



*The Spectrum at*  
**WATKINS MILL**

CITY OF GAITHERSBURG MAYOR & COUNCIL  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**SCHEMATIC DEVELOPMENT  
PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND  
CITY COUNCIL HELD ON November 7, 2022

APPLICATION NO. SDP-9269-2022 WAS GRANTED

**SCHEMATIC DEVELOPMENT PLAN APPROVAL**

BY RESOLUTION R-58-22 WITH ONE ( 1 ) CONDITIONS.

DATE 11/14/2022 BY *Pammi Forbes*

**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE  
APPROVED BY THE MAYOR AND CITY COUNCIL

City of Gaithersburg, Maryland

**Declaring Developer:**

BP Realty Investment, LLC  
10000 Fall Road, Suite 100  
Potomac, Maryland, 20854

Design Guidelines

Submittal Date: November 2009  
Revised March 2010

## Table of Contents

- **Introduction**
- **Site Planning**
- **Architectural Design**
- **Landscape Design**



## ■ Introduction

The Spectrum at Watkins Mill includes 40 acres, strategically located along Interstate I-270. The focal point of this project is the Performers Park, surrounded by restaurants, retail, and residential development with first floor commercial/retail. Performers Park will be the lively heart of the project, and will be a unique asset to area residents, workers, and visitors. The Spectrum also has the unusual benefit of integrating two civic uses into its development, the proposed 6th District Police Station and the City's proposed Senior Activity Center.

Spectrum at Watkins Mill is designed as an urban village that will feature retail, restaurants, service, office and institutional buildings to be developed in conjunction with the Performer Park area as part of an integrated mixed-use development. The Spectrum will achieve diversity in use and appeal by mixing commercial and residential components while promoting pedestrian friendly design.



Performer's Park

The Spectrum will be built in phases; therefore, the design of individual buildings and sites within the project is important. Buildings, sites, streets, and sidewalks will be distinct but coordinated with an overall urban design vision for Watkins Mill Town Center.

In order to guide developers, architects, landscape architects, and public officials, important urban design principles are described in this document. They are intended to establish an organizing framework for the Spectrum and an overall level of coherence within the Urban Village. Urban design at this scale is challenging because the objective of establishing some coherence must be tempered by a flexibility that will accommodate change over time. These principles are therefore general, and meant to establish a framework within which individual designers will consider their project as a component piece, which is part of the overall Spectrum plan.

It is important to note that the following Guidelines apply to the project in general, and govern new construction as well as additions or improvements. For certain areas within the Spectrum,



because of their use or intensity, these Guidelines may be modified, refined or amended as necessary by the Developer with the approval of the City in order to address specific design issues.

The City Planning Commission is responsible for the interpretation and implementation of the design guidelines during the final site plan process. The Planning Commission shall have the authority to waive any guidelines established in this document.

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## A. Vision

The vision for the Spectrum at Watkins Mill is that of an Urban Village featuring a mix of restaurants, retail, residential, commercial and institutional uses. The requirements established in these Design Guidelines will create a development with a distinct character that is unique to the City of Gaithersburg, yet complementary of its sister project, Watkins Mill Town Center. The intent of the Urban Village design is to blend neo-traditional planning principles with innovative urban design that will enhance the already established benefits of fully integrated, mixed-use communities.

The overall sense of place is a harmonious and complementing blend of commercial, retail, and residential uses unified by both a very active central public space as well as a large passive green area. The unique quality of the streetscape is implemented through the use of Smart Growth principles, diverse architecture, and high-quality material selection. The open spaces and performance arts facility function as visual focal points unifying various facets of the community. Details have been integrated to help foster the intimate feel of the community.

Individual components of the Spectrum at Watkins Mill have been considered in these Design Guidelines with the intent of creating a community that far exceeds minimum design standards. The Spectrum at Watkins Mill will be a vibrant community and fulfill the City's goal of creating an environment where one can "live, work, learn, and play".

These Guidelines create a framework for an inclusive, sustainable community that aspires to high environmental standards, provides a high quality of life for its residents, and has its own unique identity.

## B. Purpose

The Spectrum at Watkins Mill Design Guidelines ("Guidelines") establishes design criteria and standards for development.

