting Date:	May 27, 2020
Responsible Staff:	Andrea Gilles

SUBJECT: East Rockville Design Guidelines and Standards Presentation and Discussion

RECOMMENDATION
(Include change in law or Policy if appropriate in this section): Staff recommends that the Planning Commission receive a presentation on the guidelines and standards and discuss the material presented.

Planning Commission Staff Report

MEETING DATE: May 27, 2020

REPORT DATE: May 20, 2020

RESPONSIBLE STAFF: Andrea Gilles, AICP, Manager

Comprehensive Planning

240.314.873 agilles@rockvillemd.gov

SUBJECT: East Rockville Design Guidelines and Standards, Presentation and Discussion

DISCUSSION:

Background

One of the objectives of the 2004 East Rockville Neighborhood Plan (2004 Plan) was to establish East Rockville as a Neighborhood Conservation Area to maintain its unique character and enhance both its physical and environmental features. Since 2004, several options for implementing this objective have been discussed, including a Neighborhood Conservation District and Historic Designation; however, neither option received enough support within East Rockville to proceed as a neighborhood-wide project. The high level of neighborhood support required to initiate the NCD process made doing so prohibitive; and some community members' concerns about regulating architectural style through a Historic District ruled out that option. Nonetheless, the issues that led to the inclusion of neighborhood conservation as a goal in the neighborhood plan remained.

Over the past decade, the neighborhood has experienced increasing development pressure for the construction of larger homes on existing lots. Original homes have been torn down and replaced with much larger structures. During the initial engagement meetings for the Rockville 2040 Comprehensive Plan, residents expressed concern about how the scale and proportion of new residential development was impacting this mature neighborhood, both from the perspective of design and environmental sustainability.

In late 2017, members of the East Rockville Civic Association (ERCA) approached Planning and Development Services (PDS) staff to discuss options to ensure that new homes contribute positively to the character of their unique neighborhood. PDS staff suggested creating Design Guidelines and Standards through a neighborhood engagement process, and the ERCA members were supportive of that approach. Due to the regulatory and design expertise needed for such a project, the city decided to hire a design consultant to assist staff with the project. A contract was awarded in June 2018 to a design team, led by Michael Watkins Architect, LLC (the consultant), based in Gaithersburg, Maryland. The first of six neighborhood meetings for the Design Guidelines and Standards was held on October 9, 2018 at the Pump House in East Rockville.

The process involved the consultants and staff working with the neighborhood to elicit the community's specific goals and concerns, develop draft concepts, test those concepts with the community, and make adjustments in response. The final neighborhood meeting was an open house held on October 14, 2019 at Glenview Mansion, during which members of the community were invited to provide their feedback on the draft proposals. There was very strong support of the large majority of those who participated, resulting in production of the draft East Rockville Residential Design Guidelines and Standards document (Attachment A).

Purpose of the East Rockville Residential Design Guidelines and Standards

The purpose of the East Rockville Residential Design Guidelines and Standards is to establish a clear set of expectations for new detached home construction and additions to existing homes in East Rockville. New development should contribute positively to the built and natural environments and integrate well into the traditional neighborhood context. The document provides a predictable review framework for residents, design professionals, contractors, City staff, and elected officials when considering or reviewing a new home or addition to an existing home.

The Design Guidelines and Standards also provide an opportunity to further broaden neighborhood goals, which include:

- Preserving and strengthening the unique identity and sense of place that exists among residents in the neighborhood.
- Promoting complementary and context-sensitive development between new and existing structures, while also allowing creative design.
- Promoting site design that preserves the natural features in the neighborhood and minimizes impacts on healthy tree canopy and stormwater management.
- Maintaining a walkable and pedestrian-friendly environment.

Applicability

To implement the East Rockville Design Guidelines and Standards, a text amendment to the Zoning Ordinance will be required to establish a new "Design Guidelines" section within Article 10 – Single Dwelling Unit Residential Zones. The text amendment will also provide reference to the East Rockville document. The new zoning provisions will be administered by the Department of Planning and Development Services, which will oversee compliance.

If approved, compliance with the Design Guidelines and Standards will be required in order for a building permit to be issued for a single dwelling unit or for an addition to an existing single unit dwelling in East Rockville. The Design Guidelines and Standards would be in addition to the existing base residential zoning development standards, and not a replacement. The document includes standards (the "wills" and the "musts)" that require compliance; and guidelines (the "shoulds"), to which adherence is strongly encouraged.

Issues Addressed in the Design Guidelines and Standards

The draft Design Guidelines and Standards document is organized into eleven issues. These issues were developed in response to concerns raised by residents throughout the engagement process. A survey (Attachment B) of different topic areas related to detached residential home design was incorporated into the first two community meetings to get a better sense of resident concerns and priorities. The survey was also made available online.

The proposed standards and guidelines for each issue were discussed in detail at every neighborhood meeting and refined based on resident feedback. To follow is a description, including general intent, for each of the issues included in the Design Guidelines and Standards. Also included are key points of discussion for some of the topics that, during the engagement process, generated greater debate either due to their complexity or to the unique approach proposed to address the issue. The complete standards and guidelines, along with graphic examples for each, may be reviewed in the draft document (Attachment A).

Building Orientation (Issue 1)

Building orientation refers to the way a building is positioned on its lot and how it relates to neighboring buildings and to the street. Buildings and front entryways that are oriented toward the street establish a welcoming atmosphere along the block and contribute to a walkable environment by leading people directly to and from the public sidewalk or street.

Key Points of Discussion: Front Entrances

Normally, the proposed standard would simply require that the front entrance of the building face the street. It was pointed out by some residents that in certain parts of the neighborhood, homes were built with their entrance toward the side. There was concern that, in the case of an addition, the renovations could be extensive enough to trigger compliance with the design guidelines and standards on both the new and original portions of the house, thereby requiring a change in the location of the front entrance. Residents felt that this requirement could make certain improvements cost prohibitive and wanted to honor the traditional design of the original homes. Staff worked with the consultants and developed language that allowed an exception for front entrances, in the case of an

addition, “if the design is based on architectural precedent and the entry placement conforms to the historic or original design of the home” (draft document, page 3).

Building Placement (Issue 2)

Maintaining an established building setback pattern is a way of preserving neighborhood character. Setbacks may vary slightly, due to topography changes or for the purpose of conserving a natural feature, but, in general, a consistent front yard appearance should be maintained.

Lot Coverage (Issue 3)

Lot coverage is the percentage of lot area covered by buildings. The building footprints of new homes have increased, in some cases dramatically, over the past couple of decades. It has become more common to maximize the building envelope, resulting in greater lot coverage and buildings that are out-of-scale with the homes of their neighbors. This deviation not only impacts design and character but may also affect stormwater management. Larger houses are often accompanied by more paved surfaces, including driveways and walkways, which can exacerbate stormwater issues. Establishing a maximum building footprint and limiting impervious surfaces are efforts to mitigate the impacts of building mass and scale, as well as impacts on the stormwater management system.

Key Points of Discussion: Building Footprint and Impervious Cover

Lot coverage was discussed and debated at every neighborhood meeting for this initiative. Lot coverage refers to the amount of surface area that buildings (primary home, garage, shed, etc.) cover. Initially, the recommendation was to lower the percentage of the lot that could be covered by buildings from the 35% that is currently allowed in the zone to 25%. However, concerns were raised about potential impacts on the smaller lots, as well as how this approach may limit the option to build an Accessory Dwelling Unit (ADU) in the future. The refined proposal was to maintain the existing lot coverage maximum percentage (35%) but limit the footprint of the primary building to 1,500 square feet, as in the Lincoln Park Neighborhood Conservation District (NCD). For reference, a traditional 6,000 square foot lot in the R-60 zone currently would allow a footprint of 2,100 square feet if the 35% lot coverage limit was maximized. This provision would limit that footprint to 1,500 square feet but leave open the possibility of other accessory structures being built.

Residents pointed out at the last neighborhood meeting that this new requirement could potentially penalize homeowners who wanted to add on to, but retain, their single-story homes. In response, staff included the standard, which is also part of the Lincoln Park NCD, that if an existing one-story house is retained, an addition may bring total lot coverage up to 35% of the smallest lot size available (example: 6,000 square feet in the R-60 zone) or up to 2,100 square feet (draft document, page 5).

Also included within this topic are standards for impervious surface cover in the front and rear yards. The Design Guidelines and Standards propose to limit the driveway width between the street and the front of the house to 12 feet, unless pervious

materials are used. If so, the width may increase to 20 feet. A limit on backyard impervious cover is also included, something not currently in the zoning code. The proposed standard would limit backyard impervious cover to 50%.

Parking, Garages & Pavement (Issue 4)

Garages should not be the prominent feature of the front elevation (or front view) of the home or of the street frontage. Streetscapes that are dominated by garages and driveways give prominence to vehicles rather than reflecting a walkable, inviting neighborhood.

Key Points of Discussion: Garages and Driveways

As pointed out with the previous issue, the proposed maximum width of a driveway, between the street and the front of the house is 12 feet, if impervious materials are used. Driveways may be widened to 20 feet if pervious materials are incorporated. With respect to garages, the proposal is to require that garages sit a minimum of 5 feet behind the front of the home (draft document, page 6). These requirements are intended to minimize the prominence of vehicle storage and promote a more pedestrian-oriented environment. Traditionally, the homes in East Rockville were built with a single-lane driveway, paved ruts, or in many cases, no driveway at all.

Additions (Issue 5)

Additions should complement the design and proportions of the original structure. They should be concentrated toward the rear or the side of the existing structure whenever possible. The overall height, massing, and proportions should relate well to adjacent structures, as well as to the larger neighborhood context. Additions with a proposed second story along a block of predominantly one-story homes, should demonstrate sensitivity regarding the overall scale and proportion, as well as window placement and privacy of the new portion of the structure.

Key Points of Discussion: Proportions and Massing

Some of the additions that have been built in East Rockville appear as separate structures from the original home. Given that in certain sections of the neighborhood, original homes were built with a floor area of less than 1,000 square feet, additions can easily become larger than the original structure. Different concepts were explored to reduce the perceived bulk of an addition and improve upon the relationship between the original and new portions of the home. The proposed language emphasizes additions that are secondary in massing to the original structure, are located to the side or rear of the home, utilize compatible roof lines and ridges, and incorporate consistent materials and window placement and proportions (draft document, pages 8-9).

Building Massing & Scale (Issue 6)

The size of a typical single-family home is larger today than it was in the first half of the 20th century, when many of the homes in East Rockville were built. Finding a balance between creative design, changing preferences in housing size and styles, and an established neighborhood identity is one of the primary challenges for design guidelines in older communities. The massing and scale of new construction can have the greatest impact on

neighborhood character. Larger construction should be context-sensitive to the existing smaller-scaled development pattern. Roof lines, massing variation, window placement, and porches, among other treatments, can have a significant impact on the perceived mass of a building.

Building Height (Issue 7)

A building's scale is established largely by its height. Relatively consistent building heights establish a certain rhythm to a street. If a building is much taller than its surrounding neighbors, it can seem out of place and break the existing rhythm. In older neighborhoods, it is not uncommon for one-story buildings to be replaced with taller, two-story homes. A building can be larger than adjacent structures and still be in scale and harmonious with the neighborhood. Currently, the City's zoning code measures height to the mid-point of the roof. Measuring to the peak provides greater predictability of final maximum building height.

