

# BPTC/ STEVENSON/ METROGROVE

## DESIGN GUIDELINES

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 March 18, 2024

APPLICATION NO. SDP-9558-2023 WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL  
BY RESOLUTION R-15-24 WITH SIX ( 6 ) CONDITIONS.

DATE 7/31/2024 BY Jamie Golub

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

---

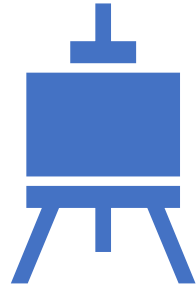
**CRAFTMARK  
HOMES®**

---

# TABLE OF CONTENTS

<u>INTRODUCTION</u>	3
<u>COMMUNITY DESIGN</u>	
Neighborhood Overview	5
Key Lot	6
<u>ARCHITECTURE</u>	
General Design Principles	8-9
Façade and Materials Guidelines	10-11
<u>SITE DESIGN</u>	
Publicly Accessible Common Open Spaces	13
Streets	14
Plant Palette	15-16
<u>DEFINITIONS</u>	17

# INTRODUCTION



## PURPOSE OF THE GUIDELINES

The Design Guidelines for the BPTC/Stevenson/Metrogrove Property (the “SM Property”) create a framework for a distinctive, welcoming community that maintains high architectural standards, provides a high quality of life for its residents, and has its own unique identity.

The purposes of the guidelines are to:

- Enhance and protect the neighborhood’s quality of life and image through design features and guidelines that create compatible relationships and enhance connectivity.
- Promote long-term, sustainable economic and environmental vitality through design standards that encourage and reward high quality development, while discouraging less enduring alternatives.
- Enhance and protect the health, safety, welfare of the residents.



## APPLICABILITY AND USE

The provisions of the guidelines apply to all development within the SM Property. The guidelines provide general design direction as well as development standards. Its primary purpose is to guide the project’s design team. The guidelines will also be utilized by city staff, the Planning Commission, and the City Council to review development applications submitted under the City’s plan review process. The guidelines will also be used by builders and the Town Architect to guide the architecture of specific units prior to their submission to the city.

The goals and policies set forth in this document will be met through compliance with all code standards and consideration of the design guidelines. Property owners and applicants and their design consultants will use these guidelines in the planning of development projects.

The plans included in these guidelines do not reflect the final site plan condition. These plans are subject to approval of the Final Site Plan.