### The purpose of the Guidelines is to:

- I. Enhance and protect the project's quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards;
- II. Protect and promote long-term sustainable and economic vitality through design standards which encourage and reward high quality development, while discouraging less attractive and less enduring alternatives;
- III. Minimize adverse impacts of pedestrian and vehicular circulation to existing neighborhoods and to the surrounding physical environment; and
- IV. Enhance and protect the security and health, safety and welfare of the residents, consumers and workers.



### C. Applicability/Use

Guideline provisions shall apply to all development at the Spectrum at Watkins Mill and provide general design and development standards. The Guidelines are for use by property owners, applicants, design consultants and property managers in the planning, development and management of buildings within the Spectrum project.

### D. Relation of the Guidelines to Other City Regulations, Ordinances and Private Development Covenants

The Guidelines are a supplement to the City of Gaithersburg Zoning Ordinance and Gaithersburg City Code. Where a guideline or standard in this document is in conflict with any provision of the Gaithersburg City Code, the City Code shall take precedence and shall apply. Building and life safety codes and the City of Gaithersburg Department of Public Works, Parks Maintenance, and Engineering requirements and standards take precedence over the guidelines and standards in this document in cases where there is conflict, wave city standards.

Where a guideline or standard is in conflict with any provision of a recorded covenant, the covenant will take precedence and shall apply to public uses.

### F. Land Use and Definitions

The Spectrum at Watkins Mill is a highly varied mixed-use development. The primary focus or core of the development is the Performers Park area located in the heart of the urban village. This core will provide for a mix of restaurants, retail and residential uses. Surrounding this core are a mix of residential and office uses, retail and restaurant uses and services, public amenities and open space for natural preservation.

#### The following are definitions for terms used in this document:

**Restaurant/Retail** - Commercial uses are sited along Performers Park as well along at the edges of the development. This development approach allows for the following **commercial uses**: freestanding restaurants and in-line restaurants, personal service, general retail, fuel service and other uses permitted within the MXD Zone, to be located in a combination of freestanding and multi-tenant buildings and on the ground level of the residential condominium buildings.

**Office** – General/professional office use.

**Residential** - The Residential element of the project is proposed in three buildings. The residential component will provide a 24-hour element of activity that is a strong driver for a truly successful mixed-use community. The residential element is inclusive, and will provide for a broad range of residents utilizing a combination of market rate, MPDU, workforce housing, and housing for City and key county employees, merged into a well-integrated, sustainable development. Residential buildings are advantageously located within walking distance to the retail, entertainment, and cultural/institutional uses of the core and well connected with sidewalks and pathways.



**Open Space** - Undeveloped land or developed parcels that can support plant materials or have decorative landscape treatments may be used by the public for recreation or circulation. Walkways, plant beds, lawns, and terraces within an open space area may be included as part of such open space elements.

**Pedestrian Scale/Human Scale** - The relationship between the dimension of a building, street, outdoor space, or streetscape element to the average dimensions of the human body.

**Story** - That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, the space between such floor and the ceiling next above it. A basement shall be counted as a story if it is used for business or dwelling purposes. A mezzanine floor shall be counted as a story if it covers more than one-third of the area of the floor below it or if the vertical distance between the floor below it and the floor next above it is twenty (20) feet or more. A story does not include rooftop mechanical structures, architectural elements above the roofline, towers, mechanical equipment, building maintenance, service or management areas or office, screening, architectural highlights, and other service facilities. Neither parking nor building K elevator lobby shall not be counted as story.



## ■ Site Planning

Buildings have been located to be visible from major roadways and entries to provide clear orientation and access for both vehicles and pedestrians and to facilitate internal pedestrian circulation. Structures have been sited with consideration of the proposed location of adjoining uses and the location of major roads. Walkable environments have been designed to encourage pedestrian movement between uses and gathering places.