> Key Points of Discussion: How Building Height is Measured
>
> The maximum building height in the existing zone is 35 feet, measured to the mid-point of the roof. Some of the new homes have been built to this standard, plus a few extra feet to the peak. This can be a significant contrast with adjacent homes, especially in areas where a single-story development pattern is predominant. Rather than lower the height limit, the proposed standard would require that building height be measured to the peak, instead of the mid-point. In addition, the maximum number of stories permitted would be two and a half, rather than the three stories that are possible under the current code (draft document, page 10). One exception, where the proposal is to lower the overall building height maximum, is for flat roofs. As proposed, the maximum height would be 30 feet for flat roofs. Originally, the recommendation was to prohibit flat roofs; however, some residents did not want to limit the potential for creative design, so the standard was refined accordingly.

Roof Pitch (Issue 8)

Pitch is the slope or angle of a roof. The form of a roof can contribute significantly to the mass and proportion of a building. Utilizing a lowered pitch or fewer ridges and valleys is another way of reducing the bulk of a structure.

Building Articulation (Issue 9)

Articulating a building facade means to provide a variation to its surface, such as framed windows, adding a porch, or off-setting a portion of the elevation. Articulation gives texture to exterior walls, and simple treatments can provide architectural interest and break up the bulk of large structures.

Building Materials (Issue 10)

Material types and where they transition impact the appearance of a building. A change in materials, for example, between the first and second stories, can help break up the perceived bulk of a structure. Materials should be used in a consistent, though not necessarily uniform, manner, including between the principal building and accessory structures.

Porches & Stoops (Issue 11)

Porches and stoops add more than just character and interest to a house. They also facilitate community interactions and put more "eyes on the street," as they provide a place for sitting and conversation. Practically, they may also provide shelter from the elements, when they are covered, and depending on size, also provide additional living space.

Key Points of Discussion: Balancing Design Requirements with Cost Implications

Porches and stoops add to a neighborhood's welcoming feel. They also add character to a home and can break up the mass of a building. Many homes in East Rockville have porches and/or stoops, and it was important to participants to ensure that new homes incorporate them as well. Originally, it was recommended that all new homes have a porch or a covered stoop. After further discussion with residents, particularly about the added cost of such a requirement, the proposed standard was expanded to include as permitted the less onerous, and generally less-costly, uncovered porches and stoops as well.

Other Issues

The following items do not relate specifically to one issue but are topics that were raised throughout the process and have been addressed as part of the overall document.

Alternative Compliance

Staff recognizes that there may be unique circumstances that make meeting one or more of the proposed requirements infeasible. Further, there may be alternative design solutions that may not specifically meet a standard but still meet the overall intent of the Design Guidelines and Standards. As such, an "alternative compliance" option is included and may be granted by the Chief of Zoning, or another applicable Approving Authority as defined in the Zoning Ordinance, if "the proposed alternative design maintains the intent and spirit of the guidelines and standards and provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties. Alternative compliance may be particularly appropriate to address site-specific constraints, including irregular lot shapes and dramatic grade changes. Site-specific opportunities include, for example, the desire to preserve a mature tree and in doing so, building footprint or setbacks may need adjusting" (draft document, page 2).

Mature Tree Preservation

Members of the East Rockville Civic Association (ERCA) have made the preservation of the neighborhood's tree canopy a priority. Currently, tree preservation may only be addressed in the Design Guidelines and Standards as a rationale for a request for alternative compliance. However, staff recommends that the Design Guidelines and Standards include additional protection of existing trees through such provisions as:

1. Maintaining building setback lines as limits of disturbance if needed to protect existing trees on the lot or adjacent lots;
2. Requiring 3 trees per lot for rebuilds or major additions and make preserving existing mature trees on the lot a priority over planting new trees; and/or

3. Providing disincentives for removing existing specimen trees outside of the building footprint (high payment-in-lieu).

Staff will be seeking feedback from the Planning Commission about incorporating more explicit direction about mature tree preservation into the Design Guidelines and Standards.

PUBLIC OUTREACH:

Along with a design consultant, PDS staff worked with East Rockville residents over the course of a year to identify and prioritize issues related to new housing development and exploring different design solutions to address the issues. Six neighborhood meetings were held between October 2018 and October 2019. Staff also attended several ERCA meetings to provide updates on the process.

For each of the neighborhood meetings, staff worked with ERCA to circulate meeting invites through their email listserv, as well as on their website. Staff also compiled an email list of everyone who signed into meetings and sent updates to that list. A webpage was created for the project, and all meeting materials, including the draft document and the issues survey, were posted online. In addition, comments could be submitted through the project webpage, directly to staff. In advance of two of the neighborhood meetings, the first workshop with the consultants and the final draft review meeting, postcards were sent to all detached residential property owners within the East Rockville boundary. The following is a list of meeting dates and topics:

- Meeting 1: October 9, 2018 at the Pump House. Information session and survey.
- Meeting 2: October 25, 2018 at City Hall. Workshop with consultants.
- Meeting 3: January 24, 2019 at the Pump House. Review and discuss first draft.
- Meeting 4: March 12, 2019 at the Pump House. Review and discuss second draft.
- Meeting 5: June 3, 2019 at the Pump House. Review and discuss third draft.
- Meeting 6: October 14, 2019 at Glenview Mansion. Final draft review and discussion.

Staff will continue to provide updates by email to the contact list and to the Civic Association throughout the Planning Commission and Mayor and Council process.

BOARDS AND COMMISSIONS:

On February 24, 2020, PDS staff and the design consultants provided a briefing on the Design Guidelines and Standards to the Mayor and Council. After robust discussion, the Mayor and Council indicated readiness to authorize the zoning text amendment at an upcoming meeting but raised four issues for further discussion with them and with the Planning Commission during its review of the proposal. A summary of the issues is:

- Potential for varying the building footprint square footage limit, currently proposed at 1,500 square feet, for larger lots.

- Providing information about how owners or new buyers of homes in East Rockville will know about the Design Guidelines and Standards.
- Clarity about additions to smaller homes that retain the original one-story footprint.
- Clarity about how lot coverage and square footage limits are applied to driveways, parking pads, and garages, both attached and detached.

An item for further discussion and possible authorization of the zoning text amendment is scheduled with the Mayor and Council on June 8. If authorized, staff will schedule another meeting with the Planning Commission to begin its official review.

NEXT STEPS:

If, on June 8, the Mayor and Council believe that they have received enough information about the project, staff is prepared to request the authorization to file the zoning text amendment to initiate the public review process that would implement the East Rockville Residential Design Guidelines and Standards. If authorized for filing, the proposed text amendment, along with the East Rockville Design Guidelines and Standards document, will be forwarded to the Planning Commission for review and recommendation as required by the Zoning Ordinance.

Attachments

Attachment 2.1.a: East Rockville Design Guidelines and Standards Document DRAFT (PDF)
Attachment 2.1.b: East Rockville Design Guidelines and Standards Survey (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager 5/20/2020

October 25, 2018

	Very Important 2 points	Somewhat Important 1 point	Not Important 0 points	Total	
Building Orientation (ex: where the house has its front)	8	6	0	14	Urban
Building Placement /how far from or close to the street)	8	4	0	12	
Lot Coverage tage of the lot covered by buildings)	12	4	0	16	Lot
Front Yard Paving from driveways, porches, walkways)	10	4	0	14	
nd Garage Placement/Location	2	7	0	9	
Building Mass and Scale	22	0	0	22	Mass
Building Height	18	1	0	19	
Building Articulation ng materials, varying roof lines, etc.)	14	4	0	18	
Home Additions	8	6	0	14	
Porches and Stoops w homes have them? certain styles?)	4	6	0	10	
Roof Styles (architectural design)	2	4	0	6	
Window and Door Types/Styles (architectural desgin)	4	3	0	7	Architecture
Building Material Types	0	6	0	6	

East Rockville Design Guidelines and Standards

Rockville, Maryland

GSA Consulting, Inc. *and* LSG Landscape Architecture *and* Michael Watkins Architect, LLC *for* City of Rockville *and* East Rockville Civic Association

NEIGHBORHOOD MEETINGS

1A. Information Session and Survey (Oct 9, 2018)

1B. Community Engagement Workshop (Oct 25, 2018)
- Goals, Preferences, Priorities, Survey

1C. Community Engagement Meeting (Jan 24, 2019)
- Review and Discuss First Draft

1D. Community Engagement Meeting (Mar 12, 2019)
- Review and Discuss Second Draft

1E. Community Engagement Meeting (Jun 3, 2019)
- Review and Discuss Third Draft

1F. Final Neighborhood Meeting (Oct 14, 2019)
- Review and Discuss Revised Draft

CONTENTS

2. Design Guidelines and Standards .....
Introduction 1
Definitions.....2
Building Orientation (Issue 1) 3
Building Placement (Issue 2).....4
Lot Coverage (Issue 3) 5
Parking, Garages & Pavement (Issue 4) 6
Additions (Issue 5) 7-8
Building Massing & Scale (Issue 6).....9
Building Height (Issue 7) 10
Roof Pitch (Issue 8).....11
Building Articulation (Issue 9) 12
Building Materials (Issue 10) 13
Porches & Stoops (Issue 11) 14

NEXT STEPS

3. Adoption Process

4. Final Revisions and Deliverables

INTRODUCTION

East Rockville is a well-established, predominantly single-family neighborhood located within walking distance of the Rockville Metro Station. Most of the housing stock was built in the 1940s and early 1950s during the development boom that occurred after World War II, however, historic homes dating from the late 1800s, some of the first in Rockville, still stand today.

The most recent neighborhood plan for East Rockville was adopted in 2004 and included an objective to establish East Rockville as a Neighborhood Conservation Area to maintain its unique character and enhance both its physical and environmental features. Since 2004, several options for implementing this objective have been discussed including a Neighborhood Conservation District (NCD) and Historic Designation; however, neither option received enough support to proceed as a neighborhood-wide project. There was concern about regulating architectural style with a Historic District as well as the onerous requirements needed for residents to initiate the NCD process.

Over the past decade, the neighborhood has experienced development pressure for different housing types, and an increasing number of original homes have been torn down and replaced with much larger structures. During the initial engagement meetings for the Rockville 2040 Comprehensive Plan, residents expressed concern about how the scale and proportion of new residential development was impacting this mature neighborhood, both from the perspective of design and environmental sustainability.

In late 2017, members of the East Rockville Civic Association (ERCA) approached Planning and Development Services (PDS) staff to discuss options to ensure that new homes contribute positively to the character of their unique neighborhood. PDS staff suggested creating Design Guidelines and Standards through a neighborhood engagement process, and the ERCA members were supportive of that approach. Due to the regulatory and design expertise needed for such a project, the city decided to hire a design consultant to assist staff with the project. A contract was awarded in June 2018 to a design team, led by Michael Watkins Architect, LLC (the consultant), based in Gaithersburg, Maryland. The first of six neighborhood meetings for the Design Guidelines and Standards was held on October 9, 2018 at the Pump House.

Attachment 2.1.a: East Rockville Design Guidelines and Standards Document DRAFT (3040 : East Rockville Design Guidelines and Standards

PURPOSE

The purpose of the East Rockville Residential Design Guidelines and Standards is to establish a clear set of expectations for new detached home construction and additions to existing homes in East Rockville. New development should contribute positively to the built and natural environments and integrate well into the traditional neighborhood context. The document provides a predictable review framework for residents, design professionals, contractors, city staff, and elected officials when considering or reviewing a new home or addition to an existing home.