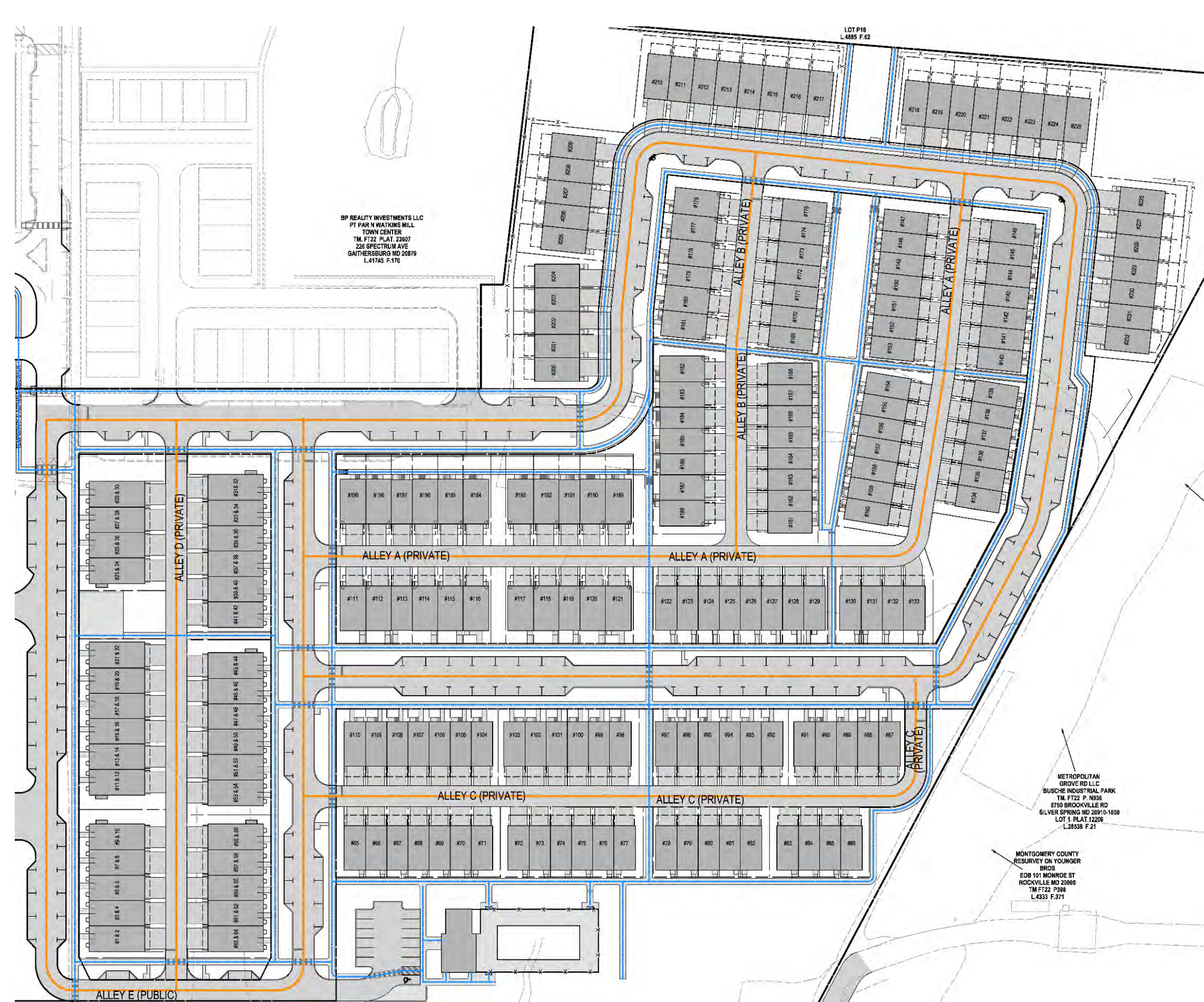
## VARIANCES FROM THE DESIGN GUIDELINES

Modification or variance requests by the applicant to these design guidelines are subject to approval by the planning staff. Approval must also be obtained by the Town Architect (before or during initial outsales) or HOA (after initial outsales). Lastly, these requests must be presented to the planning commission to be reviewed. The Planning Commission may approve or deny modification requests, although all modification or variance requests must comply with the City of Gaithersburg code.

After initial outsales by the builders, subsequent modifications to the homeowners association documents shall be in accordance with these design guidelines.

These guidelines may be modified by the Planning Commission when the Final Site Plan is reviewed.

# 1. COMMUNITY DESIGN



# NEIGHBORHOOD OVERVIEW

The SM Property consists of approximately 18.22 acres. It sits adjacent to the urban core of the future Watkins Mill Town Center, as well as the existing Parklands residential community. The proposed community consists of 232 units, a mixture of for-sale townhomes and 2-over-2 condominiums. Given the location and high-profile nature of this community, there is significant interest in community architecture. The requirements established in these Design Guidelines will create a development with a distinct character, yet which is also complementary to the adjacent Parklands community. The use of high-quality building materials is envisioned, and these guidelines shall be used to ensure compatibility of units while enabling flexibility for builders. It should be noted that this site is also governed by a site plan, which requires specific architectural, landscape and hardscape treatments for the units, including side yard screening.

This document shall provide architectural guidance for the homes at SM Property and must be used in conjunction with other pertinent documents (including the approved site plan, etc.) for each unit in the community. A Town Architect shall review all builders' units, including initial architecture and final architecture. The Town Architect shall only review architecture for builders. Modifications by homeowners shall be approved by the homeowners association.

# KEY LOT

Units indicated as High Visibility End Units on the Key Lot Plan have significant visibility from multiple angles and, thus, will have enhanced design of the highly visible side or side and rear where indicated. High visibility townhome units are identified and classified in the approved site plan.

For high visibility sides, the primary front façade materials shall wrap around the corner for the entire side of the unit. High visibility sides must also include a thoughtful pattern of windows. Bay windows and other similar projections are encouraged.

Key Lots classified as high visibility rears, will additionally have the front façade materials wrap around to the rear to include all 3 sides of the townhome.

For sides and rears not identified as high visibility on the approved site plan, the primary façade materials shall wrap around the front corner and terminate to a logical point of conclusion, such as, but not limited to, a window or change in façade plane.