### A. Building Siting, Orientation and Furnishings

- I. Pedestrian connections from buildings to public walkways and between buildings are to be provided to facilitate pedestrian circulation.
- II. Buildings are to be orientated around Performers Park to create a plaza and pedestrian gathering place and to promote views through and into plaza.
- III. Outdoor dining areas for restaurants are to be accommodated in a sufficient size to accommodate outside patrons.
- IV. Public spaces shall be planted to create spaces resulting in an aesthetically pleasing environment.
- V. Free-standing commercial buildings will utilize articulated facade towards the external primary road (i.e., Watkins Mill Road or Rt. 355), although entrances and primary articulation shall be to the adjoining parking field or the adjoining internal street at the Developer discretion as generally shown in the Schematic Development Plan.
- VI. Entries to buildings have been placed so they are easily identifiable from the interior drives and parking areas.
- VII. Heights, designs and material of buildings in the Spectrum project designated by the Developer may vary as dictated by the MXD zone.
- VIII. Community Street and Site Furniture: Street furnishings shall be of wood, recycled materials or metal **painted or powder coated**. Street furniture shall be placed at strategic locations such as bus stops, public plazas or greens, recreation areas, and high pedestrian traffic areas.

### B. Open and Urban Space

The Spectrum project is balanced by a variety of open spaces, green spaces and urban spaces that are linked by sidewalks, and pathways. These spaces have been designed to create a setting for development and provide for a variety of passive and active recreational opportunities.

### C. Pedestrian System

The pedestrian system is a network of interconnected walkways providing pedestrian access throughout the Spectrum. Routes have been integrated to form a comprehensive circulation system providing convenient, safe, and visually attractive access to all destinations in the Spectrum project.

- I. Buildings and site circulation have been designed to minimize pedestrian/vehicle conflict.
- II. Accommodations have been made for bicycle routes as part of the new Watkins Mill Extension and improved sidewalk along Route 355. These regional linkages connect the Spectrum project with adjacent communities.



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~~III. Areas of high pedestrian and vehicular activity will utilize accent pavement to alert users and vehicles to potential conflicts.~~ The pedestrian system will be comprised of brick or pavers, concrete sidewalks, asphalt pathways, with crosswalks providing continuity across streets at key intersections.

IV. All pedestrian sidewalks are concrete, concrete with english pattern, or pavers.

V. Sidewalks will include handicap ramps at all intersections.

VI. Sidewalks throughout the Spectrum project shall generally be a minimum of five (5) feet wide and separated from vehicular traffic as shown on the Schematic Development Plan.

VII. Concrete Sidewalks have been accommodated along all roads and streets, with the exception of Professional Drive extended where it adjoins the HSUS property and there is insufficient right of way. Sidewalks are to be finished in an old English pattern.

VII. Commercial areas at the base of the residential building C and Performers Park will provide additional sidewalk widths to accommodate outdoor seating.

- a. Paver accented sidewalks shall be provided within the walking area surrounding Performers Park and may vary in width from approximately ten (10) to twenty (20) feet.
- b. Sidewalks shall include areas to be utilized for outdoor seating, while providing a minimum clear walkway of five (5) feet free of seating, furniture and other obstructions that shall be maintained in all cases.

## D. Transportation System

I. Streets and roadways shall contribute to the overall vision of the Spectrum. The roads or streets of the project, through consistent design treatments, can contribute significantly to a sense of coherence. The parking, access, and circulation of the transportation system should provide for safe, efficient, convenient and functional movement of multiple modes of transportation both in and around the Spectrum project.

The classification of a street hierarchy with similar design treatments for similar roads utilized in the design of the Spectrum is intended to create a repetition and consistency of design in the Spectrum project. The hierarchical system has been categorized based on right-of-way width, volume, speed, and function. Design treatments have been provided for each street classification and will act as a set of rules to guide the placement of buildings, plantings, and sidewalks. While the street dimensions and design treatments are important so that streets have a consistent character, planners and designers may find that individual site characteristics in a project as varied as the Spectrum may suggest modifications to these requirements. These proposed modifications should be coordinated with the City of Gaithersburg and the Developer.

II. Performers Park Street Section occurs at the center of the Spectrum and represents the central focus of activity. The buildings and streetscape elements facing onto Performers Park frame the street by maintaining a generally consistent setback, while permitting flexibility for outdoor seating areas and the Performers Park plaza area. Within the area facing onto Performers Park:

- a. The adjoining roadway shall include two moving lanes and a parallel parking lane on street edges except at the location where vehicular, pedestrian or similar breaks occur;



- b. Maintain a minimum eight (8) foot development setback on either side of the street, to typically include the following mix of surfaces and details: a four (4) foot wide planter, an area for street furniture, and a walk of pavers or finished concrete.
- c. A clear path shall be maintained free of planter, furniture, parking meters, signs or other impediments along the walkways for pedestrian movement.