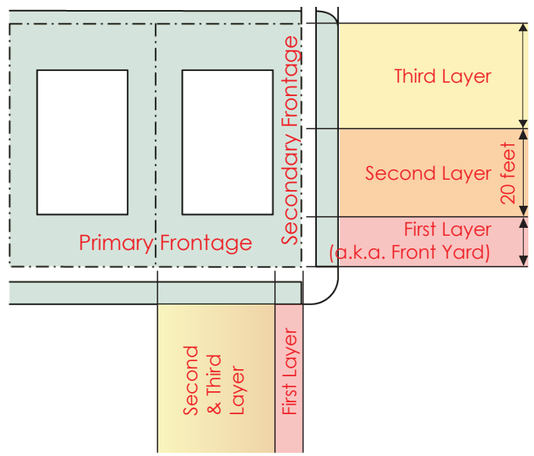
The Design Guidelines and Standards also provide an opportunity to further broaden neighborhood goals including:

- Preserving and strengthening the unique identity and sense of place that exists among residents in the neighborhood.
- Promoting complementary and context-sensitive development between new and existing structures, while also allowing creative design.
- Promoting site design that preserves the natural features in the neighborhood and minimizes impacts on healthy tree canopy and existing stormwater management.
- Maintaining a walkable and pedestrian-friendly environment.

APPLICABILITY

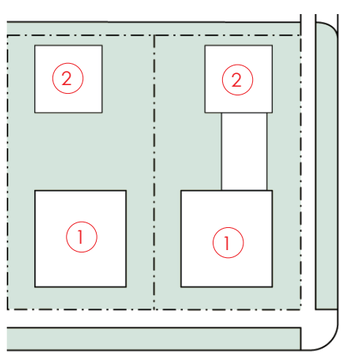
- These design guidelines and standards apply to all new residential detached construction whether an entirely new building or an addition(s) to an existing building. They are a supplement to all applicable City codes, ordinances and adopted plans.
- Any new development within an historic district, or any addition to a structure that has been designated as an historic structure, is subject to approval by the Historic District Commission.
- Provisions of this document are activated by "must" and "will" when required; "should" when advisory but highly recommended.
- Alternative compliance to these design guidelines and standards may be approved by the Chief of Zoning or other applicable Approving Authority as defined in the Zoning Ordinance if: the proposed alternative design maintains the intent and spirit of the guidelines and standards and provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties. Alternative compliance may be particularly appropriate to address site-specific constraints, including irregular lot shapes and dramatic grade changes. Site specific opportunities include, for example, the desire to preserve a mature tree and in doing so, building footprint or setbacks may need adjusting.

DEFINITIONS: LAYERS



Layer (First, Second and Third). A range of depth of a lot within which certain elements are permitted.

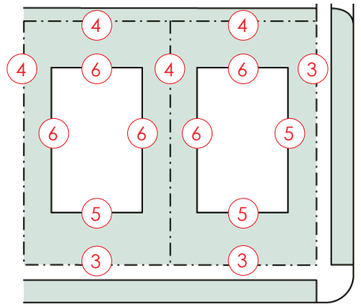
DEFINITIONS: BUILDING DISPOSITION



Building.
A structure having one or more stories and a roof, designed primarily for the shelter, support, or enclosure of persons, animals, or property of any kind.

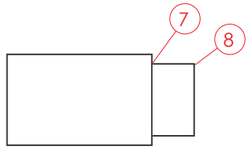
1. **Principal Building.** The main building on a lot, usually located toward the Frontage.
2. **Accessory Building.** A building subordinate to, and located on the same lot with a main/principal building, the use of which is clearly incidental to that of the main/principal building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building.

DEFINITIONS: FRONTAGE & LOT LINES, FAÇADES & ELEVATIONS

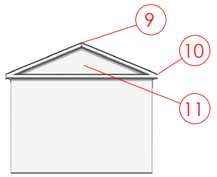


3. **Frontage.** The area between a building Façade and the vehicular lanes, inclusive of its built and planted components. On a corner lot, the primary Frontage is the Frontage which faces the more primary street (typically the street with the narrower Frontage).
4. **Lot Line.** The boundary that legally and geometrically demarcates a Lot.
5. **Façade.** An exterior wall of a building facing a Frontage Line.
6. **Elevation.** An exterior wall of a building not a facing a Frontage Line.

DEFINITIONS: BUILDING COMPOSITION

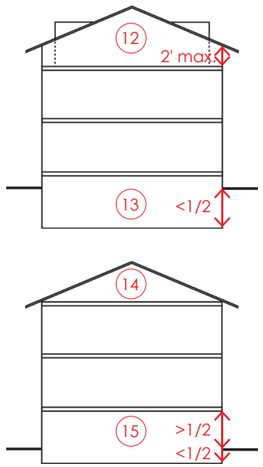


7. **Inside Corner**
8. **Outside Corner**



9. **Ridge**
10. **Eave**
11. **Gable end**

DEFINITIONS: BUILDING HEIGHT



12. **Half-story.** A story under a gable, hip, or gambrel roof, the wall plates of which on the least two (2) opposite exterior walls are not more than 2 feet above the floor of such story.
13. **Cellar.** That portion of a building below the first-floor joists at least half of whose clear ceiling height is below the level of the adjacent ground (compare with Basement).
14. **Attic.** The interior part of a building contained within a pitched roof structure.
15. **Basement.** That portion of a building below the first-floor joists, at least half of whose clear ceiling height is above the level of the adjacent finished grade (compare with Cellar).

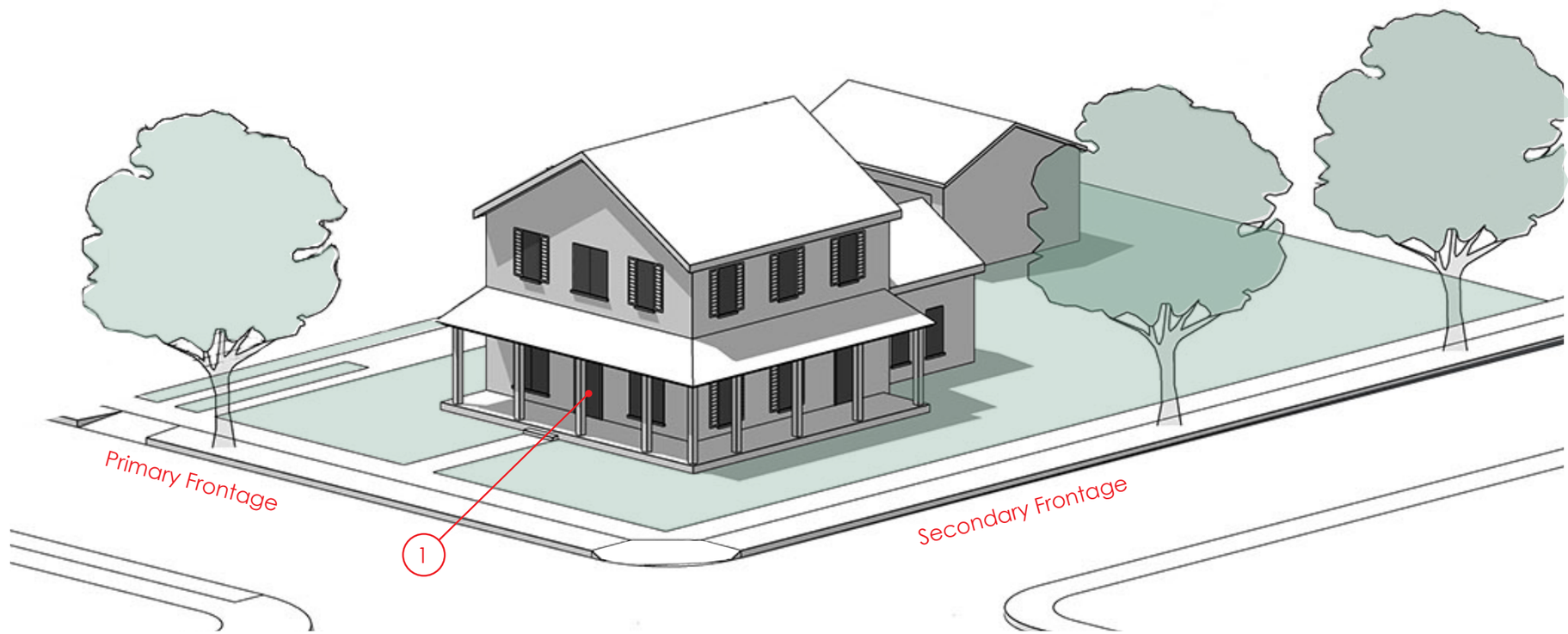
Attachment 2.1.a: East Rockville Design Guidelines and Standards Document DRAFT (3040 : East Rockville Design Guidelines and Standards

BUILDING ORIENTATION (ISSUE 1)

Building orientation refers to the way a building is positioned on its lot and how it relates to neighboring buildings and to the street. Buildings and front entryways that are oriented toward the street establish a welcoming atmosphere along the block and contribute to a walkable environment.

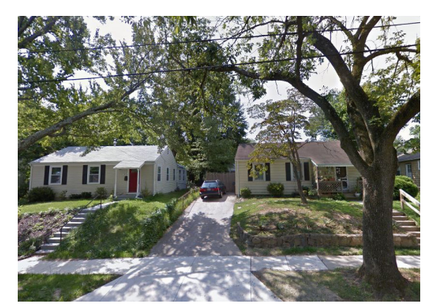
1. The front entrance of the primary building must face the primary frontage. In the case of an addition or renovation to an existing house, an exception may be made if the design is based on architectural precedent and the entry placement conforms to the historic or original design of the home.

2. On corner lots, both façades must be similarly designed and detailed and have similar opening proportion, placement, pattern and alignment.



Corner lot, both sides articulated.

Front doors, porches engaging the street.


Front walkways connecting to sidewalk.

Side entry turned away from the street.

BUILDING PLACEMENT (ISSUE 2)

Maintaining an established setback pattern is a way of preserving neighborhood character. Setbacks may vary slightly, due to topography changes, or to conserve a natural feature, but in general, a consistent front yard appearance should be maintained.

1. One Principal Building may be built at the frontage on each lot. Accessory Buildings to the rear of the principal Building are also permitted.