# GENERAL DESIGN PRINCIPLES

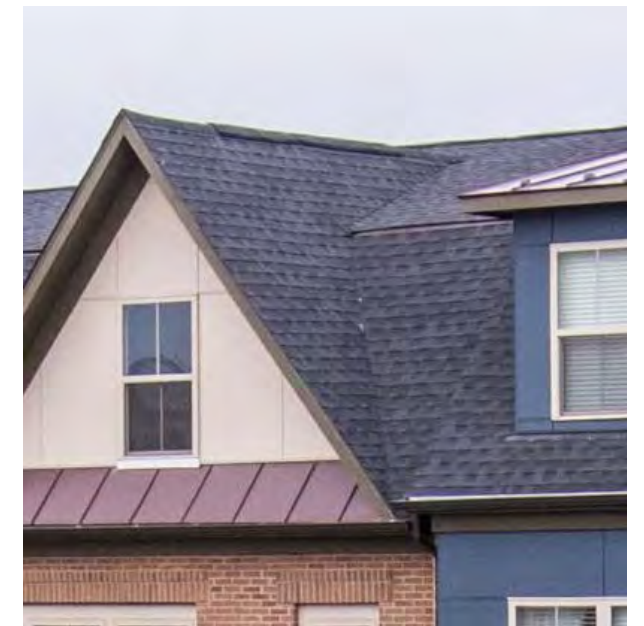
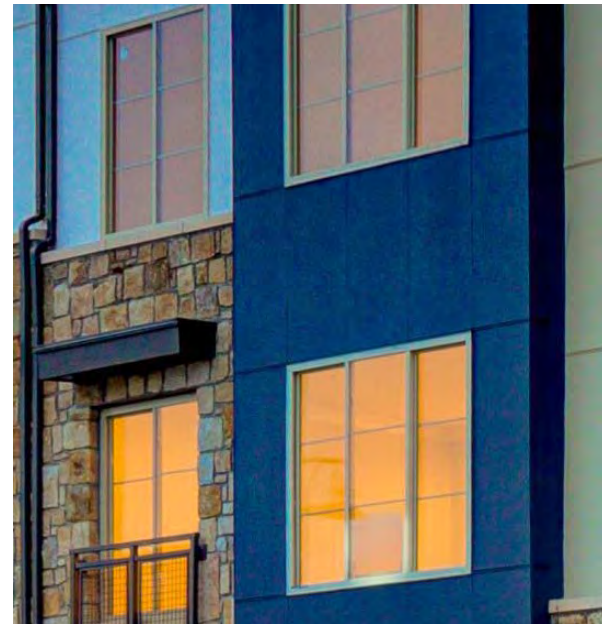
(FOR BOTH RESIDENTIAL AND COMMUNITY BUILDINGS)

- Buildings within the community must be comprised of high-quality building elements that are strategically used to enhance the visual aesthetic of the building and the street.
- Variety in building walls is encouraged, with the integration of masonry and other materials (although units in a building may have a common element(s) to unify the strip)
- Variety in building material colors is encouraged
- No units with the same color scheme and building elevation shall be repeated within 3 consecutive houses
- For residential buildings only, a minimum of 50% of the front façade of a building (not including doors and windows) shall be brick and/or stone. An individual unit may have less than fifty-percent masonry providing that the building front façade is at least fifty-percent masonry.
- A masonry water table of stone or brick is required on the front of homes in the community. The height of the masonry water table must extend to at least the bottom first floor windows of the home, although it may extend higher.



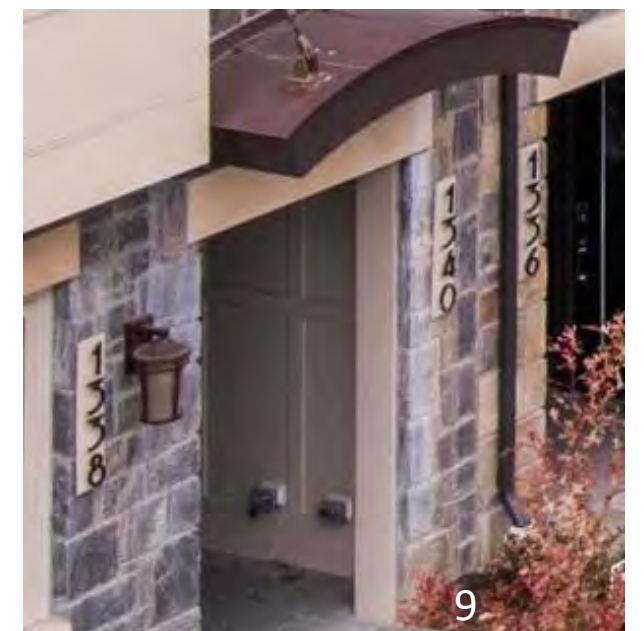
# 2. ARCHITECTURE

# GENERAL DESIGN PRINCIPLES CONT.



Each dwelling unit facade shall include a minimum of two of the following design features:

- Window Surrounds
- Decorative masonry designs to differentiate the wall surface
- Awnings
- Bay Windows
- Façade recesses
- Parapets
- Reverse Gables
- Dormers
- Brackets
- Projecting head features
- Front door porticos
- Partial foundation jogs



# FAÇADE & MATERIALS GUIDELINES

(FOR BOTH RESIDENTIAL AND COMMUNITY BUILDINGS)

## WALLS

Building walls shall consist of the following permitted building materials:

- Cementitious Siding, such as Hardie or Equivalent (panels, board & batten, & siding)
- Brick (to be coursed in common bond, Flemish bond, herringbone, basket weave, or other decorative bond)
- Natural stone
- No vinyl siding is permitted
- The number of front building façade materials shall be a minimum of two materials and a maximum of three materials. This does not include accent elements.

## ACCENT MATERIAL

Accent material used on window trim, corner boards, cornice, sills, bays and other projections may include:

- Cementitious Siding (Hardie or similar) , including board and batten
- Cast stone
- PVC
- Masonry
- Metal
- Other high quality, non-rot material such as Boral, Nichiha or LP Smartside

## WINDOWS

- Windows may be single/double hung, casement, or fixed. Transom windows shall be permitted.
- Permissible window materials include wood, composite, vinyl, steel or metal clad wood
- Divided light configurations and muntin details must be cohesive with the architectural style of the home
- Shutters should appear functional and each should be half the size of the window

## DOORS

- All exterior doors must be steel, fiberglass, wood, glass or glazed and must be painted or stained
- Slider doors are permitted on rears only and may be vinyl
- Garage doors may be made of embossed hardwood, fiberglass, wood veneer , aluminum, glass or steel

## GUTTERS AND DOWNSPOUTS

- Gutters and downspouts will be made of prebaked or powder coated aluminum
- Downspouts will discharge directly into planting beds or stormwater facilities. Direct discharge onto sidewalks or driveways is prohibited. A splashblock will be added where the downspout discharges into a plant bed or turf.

# FAÇADE & MATERIALS GUIDELINES CONT.

## ROOFS

- Permissible roof forms include pitched and flat roofs, although each stick must be overall pitched or overall flat
- Permissible roof materials include 30-year architectural grade asphalt shingles, standing seam metal, EPDM and TPO
- Skylights shall be permissible on the rear of units only
- Roof penetrations must be as hidden as possible and painted to match the roofing material. Metal penetrations may be left the natural color of the metal.
- The installation of solar panels requires approval by the Town Architect or HOA to demonstrate they will not be visible from the street or amenity areas. Solar panels are only allowed on the rear of units only.
- Rooftop decks are permissible on both townhomes and 2-over-2 condominiums

## HVAC

- Units will be placed on the ground, in the side or rear yard
- On units with rooftop decks, HVAC units may be located on the rooftop deck but may not be visible from the street

## PORCHES

- Porches and stoops are encouraged on the front of all units
- All porches should have an overhang or a recess element. A minimum overhang or recess of 36" is required.
- A variety of canopy styles is encouraged.
- Porch materials shall be consistent with or complimentary to the building façade and roof
- Porches may extend beyond the Build To Line. A full list of items which may extend beyond the Build To Line is provided in the Definitions on page 16.

