

East Rockville Design Guidelines

Information Session

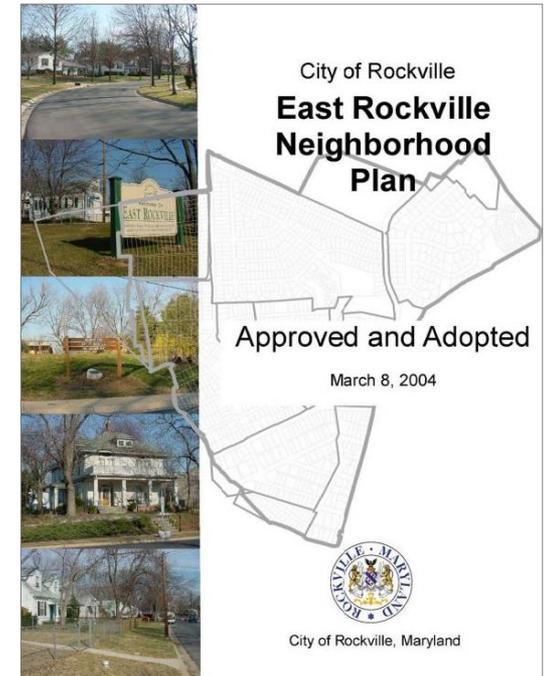
Pump House
October 9, 2018

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Background

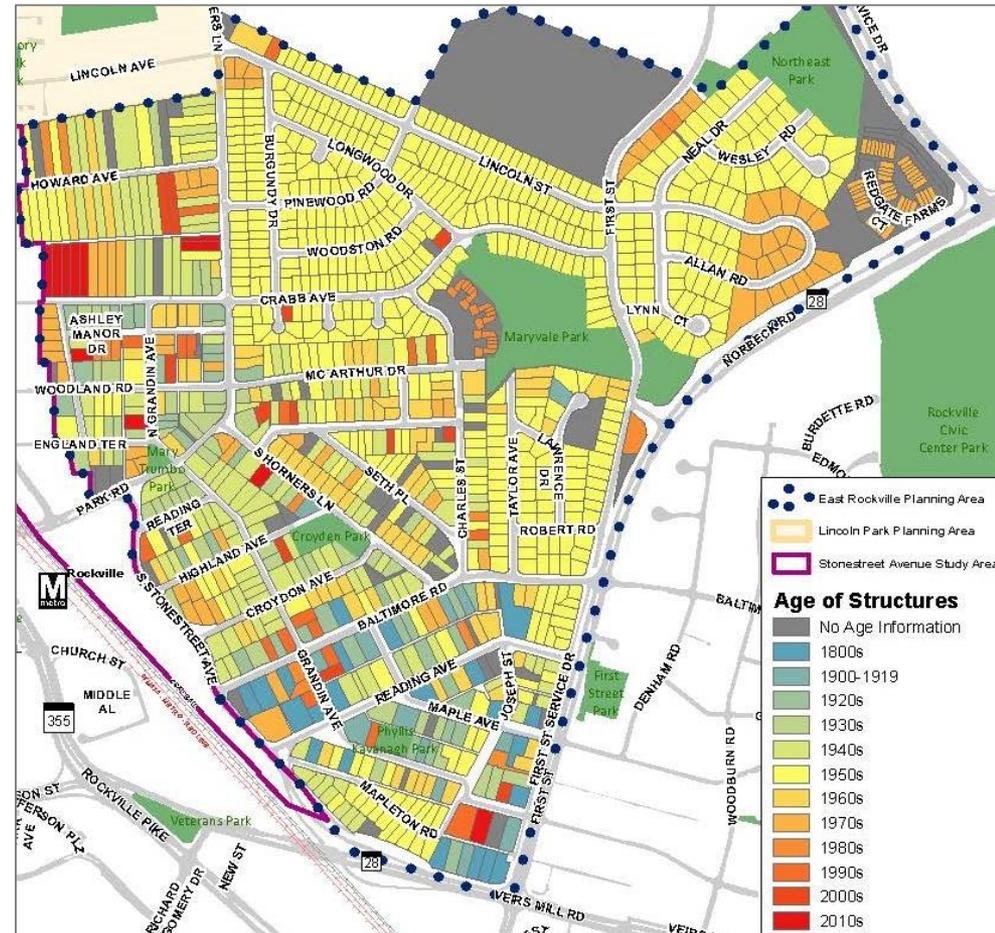
2004 East Rockville Neighborhood Plan

- Establish East Rockville as a Neighborhood Conservation Area
 - Retain the physical and natural characteristics of the community
 - Unique and diverse architectural character
 - Relate to, not copy, design of existing homes