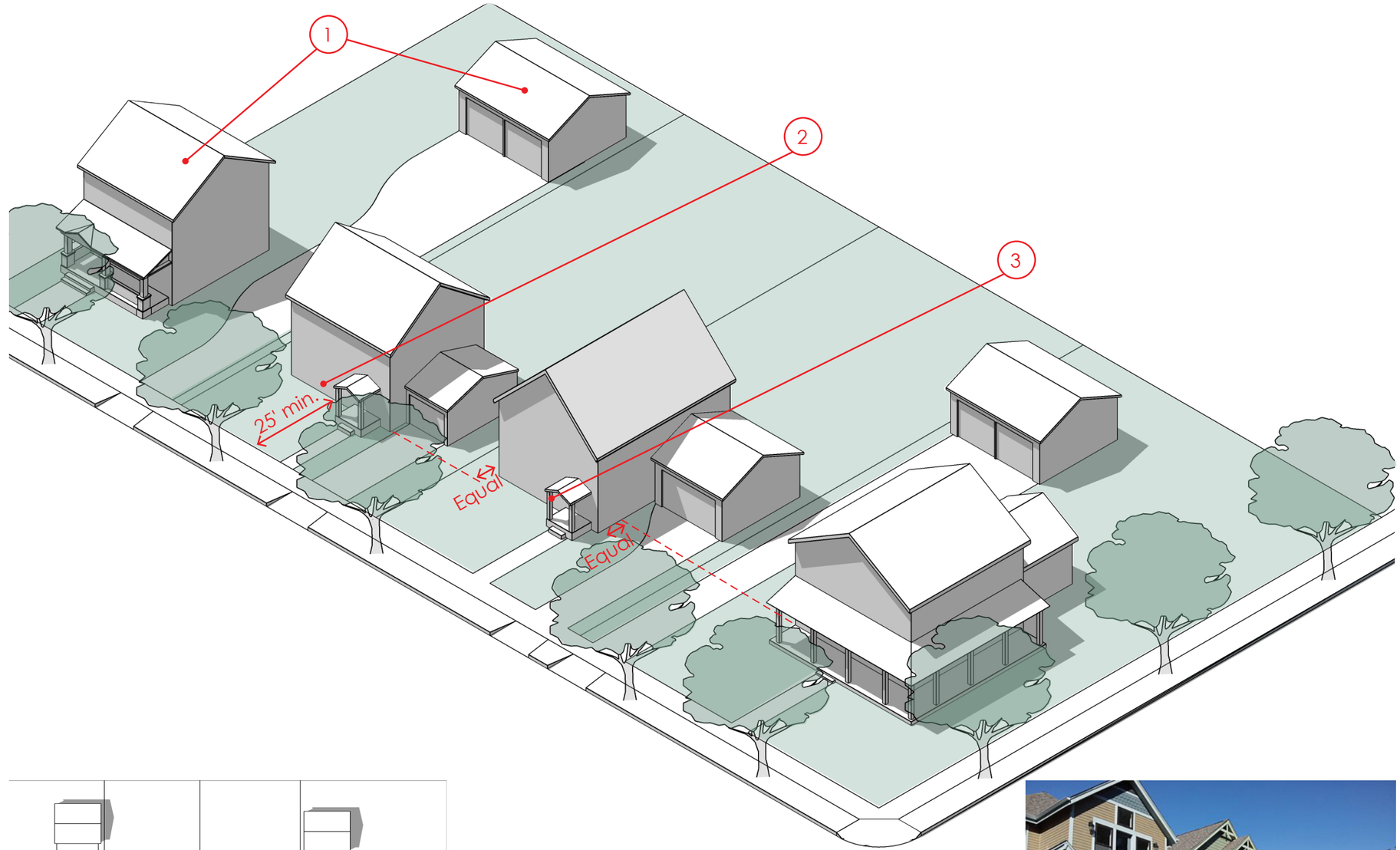
2. Minimum front setback standards are established by the applicable zoning district: New structures and additions must be compatible with the prevailing site arrangement, setback distance and orientation of neighborhood houses to reinforce the existing character of the street.

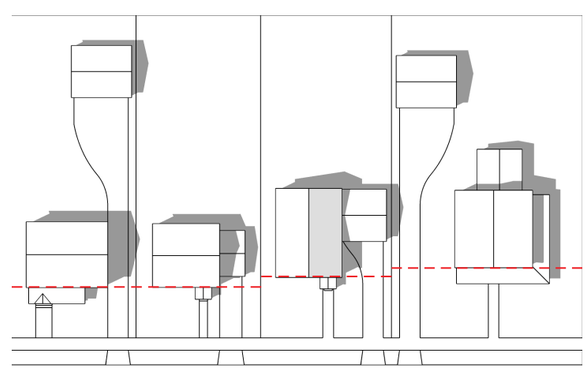
3. Any existing buildings not conforming to an established setback pattern on the block-face must not be used to determine a setback range.

4. The following may encroach into the required setback: porches (except enclosed porches), stoops, terraces, balconies, bay windows.

5. Façades must be built parallel to the primary street frontage.

6. Side setbacks for principal buildings must be the minimum required by the zoning code.





Plan view of the same block showing setbacks.

Consistent setback pattern.

LOT COVERAGE (ISSUE 3)

The building footprint of new homes has increased, in some cases dramatically, over the past couple of decades. It has become more common to maximize the building envelope, resulting in greater lot coverage and buildings that are out-of-scale with their neighbors. This not only impacts design and character, but stormwater management as well. Larger houses are often accompanied by more paved surfaces, including driveways and walkways, which can exacerbate stormwater issues. Establishing a maximum building footprint and limiting impervious surfaces are efforts to mitigate building mass and scale impacts as well as impacts on the stormwater management system.

Lot Coverage: The percentage of lot area covered by buildings, including enclosed porches and accessory buildings.

1 Lot coverage by buildings must be a maximum 35% of the lot with the exception of covered or uncovered porches facing frontages. Total building footprint (ground floor), not including covered or uncovered porches facing frontages, must be a maximum of 1,500 s.f.

If an existing one-story house is retained, an addition may bring total lot coverage up to 35% of the smallest lot size permitted (ex: 6,000 square feet in the R-60 zone) or up to 2,100 square feet.

2 Walks must be 4 ft. wide max.

3 Front yard impervious coverage must be a maximum of 40%.

4 Rear yard impervious coverage must be a maximum of 50%.

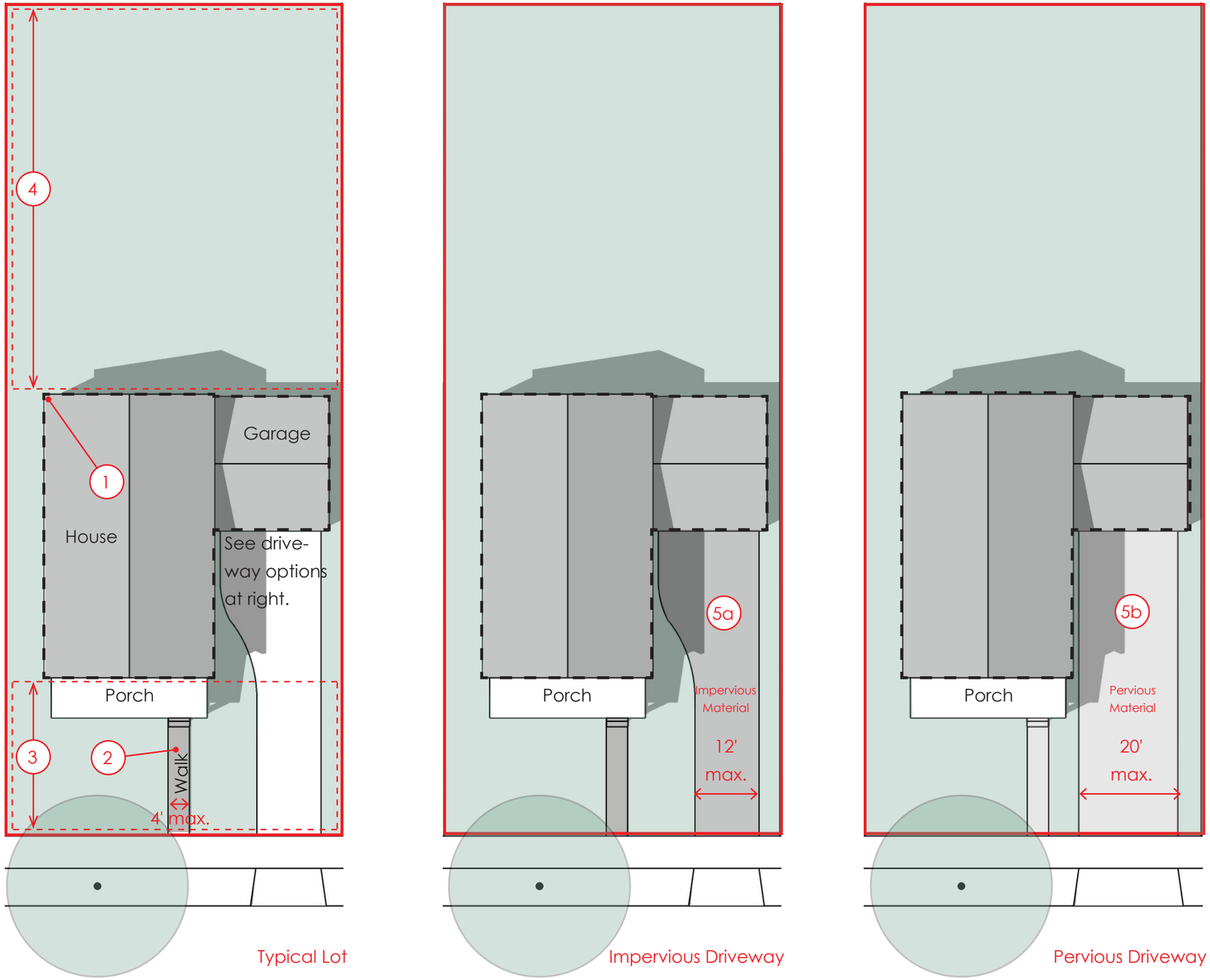
5a In the first layer, driveways of an impervious material must be 12 ft. wide max.

5b Driveways of a pervious material must be 20 ft. wide max. or 2 car widths max., whichever is less.

Property Line

Building Footprint (< 35% of Lot Area; 1,500 s.f. max. if not retaining single-story)

Areas Counted as Impervious



PARKING, GARAGES & PAVEMENT (ISSUE 4)

Garages should not be the prominent feature of the front elevation of the home or of the street frontage. Streetscapes that are dominated by garages and driveways give prominence to vehicles rather than reflecting a walkable, inviting neighborhood.

1 In the First Layer, the following are permitted:

- Driveways of 12 feet maximum width.
  - Pervious materials, impervious materials, and paved ruts are permitted.
- Driveways of 20 feet maximum width if permeable materials are utilized.

In the First Layer, the following are prohibited:

- Garages
- Carports

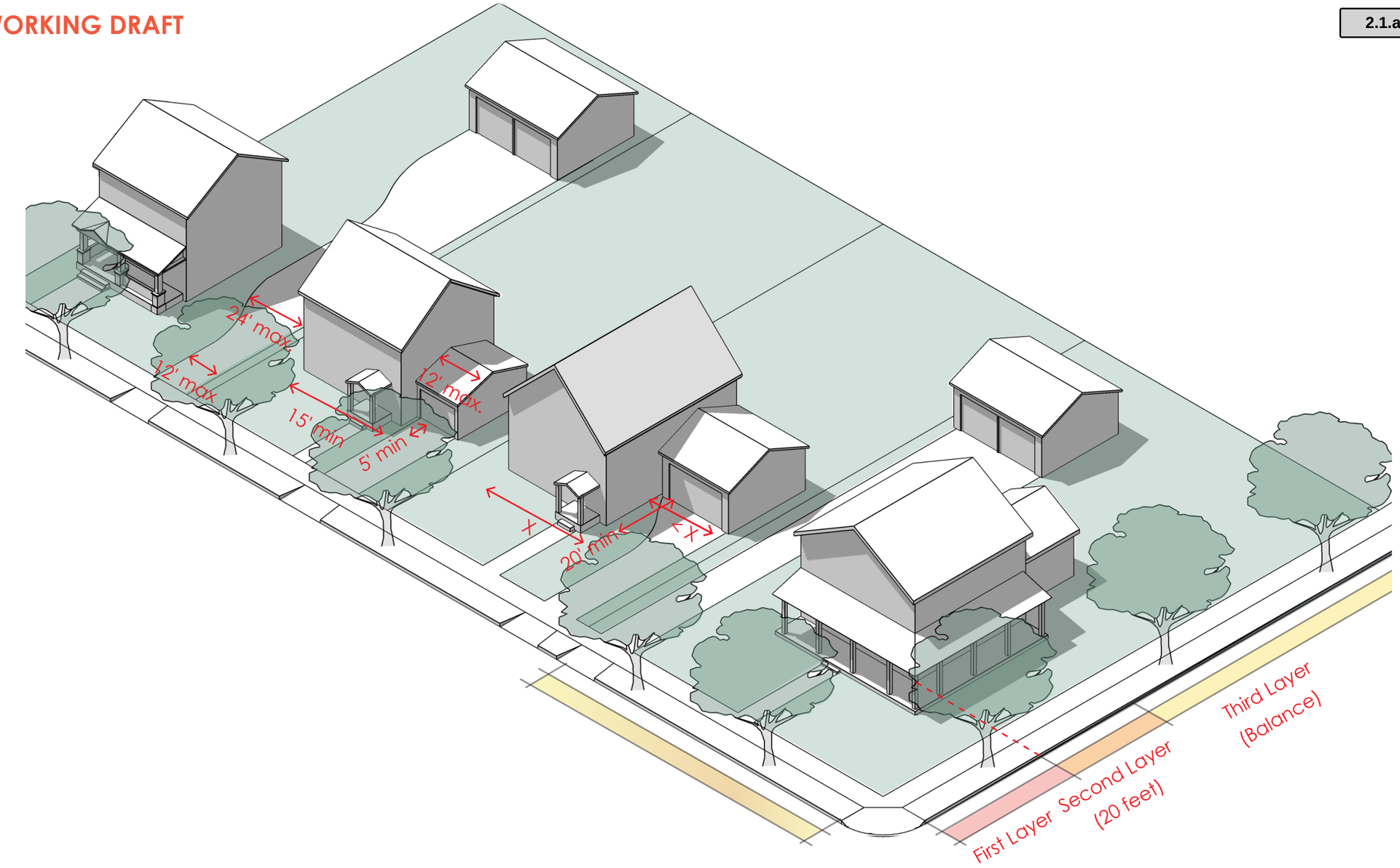
2 In the Second Layer, the following are permitted:

- Driveways of 24 feet maximum width if pervious materials are utilized.
- Driveways of 20 feet maximum width if impervious materials are utilized.
- Paved ruts.
- Garages and carports of 12 feet wide or less placed a minimum of 5 feet behind the façade of the primary building, if façade is at least 15 feet wide.