## DECKS

- Rear decks require approval by the Town Architect or HOA
- It is the responsibility of the property owner to ensure that the deck does not violate any setbacks or easements
- The side setback for each rear deck is 1' from each adjacent unit. For example, the maximum width of a deck on a 20' wide home is 18'.
- Decks boards shall be composite or PVC. Pressure treated deck boards are not permissible.
- Deck bandboards, support beams, and posts must be wrapped in non-rot composite material or PVC (pressure treated lumber may only be exposed on the underside of the deck)
- Deck railings shall be PVC, composite or metal
- Privacy screens are permissible on interior sides of decks only. They shall be no taller than 6' and shall be made from material that is complimentary or consistent to the other materials on the deck or back of the home
- Decks may overhang easements only if shown on the final site plan and permission is granted by the easement holder

## FENCING









- Fencing shall not be allowed around homes with rear load garages, except as otherwise shown on the approved site plan
- The approved site plan may specify the location of certain fences along with their permitted materials, styles and heights.
- The front load garage townhomes may have fences in the side and rear yards with an allowable height of 36"-72"
  - It is the responsibility of the property owner to ensure that the fence does not violate any setbacks or easements
  - Permissible fence materials include wood, PVC, composite and metal

# 3. SITE DESIGN



# Common Site Elements

**LEGEND**

	SWM PLANTING BEDS
	SIDEWALKS
	DOG WASTE STATION
	TRASH RECEPTACLES
	BIKE RACKS
	BENCHES AND SEATING
	LIGHTING
	AMENITY SPACES (SEE SHEET 18 - AMENITY SPACE EXHIBIT)

PUBLICLY ACCESSIBLE COMMON OPEN SPACES PLAY AN INTEGRAL ROLE IN THE COMMUNITY BY PROVIDING A SPACE FOR PEOPLE TO GATHER, INTERACT, AND PLAY. OPEN SPACES SHALL CONTAIN THE FOLLOWING COMMON ELEMENTS

#### LAWN

- Open spaces will consist of large areas of open lawn that provides a soft surface for informal recreation and gathering.
- Lawn areas will be planted with turf species that can tolerate wear and compaction.

#### PLANTING BEDS

- Planting beds will be used to define spaces, provide screening, and create visual interest.
- Deciduous material will typically have an evergreen background or interplanting, and seasonal color will be dispersed throughout the beds.
- There will be a diverse mix of species to increase biodiversity and ensure year-round interest.

#### SIDEWALKS

- Sidewalks will typically be made of scored concrete.
- Pedestrian routes will typically be 4" thick on base to accommodate foot/bike traffic.

#### BENCHES AND SEATING

- A diversity of spaces ranging from intimate to group seating will be provided. Benches will compliment site furnishings and architectural aesthetics.
- Seating areas will be shaded and accessible.
- Seating areas will be located near amenities and recreation facilities.
- Seating areas will be well lit and visible for safety.

#### WASTE RECEPTACLES

- Dog waste stations will be provided in both Community and Neighborhood parks.

#### BIKE RACKS

- Bike racks will be easily accessible and located in highly visible areas near major destinations.
- The inverted "U" style bike rack is preferred, racks will be securely mounted to the ground to prevent theft.
- Placement and spacing of bike racks should consider dimensions when occupied. Minimum spacing between bike racks is 3 feet on center.
- Bike racks will compliment surrounding site furnishings.





# STREETS

## SIDEWALKS

- Sidewalks will typically be made of scored concrete.
- Pedestrian routes will typically be 4" thick on base to accommodate foot/bike traffic.

## ROADS AND PARKING

- Roads will be efficiently located to take advantage of existing intersections.
- Roads will be asphalt. Driveways may be asphalt or concrete.
- Roads will be sized for secondary or tertiary travel and accommodate one lane of travel in each direction; each road will have a sidewalk on both sides.
- On-street parking will be provided where possible to accommodate visitors.
- Vehicular routes will be designed to accommodate fire truck access.

## STREET LIGHTING

- Street lights will provide safe illumination of vehicular circulation routes, and will meet DPW and industry standards.
- Street lights will be styled to match building aesthetic as well as City standards.
- Lighting elements will consist of a metal post and housing.

## MAILBOXES

- Mailboxes clusters will be easily accessible and conveniently located.
- Mailboxes clusters will be contemporary in style and have a metal finish.

## STREET TREES

- Tree selection will be limited to species that can survive the harsh conditions of the street (reflective heat, limited water, applications of roadside salt, pollution and exhaust from traffic, etc.)
- Tree selection is based on street width, primary use, and available soil volume. A diverse selection of trees is ideal. This will prevent monoculture and provide year-long interest.
- Tree location will be dictated by species and will be spaced between 30' to 40' on center.
- Choosing tree species with an appropriate canopy height is critical. A vertical clearance of 80 inches is required above sidewalks and 14 feet above roadways.