Issues

- Increasing cost of land and cost of living
- Regional and national trends toward larger houses
- Larger lots with room to build
- New housing may be consistent with zoning but not neighborhood context



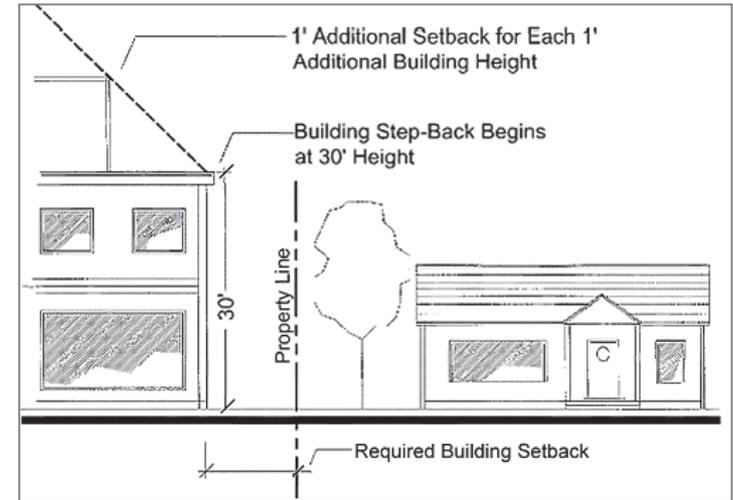
Applicability

- Design Guidelines are in addition to the zoning code, not a replacement
- New single-family homes on empty lots
- Tear downs and single-family rebuilds
- Additions to single-family homes



Purpose of Design Guidelines

- Before a plan is submitted, outline expectations for development.
- Provide additional guidance to staff and decision makers when reviewing projects.
- Provide residents with a reference tool when new development is proposed.
- Contribute to a positive built and natural environment and neighborhood identity.



Source: Tempe, AZ Example



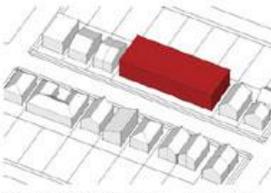
Potential Content

- Site Design
 - Where buildings are placed and how they relate to the street and homes next door.
- Building Design
 - Form and scale of buildings, roof types or lines, window placement, porches, garage location, etc.
- Public Realm
 - Relating and connecting buildings to the sidewalk, open spaces, the street, etc.
- Standards (must) vs. Guidelines (should)

Rhythm of development along the street

Neighborhood block frontages are often characterized by a consistent rhythm of development created by recurring building patterns. In inner neighborhoods this is typically defined by development patterns established by the original platting pattern of 50'-wide lots.

Principle: Continue established building rhythms along street frontages.



Avoid monolithic massing—disrupts fine-grain neighborhood pattern



Street lined with houses, duplexes, and fourplexes built in the early 20th Century. The rhythm of development along the street is consistent, despite differences in density.

Contemporary infill continues street frontage rhythm

Front setback patterns

Some streets feature consistent front building setbacks that help define neighborhood character.

Principle: Continue established building setback patterns, where this is a neighborhood priority and is practical. Note: deep front setbacks can compromise the ability to provide backyard space and/or rear parking, particularly at higher densities.