3 In the Third Layer, the following are permitted:

- Driveways of pervious or impervious materials.
- Paved ruts
- Parking
- Garages
- Carports

In all layers, permeable materials are preferred.



Garage beside house, set back.

Garage in rear yard, paved rut driveway.

Driveway with mixed materials.

Driveway with permeable materials.

ADDITIONS (ISSUE 5)

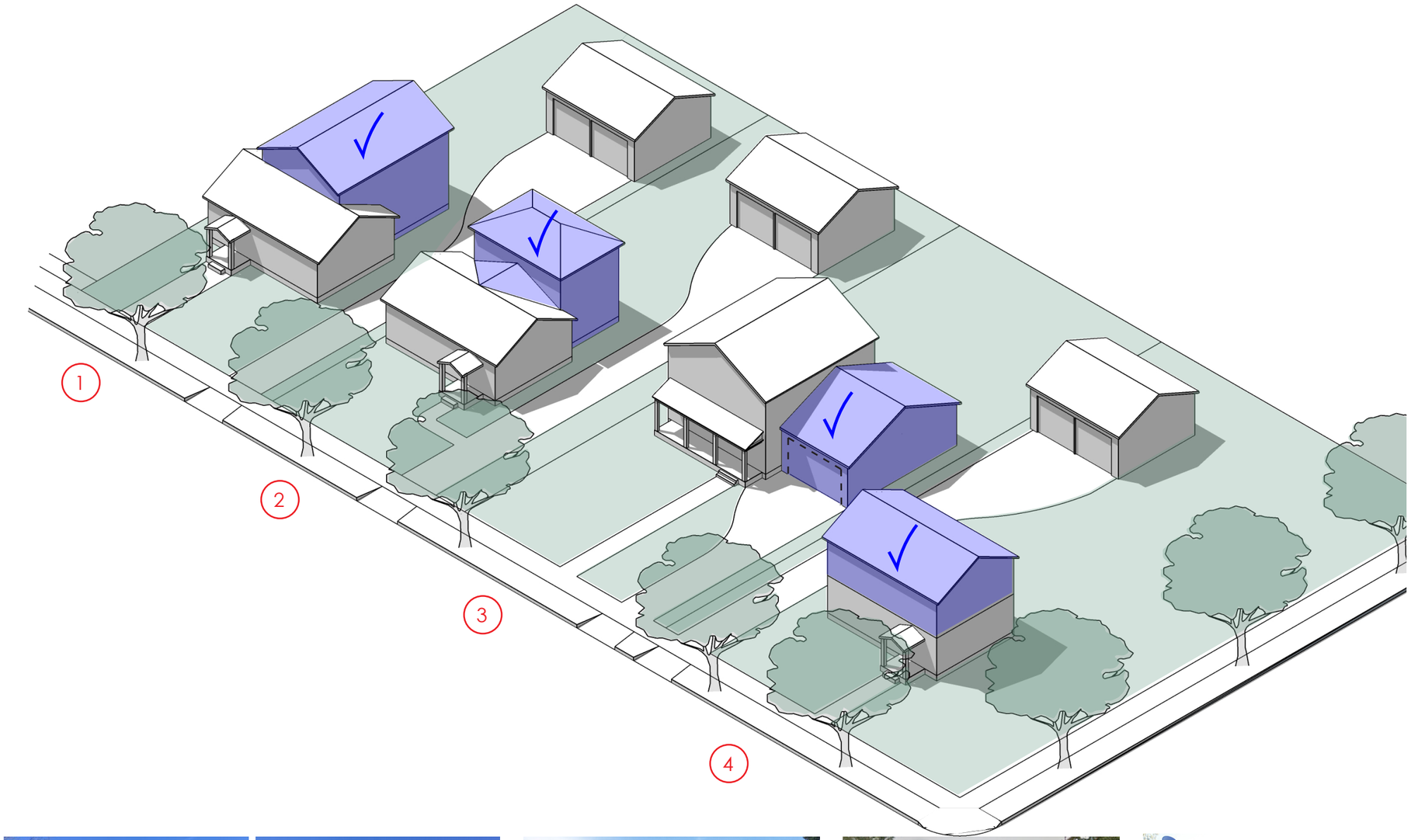
Additions should complement the design and proportions of the original structure. They should be concentrated toward the rear or the side of the existing structure whenever possible. The overall height, massing, and proportions should relate well to adjacent structures as well as to the larger neighborhood context. Additions with a proposed second story along a block of predominantly one-story homes, should demonstrate particular sensitivity regarding the overall scale and proportion as well as window placement and privacy of the new portion of the structure.

1 This addition is desirable because it is secondary in massing to the original structure (for example, it is smaller than, narrower than, shorter than, behind etc. or a combination of these things) and would be relatively inconspicuous from the street. However, the two-story height behind a one-story house barely qualifies as "secondary." If the new roof extended in front of the original ridge, it would not be considered secondary and would be undesirable.

2 This addition is desirable because it is secondary in massing to the original structure (for example, it is smaller than, narrower than, shorter than, behind etc. or a combination of these things) and would be relatively inconspicuous from the street, similar to house 1. Using a roof pitch similar to that of the original structure and a hipped roof help keep the two-story mass from dwarfing the original one-story structure.

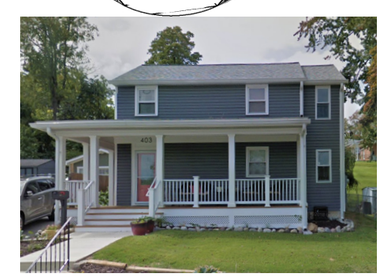
3 A roof eave and ridge that is lower than the original structure is desirable as is a roof that is perpendicular to the original structure.

4 A second-story addition can be desirable if the floor area of the second floor does not extend past the walls of the original structure, resulting in a single simple mass.



Rear addition, front and side views: secondary in massing from the primary street, change in roof lines to minimize mass, symetrical window alignment and placement.

Rear addition doesn't dwarf original, roof ridge is a only a few ft above, & it's relatively inconspicuous from the street.



Set back addition, matches colors & detail, roof ridge & eave lower than those of the original structure.

2nd story addition. Simple massing, symmetric windows with detail, porch breaks-up mass.

ADDITIONS (ISSUE 5)

Illustrated Examples
Shown to the right are some examples of additions which are not desirable.

1. The ridge of the roof of this addition dwarfs the original structure and looks out of place from the street. The ridge of the roof of an addition should not be higher than the ridge of the roof of the principal building unless the addition adds a full story to the Principal Building.

2. Similar to house 1, the two-story addition dwarfs the original one-story structure in front of it. The width of the addition should be less than that of the original structure, especially if the addition is taller.

3. This addition is undesirable because of the extension of the roof, which creates an unbalanced massing.

4. Adding a second-story that is of a greater floor area or extends past the walls of the original structure is undesirable.

General Guidelines and Standards
To follow are generalized guidelines and standards for all types of additions.

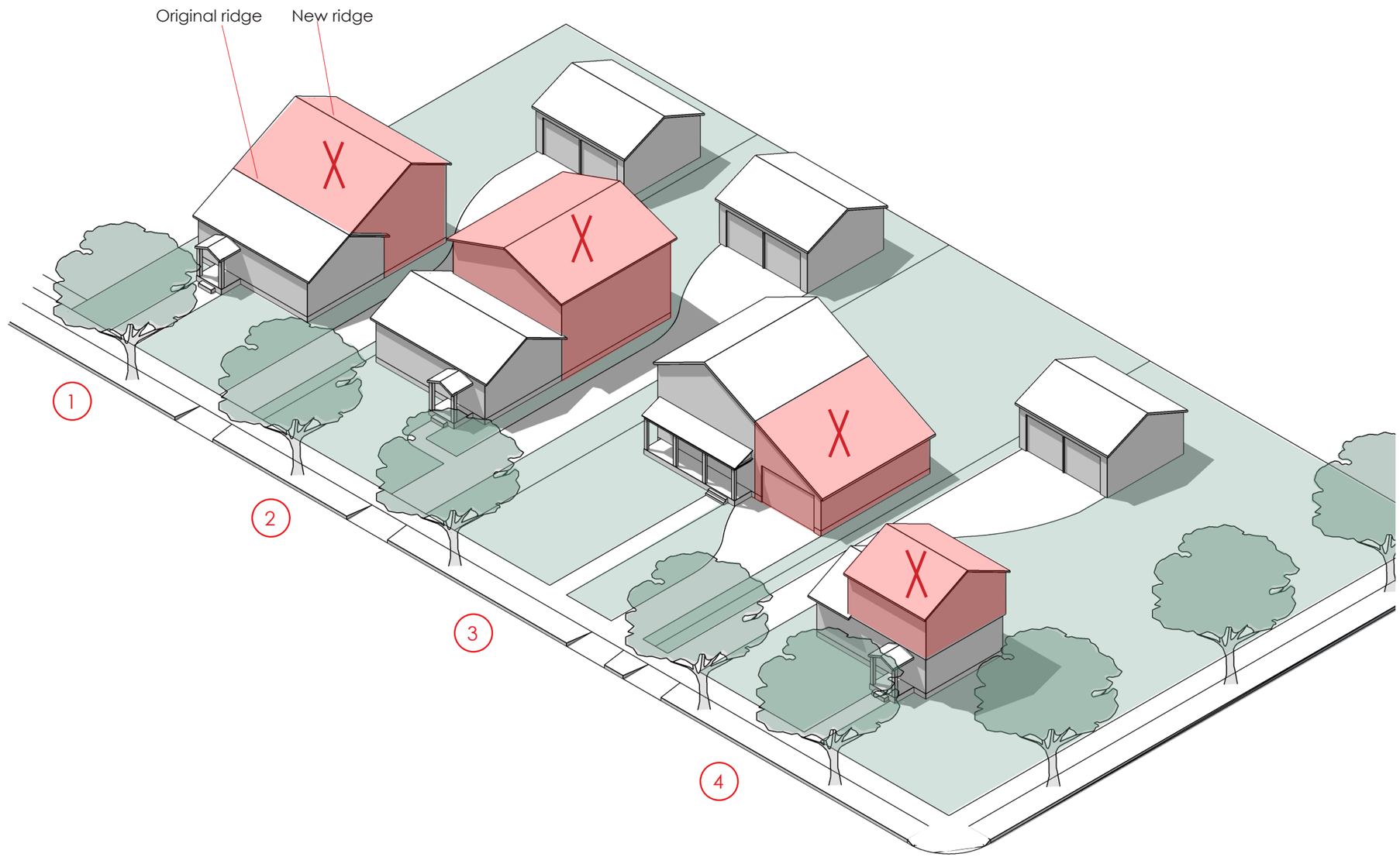
5. The eave of an addition must not be higher than the eave of the principal building unless the addition adds a full story to the Principal Building.