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d. The facades of each building will generally align along the development setback in order to establish a consistent building edge. Minor variations occur at storefronts and building entrances to add interest:

- d. The planting and street furniture should be placed so as not to interfere with pedestrian movement. The street elements are, but not limited to: a four (4) foot wide planter, metal trash receptacles, streetlights, roadway signs, directory signs, way finding signs, and outdoor seating.

III. Urban Streets occur along Spectrum Avenue and **Paramount Avenue** exclusive of the area adjoining Performers Park. Characteristically, urban streets may include on-street parking. Design elements include:

- a. A face-of-curb to face-of-curb dimension will vary depending on the anticipated design requirement and include moving lanes and one or two parallel parking lanes. Variations to these dimensions may occur on a street-by-street basis as shown on the detailed plans, and are subject to a road code waiver.

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b. A consistent setback should generally be sought along each street. **This includes a planting area and a walking area.**

- b. Parking signs and parking meters may be installed on sidewalks adjoining all privately owned parking spaces as a parking control measure.

### Paramount Road Character

IV. Internal Streets occur throughout the project, and vary in size and dimensions as dictated by the area being served, as shown on **the approved** Site Plan. These streets are typically privately owned and maintained. Characteristically, Internal Streets may include on-street parking, street trees and streetlights. **Building and streetscape elements frame the street and an edge.**

Design elements include:

- a. A face-of-curb to face-of-curb dimension will vary depending on the anticipated design requirement and can include moving lanes and one or two parallel parking lanes. Variations to these dimensions may occur on a street-by-street basis.
- b. **The street and sidewalk area should repeat the trees and landscape areas, and provide a clear path for pedestrians.**
- c. Parking signs and parking meters may be installed on sidewalks adjoining all privately owned parking spaces as a parking control measure.
- d. Streetlights define the roadway edge and provide illumination for nighttime activity. A 12' pole with a 250w to 400w light and sharp cutoff luminaire should be utilized for both sides of the streets. Light fixtures occur approximately 3' from face-of-curb, and are spaced at 120' to 150' on center. **along Watkins Mill Road, and are to be spaced not more than 100' on center on the project's internal streets**



### **E. Utilities, Mechanical, and Telecommunication Equipment**

The visual and noise impacts of utilities, mechanical equipment, data transmission dishes, towers, and similar antennas and equipment should be minimized. To achieve this:

- I. New utility lines shall be placed underground. The existing overhead lines along Route 355 shall remain overhead.
- II. Utility locations shall be located to mitigate visual impact, or screened as permitted by utilities.
- III. Public utilities should be discouraged from placing their above ground equipment at visible intersections.
- IV. Transformers, telecommunications devices, other utility cabinets should be shielded from the street and pedestrian areas with landscaping or architectural screens to be provided by the utility.
- V. Mechanical, electrical or other equipment located on the top of buildings in the case of commercial and some residential structures should be located away from public view and/or painted out or screened from view in an attractive yet unobtrusive manner.
- VI. Screening or buffering of any ground mounted equipment shall be by a combination of the following: berms, depressions, walls, fences and/or landscaping and/or integration with the architecture of the associated building(s).

### **F. Service, Delivery, Storage Areas, Loading and Trash**

Service, delivery and storage areas traditionally can be visually obtrusive. Therefore, the visual impact of service and delivery areas shall be minimized, especially views along Rt. 355 and Watkins Mill Road. To achieve this:

- I. Service areas, loading facilities, and trash dumpster areas (including recycling containers) shall be shielded from public view and designed to blend harmoniously with the overall building design, materials, and colors. If these areas or facilities are not located within or adjoining a building, they must be screened from public view by walls, fences, plant material or other appropriate means.
- II. Except for larger or freestanding buildings that require their own facilities, loading docks and service areas should be combined to serve multiple tenants. Service areas should be screened from public view with fencing, walls and/or landscaping.
- III. Trash dumpsters or trash areas must be screened or hidden by walls, fences, plant material or other appropriate means. Trash dumpster enclosures shall be constructed of a substantial material such as wood or masonry and include secure, self-closing gates.
- IV. Service entrance shall be clearly identified with signs to discourage the use of main entrances for deliveries.