Shallow setbacks along a Lair Hill street

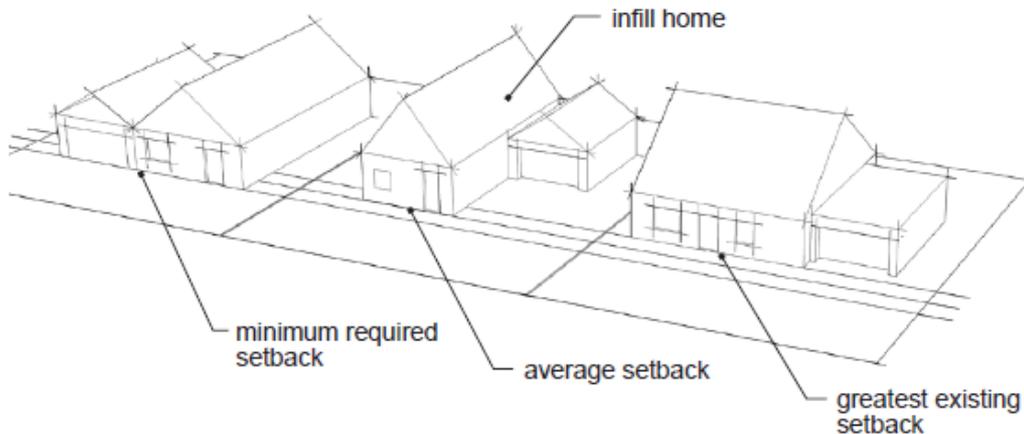
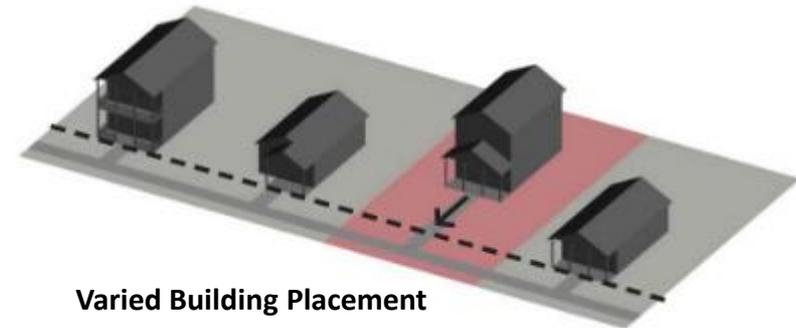
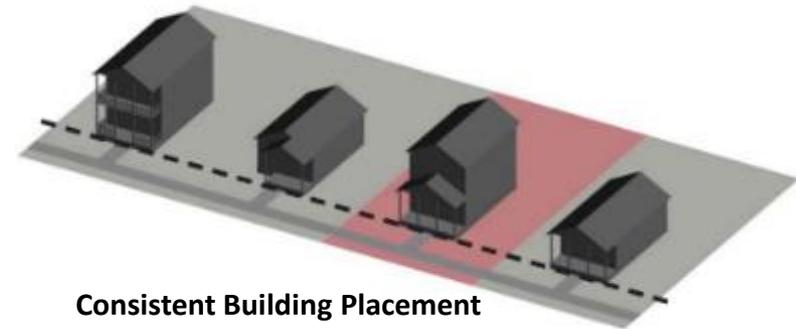


Generous setbacks along an Irvington street lined by a mix of apartment buildings and houses

Source: Portland, OR Example Design Guidelines

A. Building Placement

- Area between the street and the building
- Consistency from house to house?
- Maintain similar setbacks?