6. Additions to an existing principal building must be secondary in massing, scale and detail to the principal building.

7. Additional stories should appear structurally feasible, i.e. openings should be directly above openings in the existing story below.

8. Façades of an additional story must be the same material as the existing story below, or, an acceptable, appropriate transition between materials must be included in the design.

9. Window proportions in additional stories must match those of the predominant windows in the original structure.



BUILDING MASSING & SCALE (ISSUE 6)

The size of a typical single-family home is larger today than it was in the first half of the 20th century, when many of the homes in East Rockville were built. Finding a balance between flexibility in design, changing preferences in housing size and styles, and respecting established neighborhood character is one of the primary challenges for design guidelines in older neighborhoods.

The massing and scale of new construction can have the greatest impact on neighborhood character. Larger construction should be sensitive to the existing smaller-scaled neighborhood context. Roof lines, massing, windows, and porches, among other treatments, can have a significant impact on the perceived mass of a building.

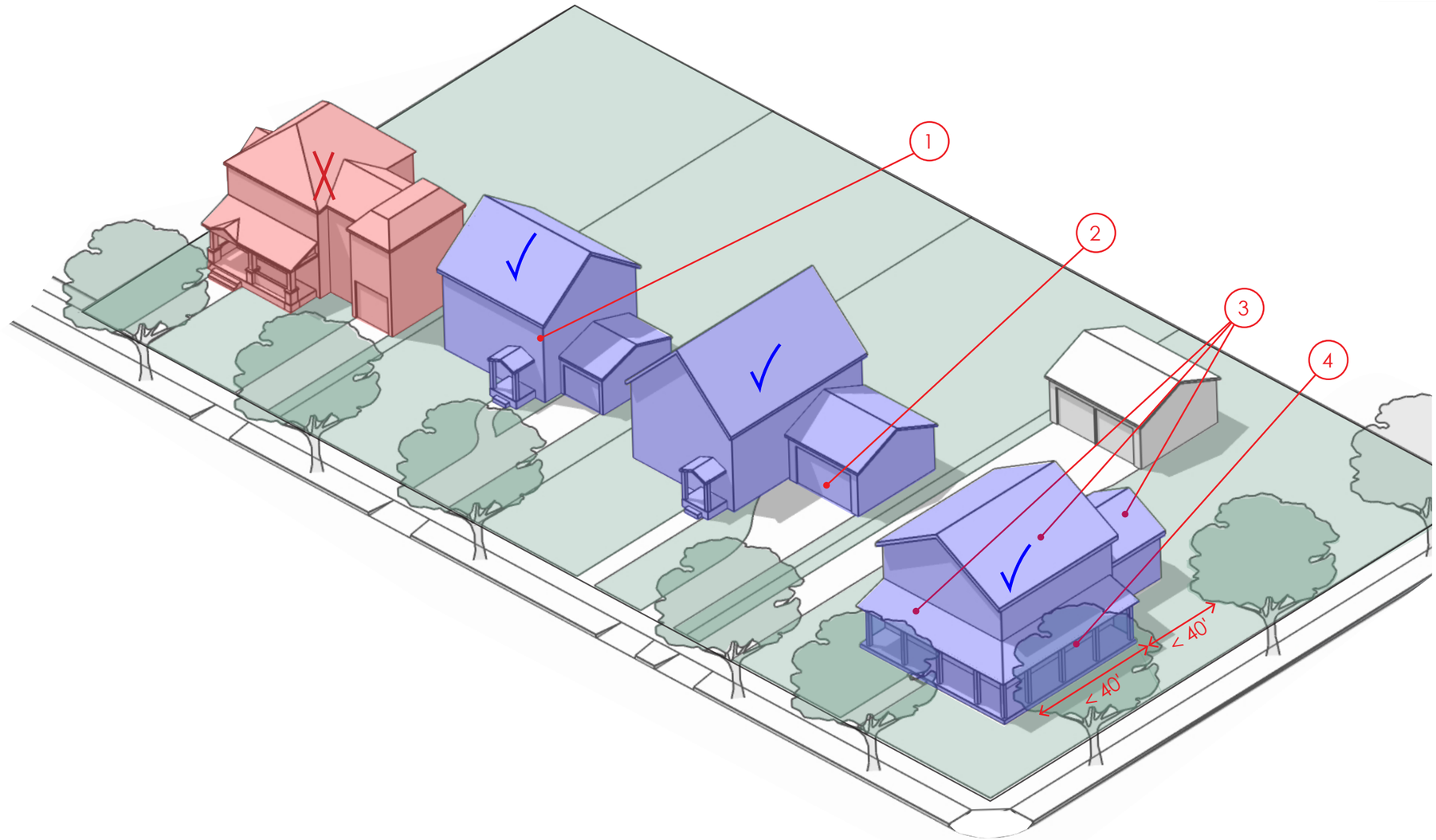
1. Buildings must have simple massing (few Outside Corners), a similar overall height and similar floor-to-floor height.

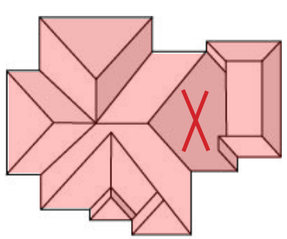
2. Garages must not be in the primary mass of a building. Garages shall be located beside or behind the principal building and if beside, be setback (see also Issue 4).

3. Building massing should communicate hierarchy. Larger structures should be distributed into smaller masses to minimize the perceived mass of the building.

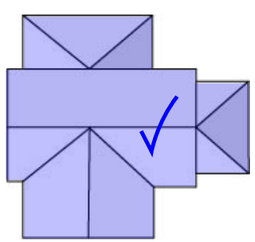
4. A single plane of a facade must not be greater than 40 ft.

5. Using a roof plan as a guide can help keep massing simple. The fewer ridges and valleys and overlapping gables, the simpler the massing.





Complex Roof Plan with many overlapping gables.

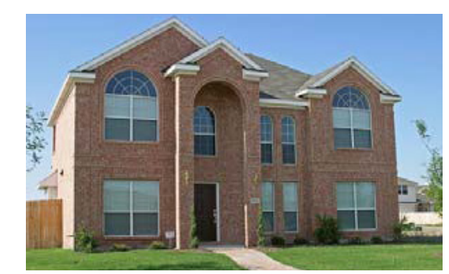


Simple Roof Plan

Simple massing (few outside corners)

Garage next to main structure helps break-up mass and transition to adjacent 1-story.

Simple, distributed massing clearly showing the main body of the house.



Overly bulky and undistributed massing with overlapping roof lines.

BUILDING HEIGHT (ISSUE 7)

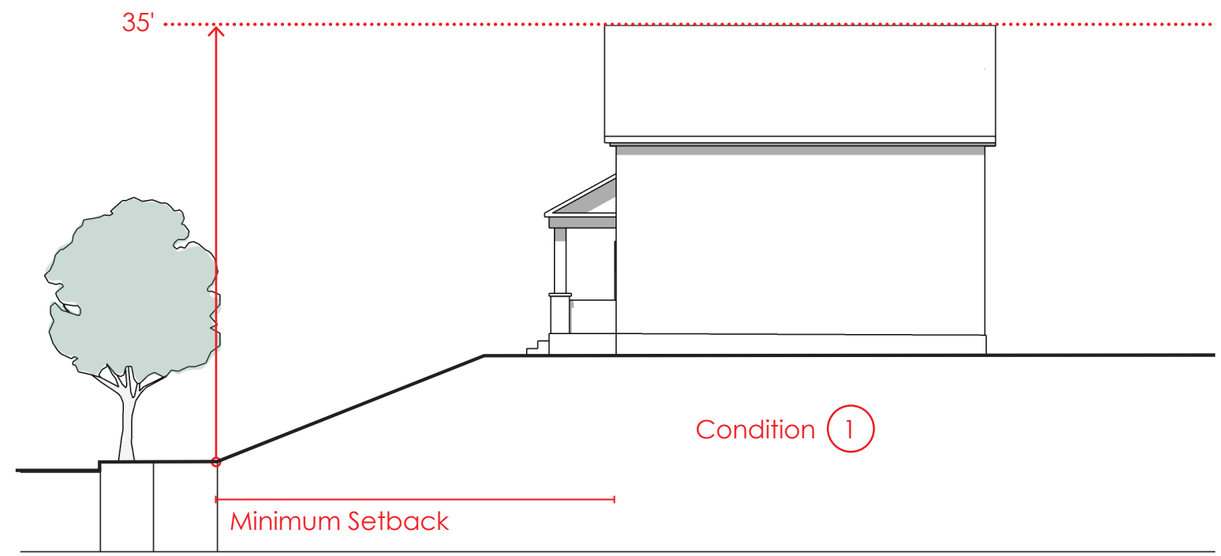
A building's scale is established largely by its height. Relatively consistent building heights establish a certain rhythm to a street. If a building is much taller than its surrounding neighbors it can seem out of place and break the existing rhythm. In older neighborhoods, it is not uncommon for one-story buildings to be replaced with taller, two-story homes.

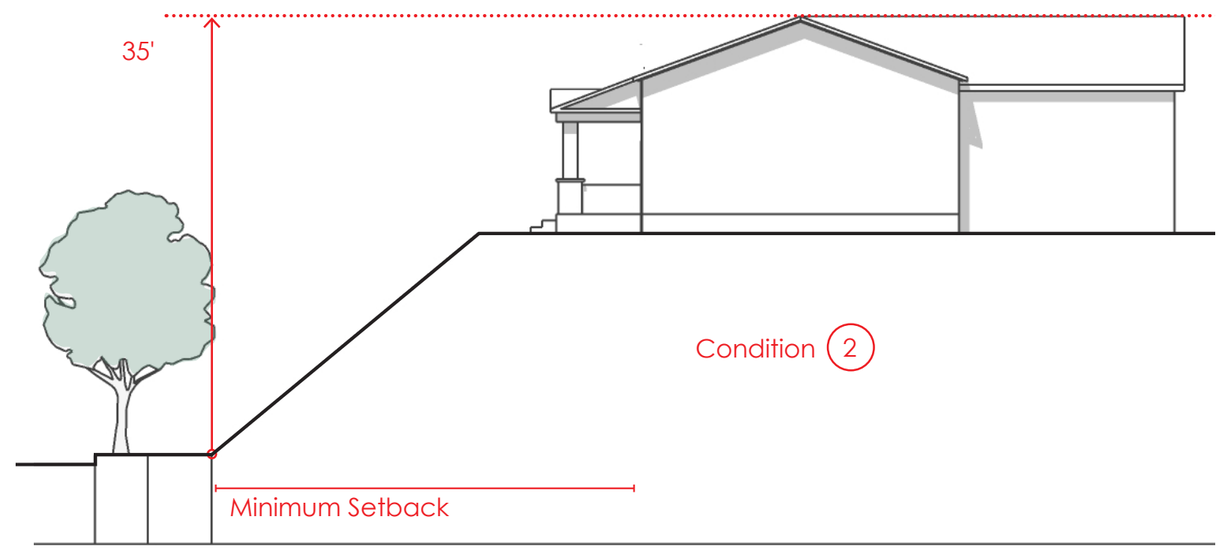
A building can be larger than adjacent structures and still be in scale and harmonious with the neighborhood. Currently, the city's zoning code measures height to the mid-point of the roof. Measuring to the peak provides greater predictability of final maximum building height.