# PLANT PALETTE - LANDSCAPE SELECTIONS ARE SHOWN AS EXAMPLES AND DO NOT CONSTITUTE FINAL PLANT MATERIAL SELECTION. ADDITIONAL SPECIES MAY BE ADDED AT TIME OF FINAL DESIGN AND ARE SUBJECT TO REVIEW AND APPROVAL BY OWNER AND CITY OF GAITHERSBURG.

## STREET TREES

- Zelkova
- Honey Locust (thornless)
- Willow Oak
- London Planetree
- Littleleaf Linden
- Hop Hornbeam



## SHADE TREES

Any of the street tree species, plus:

- White Oak
- American Linden
- Hackberry
- Pin Oak
- Hickory
- Beech



## UNDERSTORY & ORNAMENTAL TREES

- Serviceberry
- River Birch
- Redbud
- Dogwood
- Hawthorn
- Sourwood
- Star Magnolia



## EVERGREEN TREES

- Eastern Red Cedar
- Southern Magnolia
- Eastern White Pine
- American Holly
- Norway Spruce
- Deodar Cedar



PLANT PALETTE - LANDSCAPE SELECTIONS ARE SHOWN AS EXAMPLES AND DO NOT CONSTITUTE FINAL PLANT MATERIAL SELECTION. ADDITIONAL SPECIES MAY BE ADDED AT TIME OF FINAL DESIGN AND ARE SUBJECT TO REVIEW AND APPROVAL BY OWNER AND CITY OF GAITHERSBURG.

**SHRUBS**

- Summersweet
- Dwarf Fothergilla
- Azalea
- Viburnum
- Red Twig Dogwood
- Hydrangea



**GROUND COVERS**

- Sweet Fern
- Creeping Phlox
- Bearberry
- Fragrant Sumac
- Creeping Thyme
- Wild Ginger



**PERENNIALS & GRASSES**

- Pink Muhly Grass
- Switchgrass
- Little Bluestem
- Blackeyed Susans
- Blazing Star
- Arkansas Bluestar



**ANNUALS & BULBS**

- Daffodils
- Crocus
- Alliums
- Poker plant
- Gerbera Daisy
- Impatiens



# DEFINITIONS

## BUILD TO LINE

- A line beyond which any foundation wall of the main building shall not project. The following items can extend beyond the build to line as noted into the front, rear and, or side yard as shown on the SDP and further detailed on the Final Site Plan:
  - Porches, steps, terraces, stoops and open stairways. Steps, terraces, stoops and open stairways may extend into any front or rear yard area. Steps, terraces, stoops and outside open stairways which extend into any yard area may not be roofed.
  - Bay windows, oriels, entrances, vestibules and balconies. Any bay window, oriel, entrance, vestibule or balcony may extend into any front, side or rear yard area.
  - Chimneys. Chimneys may extend into any side or rear yard area.
  - Air conditioners, HVAC Units and heat pumps. Air conditioners and heat pumps, whether freestanding, wall or window mounted, may extend into any side or rear yard area.
  - Cornices and Eaves. Cornices and eaves may extend into any front, side or rear yard area.
  - Sills, leaders, belt courses and similar ornamental features may extend into any front, side or rear yard area.

- Structures. Fences, flagpoles, lampposts or similar structures, including, but not limited to lawn ornaments and arbors, may be located within any front, side or rear yard area and also within build-to lines so long as the location of the structure does not interfere with the use of any abutting or confronting property or obstruct visibility along any public right-of-way. Play equipment and basketball hoops, may extend into any rear or side yard area lines so long as the location of the structure does not interfere with the use of any abutting or confronting property.
- Window Wells

## DECK

- A floored structure, typically with a railing, that adjoins a house, located at the rear of the building.

## HARDSCAPE

- Inanimate elements located in both public and private domain, constructed from hard materials such as pathways, trellis, walls, etc.

## OPEN SPACE

- Land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; could be used by the public for recreation or circulation. Walkways, plant beds, lawns, and terraces within an open space area could be included as part of such open space area. Paved parking lot areas used for auto circulation or parking do not qualify as Open Space.

## PORCH

- An open or shaded platform at front and/or sides attached to the outside of a building, used to protect an entrance. It may have separate roof from the main building.

## ROOFTOP DECK

- A private outdoor space above the roof of any enclosed living space of a unit.

## STOOP

- A set of steps at the front entrance of a house.