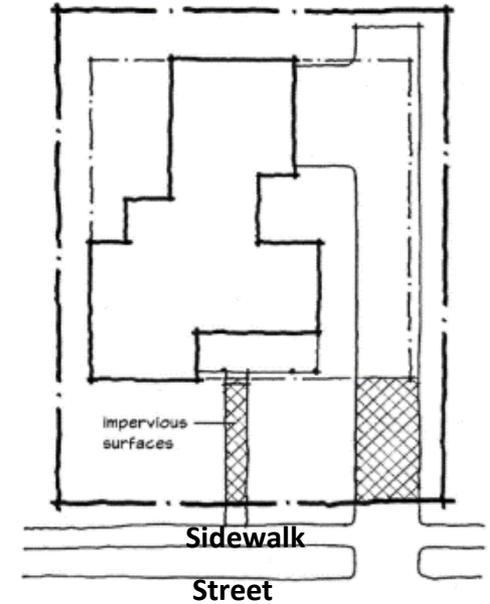


Source: Knoxville Metropolitan Planning Commission

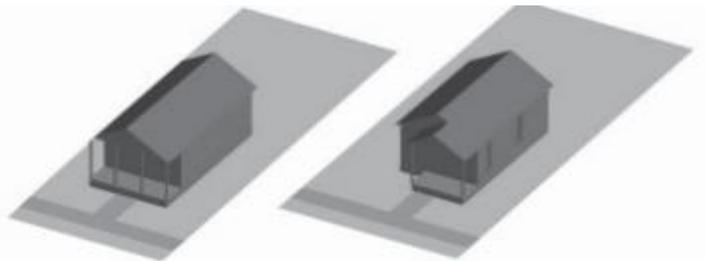
Source: City of Sacramento, CA

B. Building Orientation

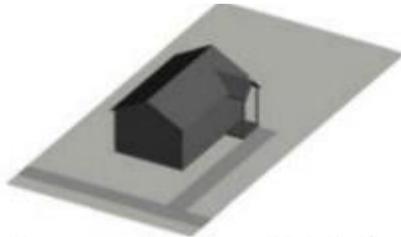
- House and main entrance are oriented toward the street to minimize the appearance of mass and reinforce the connection to the public realm (sidewalks, street).



Source: City of Englewood, CO

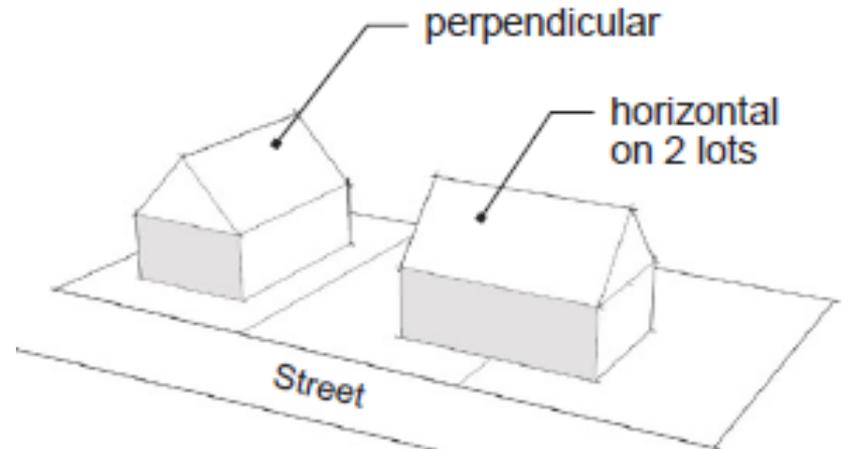


Oriented to the Street



Oriented to the Side, away from the Street

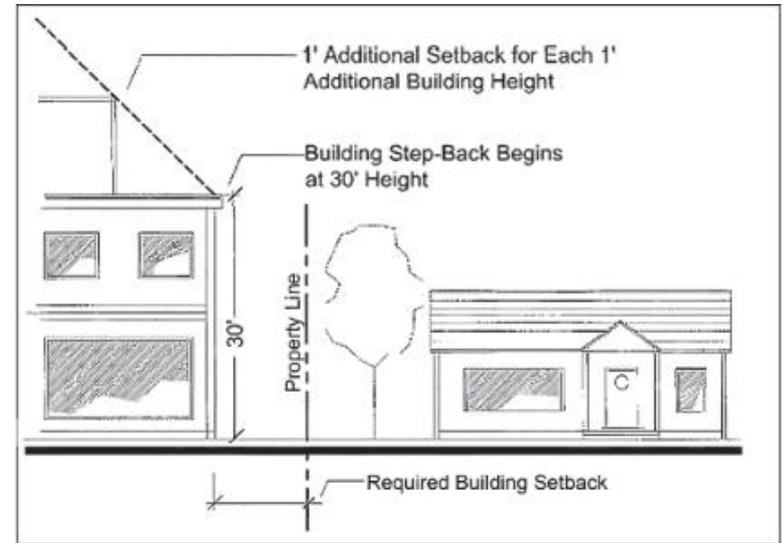
Source: Knoxville Metropolitan Planning Commission