1. Height will be measured from the average grade at the front property line to the peak of the roof.

2. On lots where there is a slope that restricts the height to fewer than 2 stories, an exception to maximum height may be granted at the discretion of the Chief of Zoning.

3. Buildings will be limited to a maximum height of 35 feet and 2.5 stories.



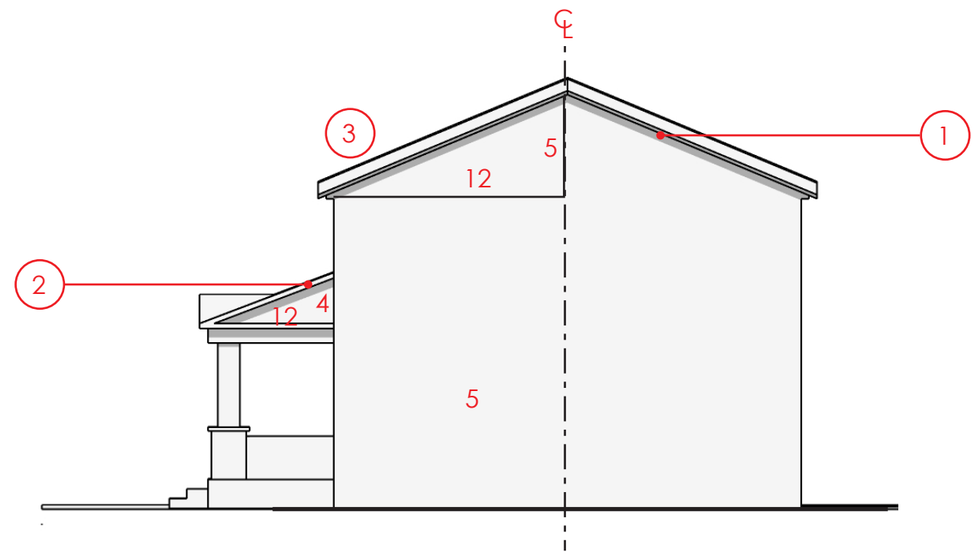


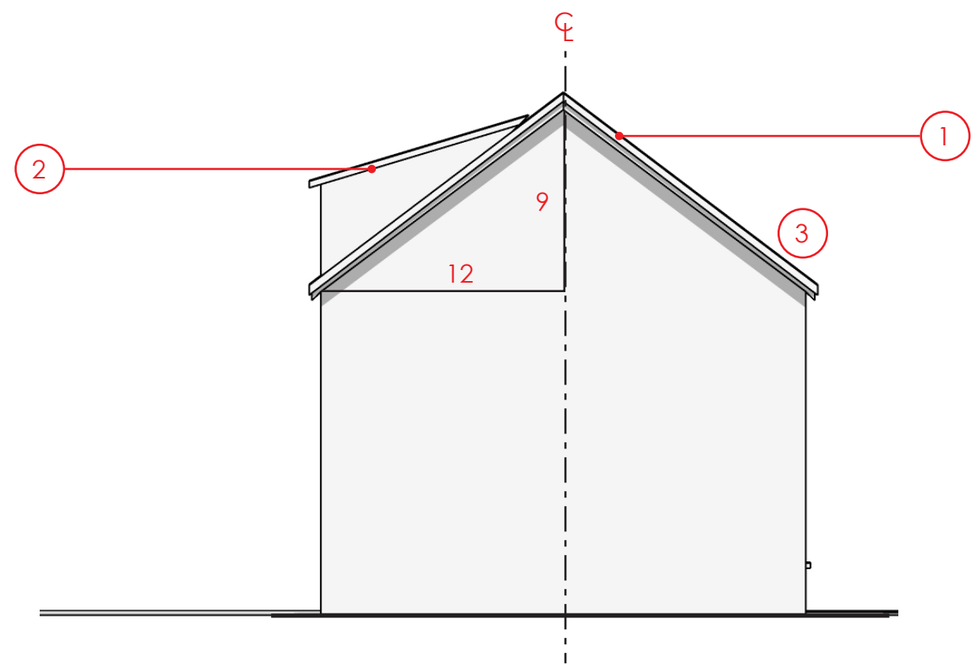
Examples of inconsistent height and mass between new and existing structures.

ROOF PITCH (ISSUE 8)

Pitch is the slope or angle of a roof. The form of a roof can contribute significantly to the mass and proportion of a building. Utilizing a lowered pitch or fewer ridges and valleys (as shown with Issue 6) is another way of reducing the bulk of a structure.

1. Pitched roofs must be symmetrically sloped. The slope must be 5:12 to 9:12
2. Porch roofs and attached shed roofs must be 2:12 to 4:12.
3. Roof pitches must be appropriate to the style of the building.
4. The maximum height of buildings with flat or shed roofs will be 30 feet.





BUILDING ARTICULATION (ISSUE 9)

Articulating a building facade means to provide a variation to its surface, such as framed windows, adding a porch, or off-setting a portion of the elevation. Articulation gives texture to exterior walls, and simple treatments can provide architectural interest and break up the bulk of large structures.

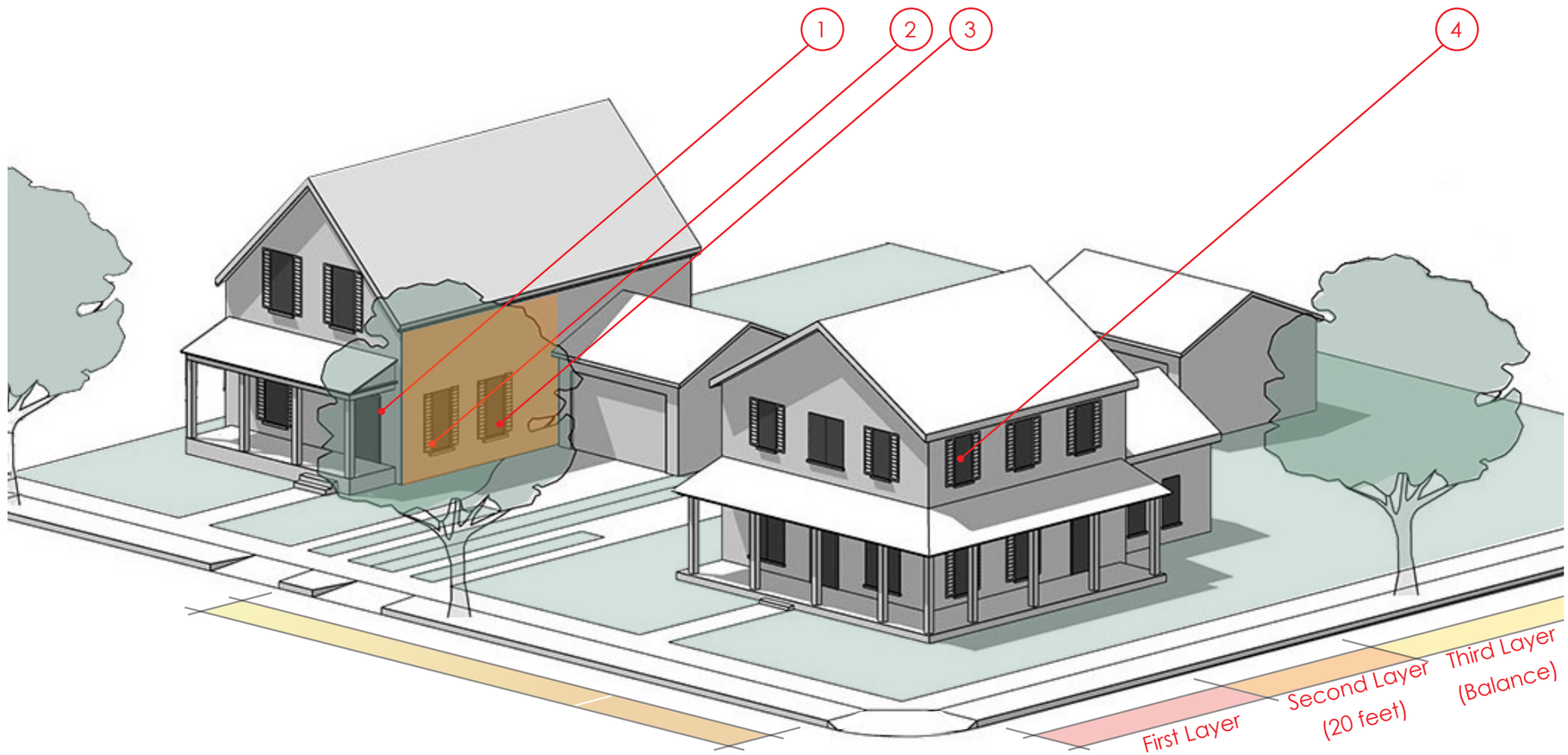
1. The front of the house and the location of the front door must be clearly visible from the street.

2. Side elevations must utilize one or more of the following methods to avoid large, blank walls:
   - Include windows. Windows are required on side walls in the second layer. These windows are required to follow the standards for windows facing frontages.)
   - Horizontal element: In addition to the side windows, houses over 2 stories must utilize a horizontal eave or band on the wall or a change in material (refer to photo).

3. Side elevations must include windows consistent with the proportion of the windows on the facade. Several windows on side elevations should be placed within the second lot layer.

4. On corner lots, both façades must be similarly designed and detailed and have similar opening proportion, placement, pattern and alignment.

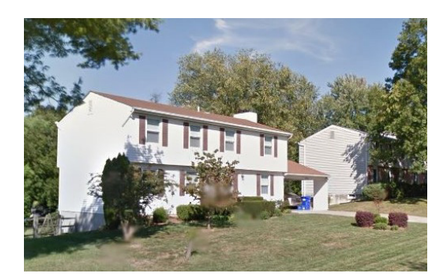
5. All building elements must be of a consistent style.



Horizontal band, materials change between stories.

Corner House, articulated both façades.

Consistent window proportion.



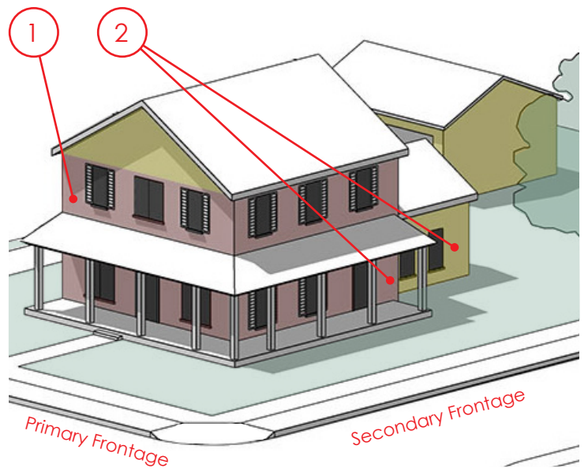
Avoid blank walls on side elevations.