### **G. Security Systems**

- I. Exterior television camera systems and other surveillance and security devices which users elect to incorporate into their buildings shall be designed as an integral part of the building design program. Cameras and housings should be as unobtrusive and inconspicuous as possible and be integrated within architectural elements of the building rather than attached to the building as an afterthought. Cables should not be mounted to the face of the building.



- II. Pole-mounted cameras within the site shall be kept to a minimum. Placement of pole-mounted cameras shall follow the placement and sequence, pattern style and color of other outdoor fixtures such as light poles. Efforts to co-locate cameras or other pole mounted equipment with existing poles are encouraged.

## **H. Communications Equipment and Rooftop Equipment**

- I. Dishes or antennas should be considered as an integral part of the building and/or site design and should not be added as an afterthought. Satellite dishes shall be roof mounted only, and shall neither be mounted from a railing nor placed on an outdoor patio or deck.
- II. Dishes or antennas shall be as visually unobtrusive from the ground level as practical. If visible, dishes, antennas or roof mounted equipment should be screened and painted to match their background roof color.
- III. Dishes may not be used for signage or advertising purposes.
- IV. A cable system shall be made available in all attached residential buildings if such technology is still commonly in use to reduce or eliminate individual dishes. Dishes serving the residential buildings shall be roof mounted.

## **■ Architectural Design**

Architectural design should seek to enhance the streetscape character but not compete or distract from adjacent structures. All elements including the scale and mass of buildings, materials, colors, roof styles, door and window openings, and details should be responsive to the surrounding and existing architectural design. New buildings should add to community character without rigid uniformity of design. All buildings should be energy efficient to conserve natural resources.

Building mass should respond to “human scale” with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

### **A. Building Relationships and Compatibility**

- I. Buildings within the proposed development are to be designed so as to be generally compatible in height or scale with existing or proposed adjoining buildings.
- II. Buildings are to be scaled, located and linked as so as to direct the focus of the project towards Performers Park.
- III. Building heights are to be related to adjacent open spaces to allow sun and ventilation and to provide protection from prevailing winds.

### **B. Massing, Forms and Pedestrian Scale**

The massing of buildings refers not only to the general size and form of buildings but to their location and orientation on a site and the way buildings relate to the terrain and each other in their massing and forms. Square, “box-like” structures with large, blank, unarticulated wall surfaces are not an acceptable form. Facades with a high level of visual interest from auto and pedestrian views are encouraged.



The exterior character of buildings should respond to pedestrian scale in the immediate vicinities. Buildings should have features and patterns that provide visual interest at the scale of the pedestrian, that reduce apparent mass, and that relate to local architectural character.

- I. In cases of facades of extended length, incorporation of architectural features and treatments to diminish the building mass should be considered. The massing of buildings is especially important **in the building surrounding Performers Park and along Paramount Avenue, where the** continuity of urban walls facing the streets and open spaces shall be used to reinforce the public streetscape as a compact, walkable urban environment.
- II. Additional techniques and treatments shall be used to reduce scale and apparent massing of buildings. Utilization of the following techniques, as well as other techniques proposed by the applicant, will be used in determining compliance with these guidelines:
  - a. Variations in facade elements can reduce perceived scale and mass, such as, variations in color and/or texture and variation in roof forms and height of roof elements are encouraged.
  - b. Blank walls at ground-floor levels are to be avoided. The use of windows, wall articulation, material changes, awnings or other features are encouraged.
  - c. Architectural features such as columns, pilasters, canopies, porticos, awnings, brackets or arches are encouraged where appropriate to the building form.

### C. Roof Forms and Materials

Rooftops should contribute to the unified appearance of the development and should be considered as seen from higher areas, ground level, other buildings, and roadways.