C. Building Height

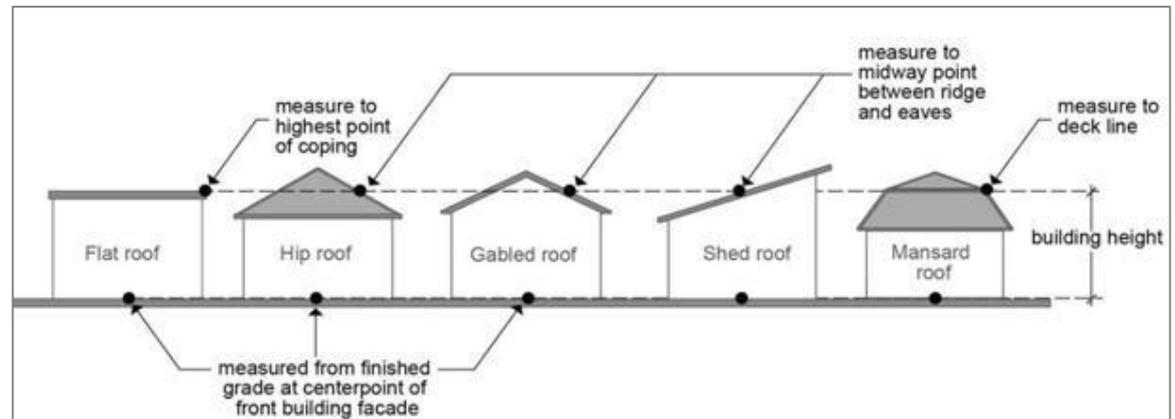


Source: City of Portland, OR



Source: City of Tempe, AZ

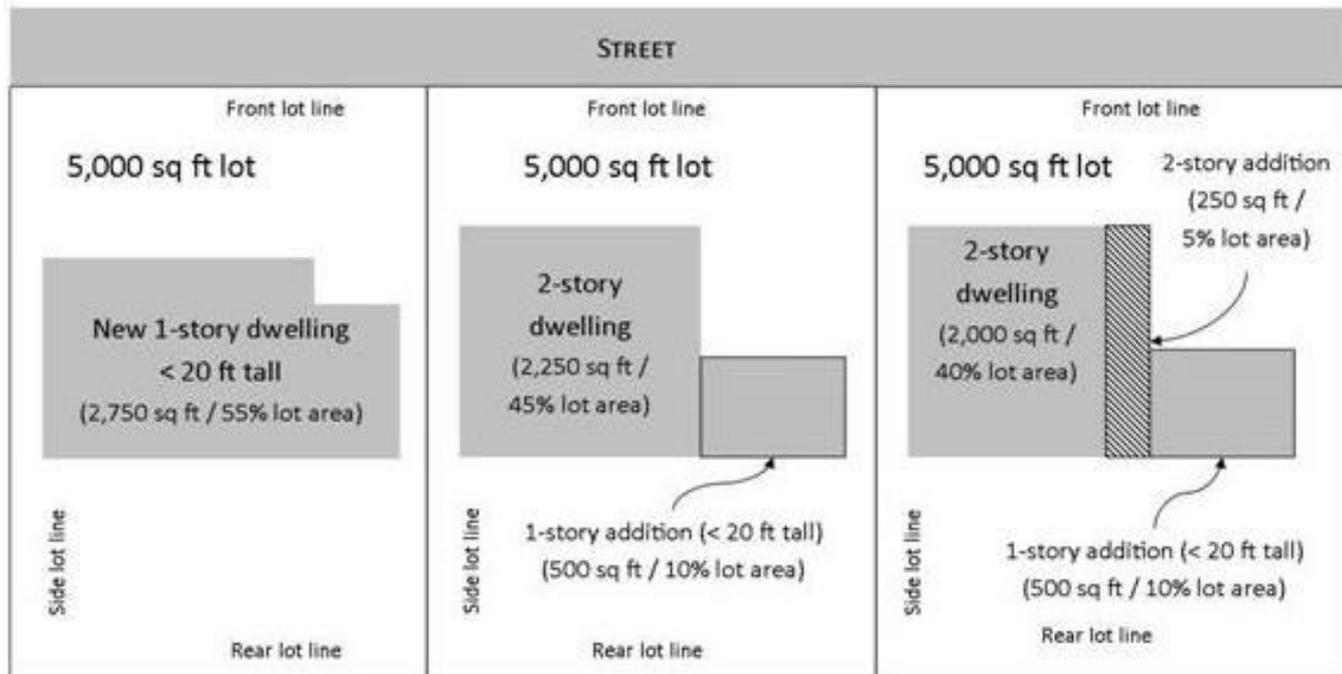
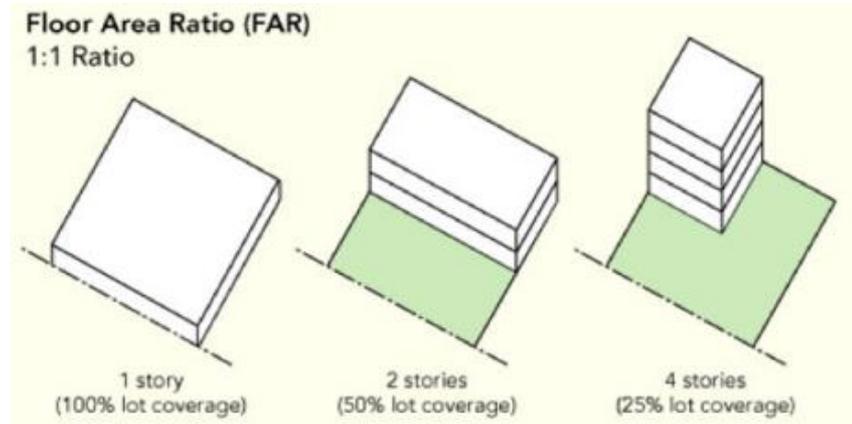
- Maximum heights and from what point is height measured?