BUILDING MATERIALS (ISSUE 10)

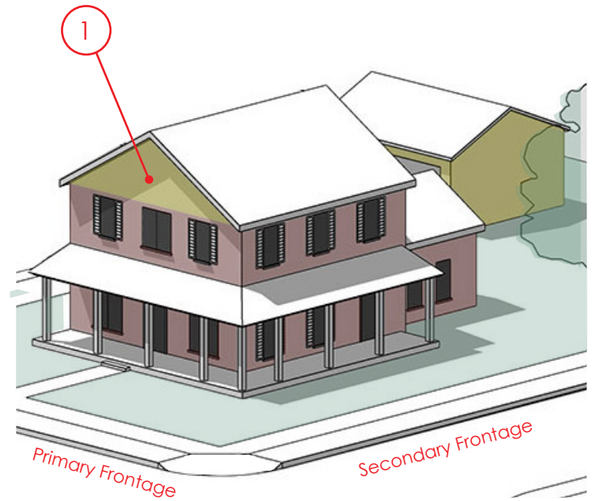
1. Gable ends in the Principal Building should be a single material and the material should be of equal or lesser apparent weight than the material of walls below.

2. If different materials are to be used on the same house, the materials should differentiate the fundamental parts of the building from one another (e.g. the foundation, building walls and top or the principle building and accessory structures).

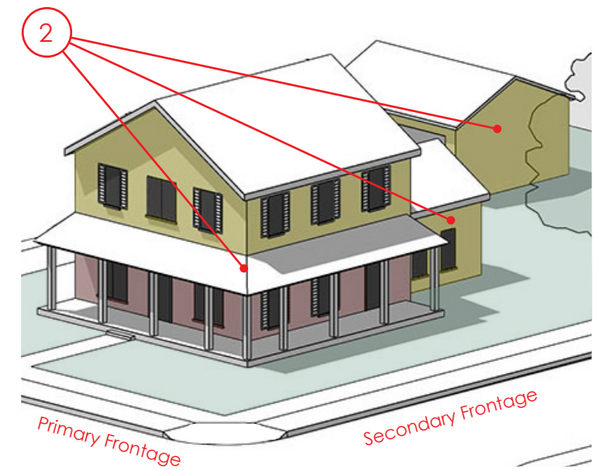
3. Materials should not change at outside corners (brick front, siding side) as this makes the material appear more like wallpaper than the structure of the building.



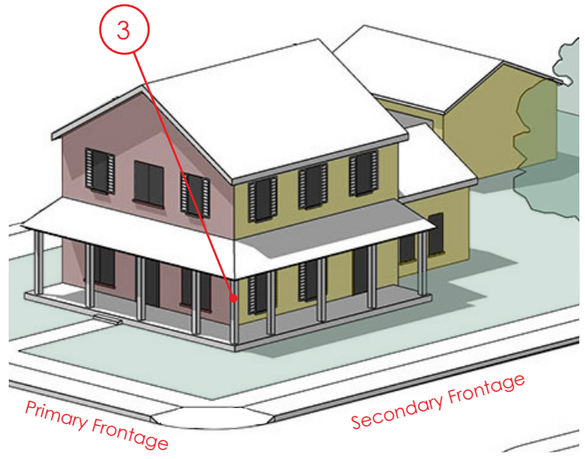
✓ Do: Using one or two materials for the Principal Building and another material for the Backbuilding and Accessory Building is preferred.



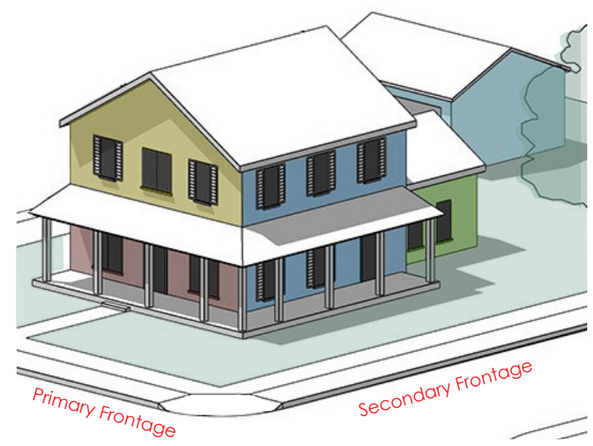
✓ Do: Using one or two materials for the Principal Building and Backbuilding and another material the Accessory Building is preferred.



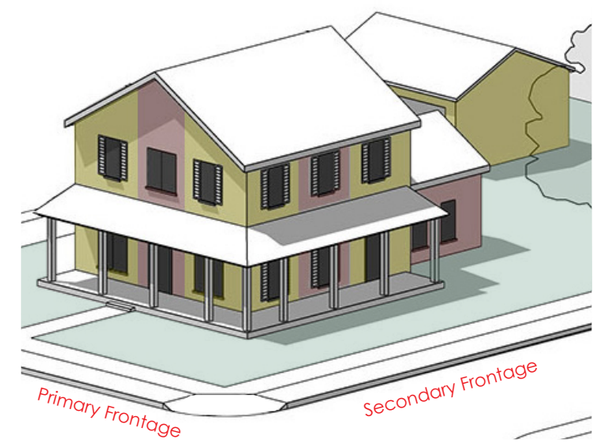
✓ Do: Transitioning between materials between floors is preferred as long as the material on the bottom is the more durable of the two.



✓ Permitted but not preferred: Material transitions around outside corners should be avoided.



✗ Don't: Using more than two materials per Principal Building and one per each Backbuilding and Accessory building is not preferred.



✗ Don't: Single planes should not transition from one material to another along vertical lines.

WORKING DRAFT

PORCHES & STOOPS (ISSUE 11)

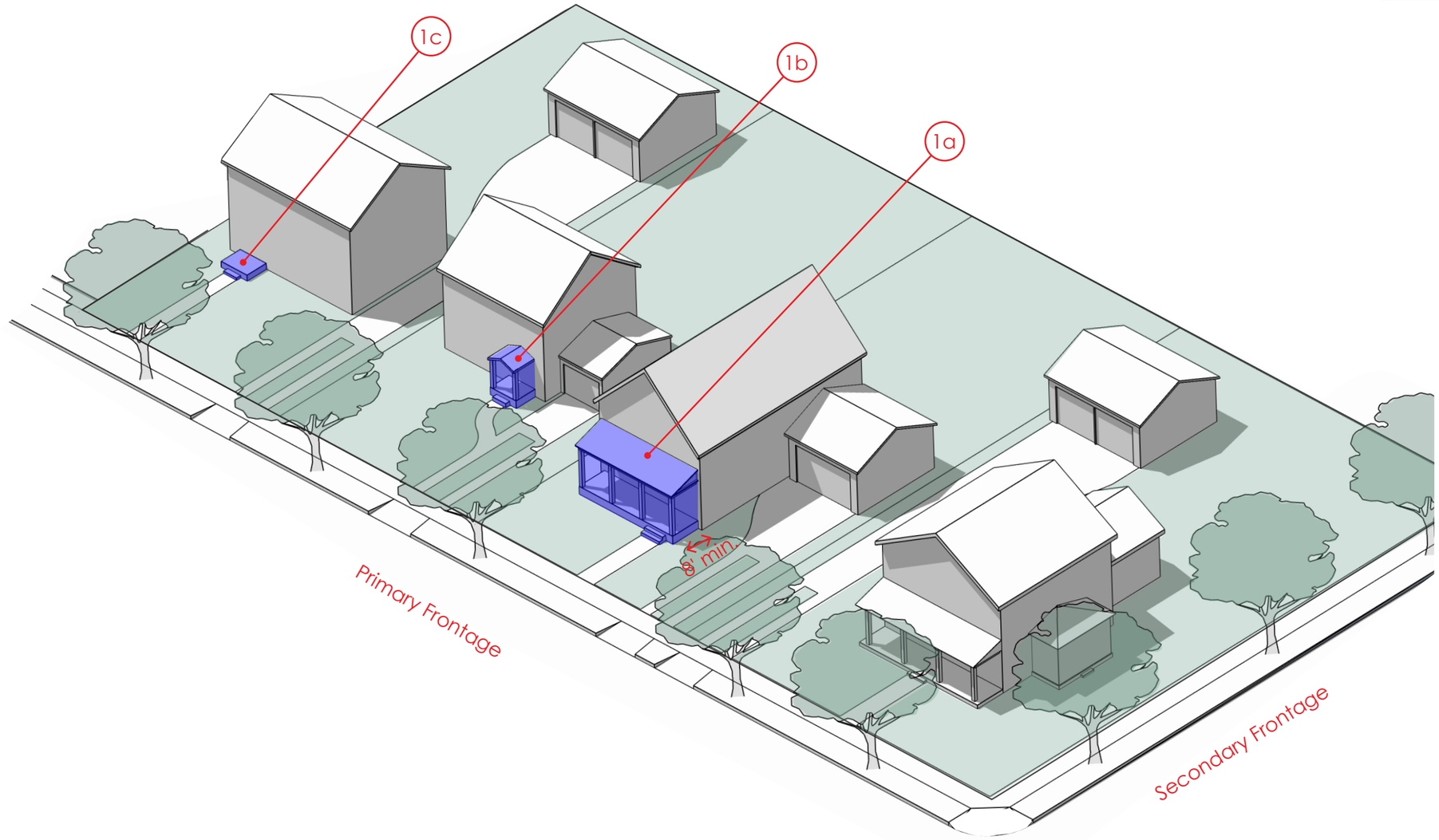
Porches and stoops add more than just character and interest to a house. They also facilitate community and put more "eyes on the street", as they provide a place for sitting and conversation. Practically, they also provide shelter from the elements, and depending on size, additional living space.

1 New principal buildings must include a front porch, stoop or uncovered stoop.

- 1a Covered, unenclosed porch/stoop.
- 1b Covered porch/stoop.
- 1c Uncovered porch/stoop.

2 Porches and stoops must be a minimum of 5 feet deep, but 8 feet minimum is preferred.

3 Porches of two-story height ceilings are not permitted (see image A below). Two-story porches with two habitable stories are permitted (see image B below). Porch ceilings must be similar to the ceiling height of the story to which they are attached.



One-story porch.

Uncovered stoop.

Covered porch.

A. Two-story porch.

B. Two one-story porches.

EAST ROCKVILLE DESIGN GUIDELINES PREFERENCES SURVEY

OCTOBER 25, 2018

A range of topics may be included in the design guidelines for East Rockville. Some of the items may be guidelines (recommendations) and others may be standards (regulatory musts). This exercise is to get a better sense of the neighborhood's priorities for any future design guidelines or standards for new single-family homes or for substantial additions to existing homes.

Potential Design Guideline Topics	Please √ the importance of including the following topics in the design guidelines.		
A. Building Placement (ex: where the house is placed on the lot/how far from or close to the street)	☐ Very important	☐ Somewhat important	☐ Not important
B. Building Orientation (ex: where the house has its front)	☐ Very important	☐ Somewhat important	☐ Not important
C. Building Height	☐ Very important	☐ Somewhat important	☐ Not important
D. Lot Coverage (percentage of the lot covered by buildings)	☐ Very important	☐ Somewhat important	☐ Not important
E. Building Mass and Scale	☐ Very important	☐ Somewhat important	☐ Not important
F. Building Articulation (ex: breaking up buidling mass or blank walls with windows, changes in building materials, varying roof lines, etc.	☐ Very important	☐ Somewhat important	☐ Not important
G. Driveways and Garage Placement/Location	☐ Very important	☐ Somewhat important	☐ Not important
H. Front Yard Paving (percentage of paving from driveways, porches, walkways)	☐ Very important	☐ Somewhat important	☐ Not important
I. Porches and Stoops (ex. should new homes have them? certain styles?)	☐ Very important	☐ Somewhat important	☐ Not important
J. Window and Door Types/Styles (architectural desgin)	☐ Very important	☐ Somewhat important	☐ Not important
K. Roof Styles (architectural desgin)	☐ Very important	☐ Somewhat important	☐ Not important
L. Building Material Types	☐ Very important	☐ Somewhat important	☐ Not important
M. Home Additions	☐ Very important	☐ Somewhat important	☐ Not important

N. Other Topics or Comments (back of page may also be used): _____

_____