- I. Avoid roof lines running in long, continuous planes.
- II. Articulation of building tops within the Spectrum project is encouraged in order to create a more interesting skyline for the overall development and individual buildings. This may be accomplished in a number of ways including manipulation of the parapet, introduction of tower elements at entrances and/or strategic corners and use of elevation articulation in the upper building floors.
- III. Roof materials should be high quality, durable and consistent with local architectural themes. For pitched roofs visible from the street, concrete tile, slate, cedar shingle, dimensional architectural composite (with shadow line), standing-seam metal are appropriate. **Flat roofs or low-slope roofs may be constructed of sculptured asphalt shingles, a single ply rubber roof, built up asphalt, asphalt shingles, or other material approved by the Developer.**
- IV. Roof top mechanical units should be screened from view with architecturally integrated screening units, roof parapets, or sloped roof forms.
- V. Roof forms should be designed to correspond to and denote building elements and functions such as entrances, arcades, and porches.



## D. Building and Garage Entrances

- I. Primary building entrances should be easily identifiable and relate to human scale.
  - a. Main entrances should be located and clearly identifiable from primary driveways and drop-offs.

**For example:**

    - i. Design building entrances to contrast with the surrounding wall plane.
    - ii. Create a frame around doorways, by changing from the primary facade material.
    - iii. Design primary entrances to be accessible to handicapped users without complex ramp systems.
  - b. All building entrances shall be well-lit.
  - c. Consider using porticos to define entrances.
  - d. Buildings which mix residential and commercial uses should differentiate the residential entrance through physical separation or distinct design elements.
  - e. The residential buildings each contain a separate parking deck with a gated entrance. These entrances should be clearly identifiable from primary driveways and drop-offs.

## E. Building Guidelines

The purpose of these Design Guidelines is to develop a set of standards to ensure a well-planned community. Buildings developed within this community will have compatible exterior materials and an orderly massing. This will be accomplished by material, texture, massing, and/or profile changes.

The following guidelines are meant to define those elements of the buildings that are most important while providing sufficient flexibility to create a dynamic urban environment that balances consistent urban design with architectural diversity.

- a. Buildings Façade and Materials
  - i. All buildings will feature articulation and a variety of materials on all four sides of the project.
  - ii. Fronts of buildings 'A' and 'C' will be sited close to and **face Paramount Avenue** or the Performers Park street edge, except those elements that will be facing upon Performers Park. The front of Building 'R' will be sited close to Professional Drive Extended.
  - iii. Building entries should be clearly delineated and readily visible.
  - iv. Exterior wall materials may be muted, highly reflective or a combination of both.
    - 1) The design of each building will reflect the design intent and vision of the building architect. The use of durable attractive materials (such as masonry, brick, stone, glass, stainless steel, metals and other durable skin surfaces) is encouraged.



- 2) Durable quality materials that will age well with exposure to time and the elements should be used. Use of brick, stone, stucco, metal and glass are encouraged. Use of dryvit over foam core board is discouraged except for (i) upper level trim and accents, and (ii) in the upper levels of buildings 4 stories or higher to accommodate architectural variety or weight issues; Building designers are encouraged to utilize stucco or cementitious panel systems as an alternative.
  - 3) Pre-cast and site cast concrete, vinyl and wood siding also may be utilized. Vinyl should be limited to areas not facing onto public spaces.
- v. The combination of building materials in patterns that create a sense of human scale is encouraged.
  - vi. High quality, low-maintenance materials are encouraged. Select durable building materials that will age well.
  - vii. The public facades at street level should be carefully articulated to provide pedestrian scale and should be primarily of quality materials such as brick, metal, stone, glass and precast.
  - viii. Retail only buildings should be made readily identifiable as such through the use of wall signs, canopy signs, blade signs, awnings, marquees, building massing, window displays and other techniques.
  - ix. Non-retail buildings with retail uses on the ground floor should allow for the mercantile character of the use to be clearly evident through the use of signage, awnings, blade signs, marquees, display windows or other mechanisms.
  - x. Non-retail buildings without ground floor retail uses shall present an interesting façade to the street and shall reflect a pedestrian scale. Methods for achieving this include the articulation of the façade through changes in materials or architectural detailing at the first floor level.

#### b. Building Colors

- i. Paints or other covering materials with unproven durability should not be used. Bright colors, (including bright white) that may streak, fade or generate glare should not be used for the primary portion of the buildings. While subdued or muted colors generally work best as a dominant, overall color, a bright or primary color can also be appropriate for accent elements.
- ii. Color palettes for new buildings should be compatible with the colors of adjacent structures.
- iii. Architectural detailing should be painted to complement the facade and coordinate with adjacent buildings.
- iv. Roof colors shall be muted and compatible with the dominant building color.