Source: City of Hillsboro, NC

D. Lot Coverage

- Percentage of a lot covered by buildings



Source: City of Milwaukie, OR

E. Building Mass and Scale

- Maximum heights
- Maximum lot coverage
- Setbacks and yard area



F. Building Articulation



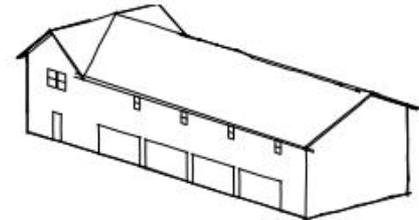
VS.



Ex: Windows, Bumpouts, Roof Pitch Changes



Windows and Entries

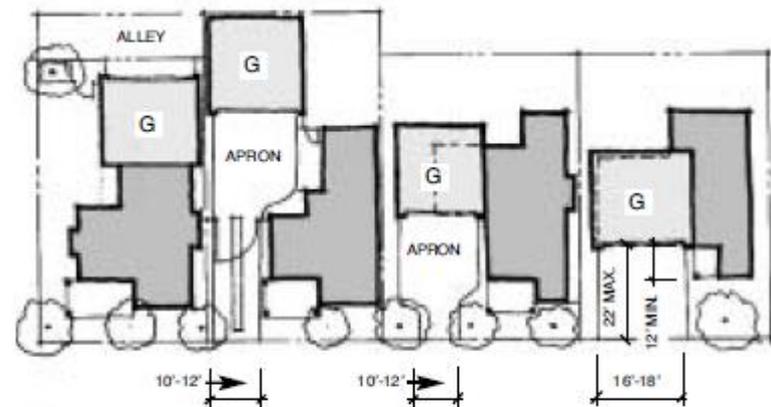


Relatively Blank

Source: Marin County, CA

G. Driveways and Garage Placement

- Should on-site parking (driveways) be located at the side or rear of the lot, whenever feasible to minimize paved area in the front yard.

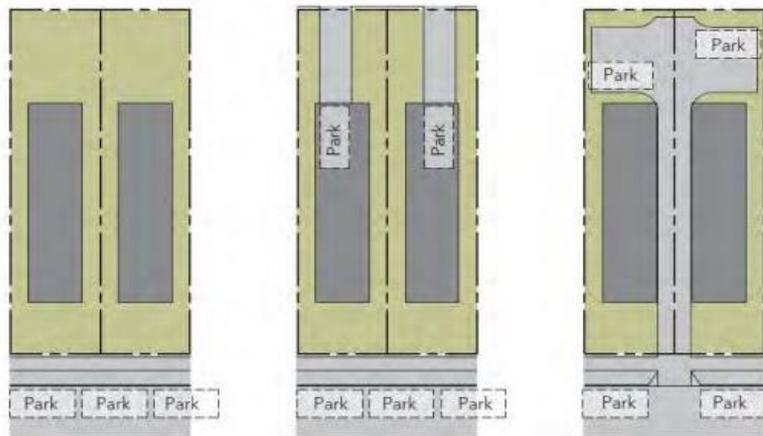


Alley Access Attached or Detached (Minimum 25% Required) Side-Drive, Rear-Yard, Attached or Detached (Minimum 25% Required) Semi-Recessed Front Yard Apron (Additional 25% Max. allowed) Garage with Standard Front Yard Apron. (50% Max. Allowed)

Typical Garage Locations and Proportions

Source: City of Fremont, CA

Alley



H. Front Yard Paving

- Types of paving materials?
- Percentage of front yard paved?



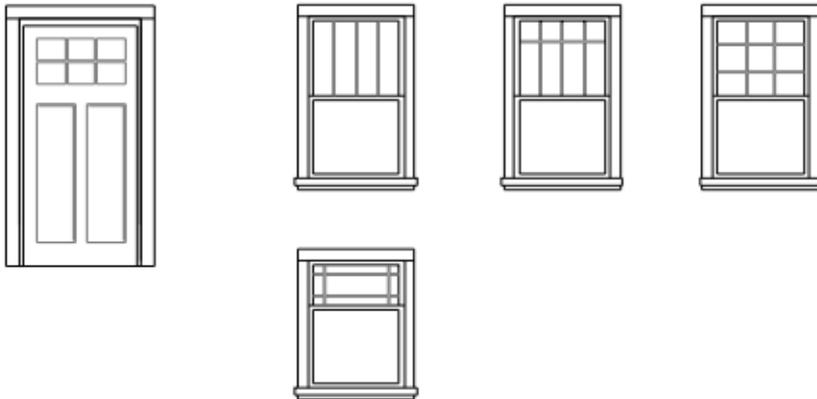
I. Porches and Stoops



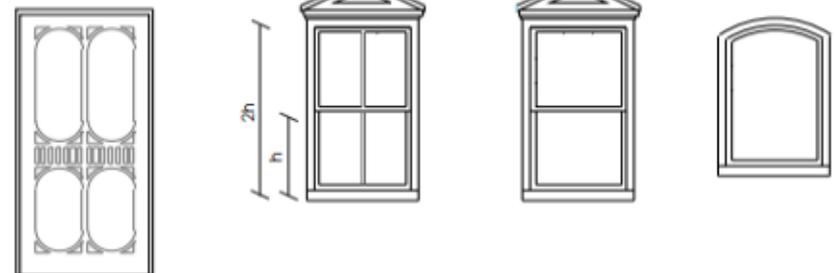
J. Windows and Doors

- With new homes, should windows and door styles be similar to the existing, or original, houses on the same block?