#### c. Other

- i. The Spectrum has been conceived to provide its visitors with a pedestrian friendly environment. To that end individual building developers are encouraged to use a combination of awnings and canopies, where appropriate, to provide a convenient and protected pedestrian passage along the retail frontages.



- ii. Exposed foundations shall be clad in brick, precast or stone finish to blend with the accompanying structure.
- iii. Landscaping elements shall be incorporated into the patron-accessible areas of the roof of the condominium buildings.
- iv. Retaining, screen and decorative walls facing a public street shall be stone, brick or concrete/masonry faced with brick or stone. Retaining walls not visible from nearby streets, alleys, or sidewalks shall be stone, brick, keystone, landscape wood or concrete/masonry faced with brick or stone.

## ■ Landscape Design

A Landscape Plan is an integrated component of the site plan and architectural design. Landscape material selections shall respond to the surrounding architecture and shall reinforce and define the public open space within the site.

### Lighting

Lighting should be designed to respond to a hierarchy based on the perceived needs of visitors, residents and employees to assure their comfort and safety. Residential parking is provided in separate access controlled decks. The parking lot site lighting for the commercial should be designed to levels required for public safety. Adequate roadway and pedestrian fixtures should be used to illuminate key areas such as vehicular entrances, building entrances and to promote site circulation. Sidewalks, exterior areas, public spaces, alleys, and roads shall be illuminated to ensure safety and improve visibility. Poles and luminaries shall be in scale/proportion and provide the lighting appropriate to their intended location and use. Light fixture style and design shall be coordinated to ensure compatibility with street furnishings and the overall design theme of the community and to meet the City of Gaithersburg "dark sky" requirements.

### Signage

Signage throughout the Spectrum will be a key element that will unify all areas, identify the project and its users, and provide for way finding within the community and shall be subject to the Comprehensive Sign Package approved by City of Gaithersburg.

Project signage will include that shown on the Schematic Development Plan, generally:

- I. Project identification signage along Route 355 and Watkins Mill Road Extended;
- II. Entrance wall signage;
- III. Wayfaring signage and parking signage throughout the project;
- IV. Signage required by law, or for fire or life safety;
- V. Individual building tenant building signage including building signs, blade signs, awning signage, storefront signage.
- VI. Other signage approved by the City of Gaithersburg.

VII. Tenants are encouraged to work with the Developer to create individualized storefronts to create a distinctive appearance. Examples of individualized storefronts are included in the attached Addendum.



**Flag Poles**

- I. The flagpole height and flag size should be in proportion to the building height and size. The color of the pole should complement the building or trim. Flagpoles shall not be located in such a way as to negatively impact traffic (pedestrian or vehicular) and adjacent uses. No more than one flag may be flown on any pole. Only one corporate identity flag may be used on any building or flag array.
- II. Flags are not permitted on the roof of a building.
- III. On buildings, flags are not permitted above the first story.
- IV. All flagpole locations shall be approved by the Planning Commission.
- V. Ground-level flagpole locations shall be part of an amenity or site plan design.

**Temporary Facilities**

- I. Construction offices, storage sheds and yards, trailers and temporary rest rooms are permitted during construction only. Temporary facilities shall be placed as inconspicuously as possible and may require landscaping and/or fences.
- II. All temporary facilities must be maintained in a neat and orderly manner and must be removed promptly and cleaned of all debris when no longer required, and are subject to the typical City approval process.

**Variances from Design Regulations, Modifications**

Any variations to these guidelines must be approved by BP Realty Investments, LLC in writing and then presented to the Planning Commission to be reviewed. The Planning Commission may approve or deny modification requests.

After initial leases or outsales by the developer, subsequent modifications to these Design Guidelines shall be in accordance with the Declaration.

All modification or variance requests must comply with the City of Gaithersburg Code.

**Fixtures**

Exterior fixtures such as bike racks, trash receptacles, and benches, shall be of durable finishes and shall be located in Performers Park and in front of the larger buildings such as Building F, the 6th District Police Station, and the Senior Center. The specific fixture utilized may vary to suite the environment and setting within which it is being placed.