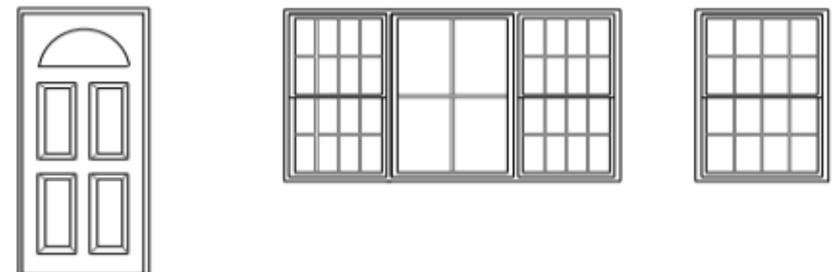
Craftsman



Victorian Era



Minimal Traditional



Source: Knoxville Metropolitan Planning Commission

K. Roof Styles

- With new housing, should roofs have a similar pitch to the existing, or original, housing on the same block?



Gabled



Hipped



Flat



A-Frame



Mansard



Shed



Gambrel



Geodesic Dome

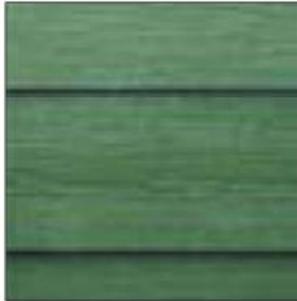


Source: City of Kirkwood, MO

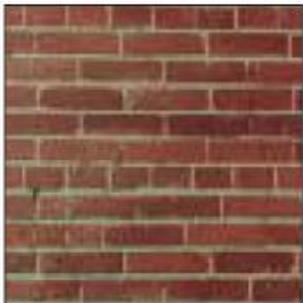
L. Building Materials



Clapboard



Fiber Cement



Brick



Vinyl



Wood Shingle



M. Home Additions

- Should there be guidelines or standards for significant home additions?

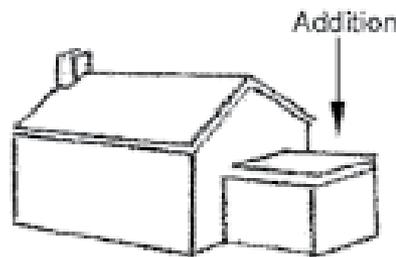
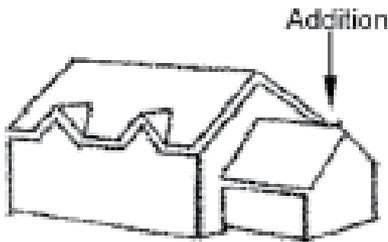


Long Unarticulated Massing

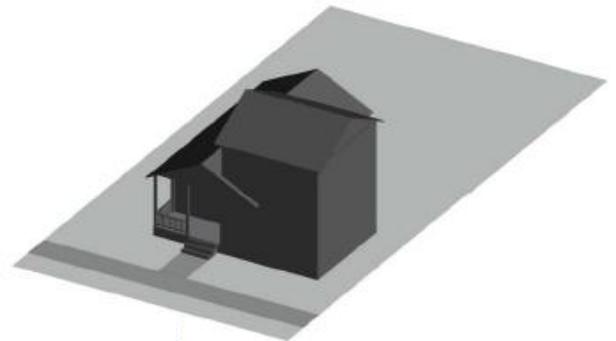
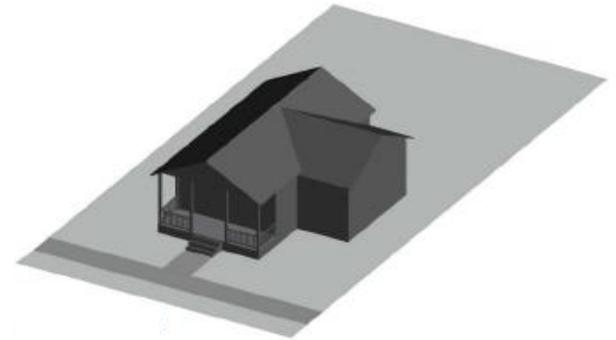
Source: City of Campbell, CA



Articulated Massing



Source: City of Orange, CA



Source: City of Knoxville, TN

Next Steps

Please Join Us!

Neighborhood Workshop

Thursday, October 25 at 7 p.m.

City Hall, 111 Maryland Ave

The Rockville Planning Department is working with consultants to define expectations for new, and additions to, single-family home development, while still allowing for flexibility and creative design. We need your input on how the design of new construction contributes to neighborhood identity.