

ROSEDALE VILLAGE

A P A R T M E N T S

CONNECTING COMMUNITY

DESIGN GUIDELINES

MARCH , 2025

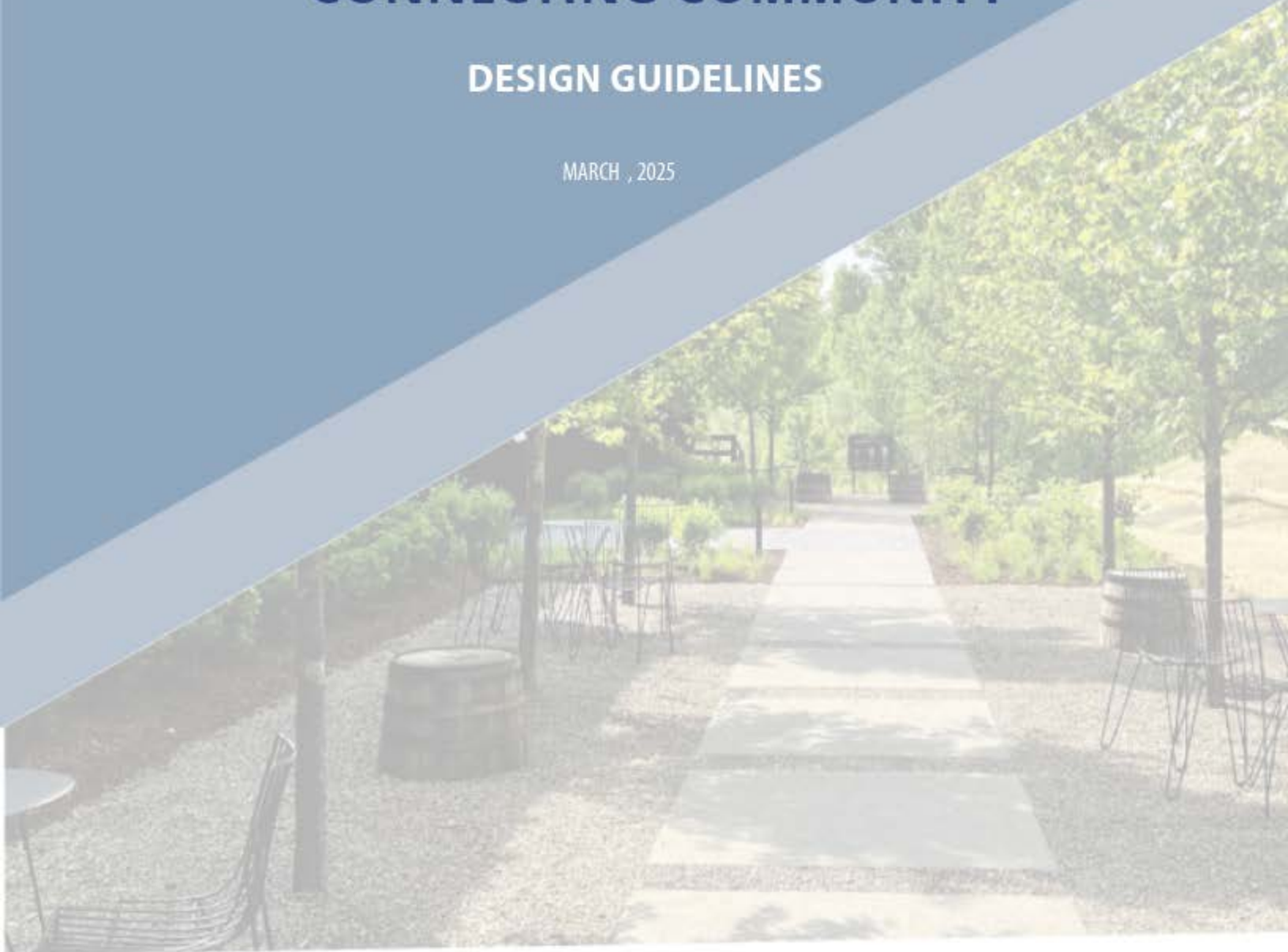


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ROSA CAROLINA

Native roses are host to many species of native butterfly, moth caterpillars, and bees. Rosa Carolina is one of five species of rose native to Maryland.



EXISTING ROSEDALE UNITS BUILT CIRCA 1970

01 INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

The Guidelines will be utilized by the City staff, the Planning Commission, and the City Council to review development applications submitted under the City's Corridor Development (CD) zone plan review process. The City's Planning Commission has the authority to approve modification requests to the Guidelines at the time of final site plan upon a showing that the proposed alternative reasonably meets the Intent of the Guidelines.

Modifications such as those described above will not require revisions to this document. The graphic depictions shown in this document are illustrative only and indicate one possible proposed layout as to how buildings and open spaces might ultimately appear after their completion. Final design will not be the same as present on these illustrative images.

These guidelines serve several important purposes:

- CONSISTENCY:** Ensuring individual design elements of the plan are consistent and provide a cohesive look and feel to the community.
- EFFICIENCY:** Providing clear standards for efficient design but also the efficient review of the plan by City staff, Planning Commission and City Council through the established plan review process.
- COLLABORATION:** Promoting equitable, resilient, and sustainable design principles that result in a complete community design for enjoyment by residents and visitors.
- QUALITY CONTROL:** Upholding high standards of quality measured in terms of health, safety and welfare for enhanced user experience and overall satisfaction with the community.

02 URBAN DESIGN

2.10 GENERAL OVERVIEW

2.20 CIRCULATION



2.10 GENERAL OVERVIEW



LEGEND:

- A Pocket Park #1
 - B Pocket Park #2
 - C Active Play Area
 - D Common Green
- E Seating Area #1
 - F Seating Area #2
 - G Seating Area #3

PHASING:

Phasing of the redevelopment in a manner that would not displace the existing tenants during construction requires that the initial phase of the Project construct sufficient units to allow for the substantial relocation of residents from the existing buildings

LAYOUT:

Proposed buildings and parking are arranged in a manner that allows each building to generally front onto either a portion of public roadway or be adjacent to some type of open space. Public streets will be lined with sidewalks, street trees, lighting and other streetscape elements that help connect residents to the urban fabric.

ENHANCED OPEN SPACE:

Open space provides community centric spaces that create gathering spaces to fostering social interaction, mental restoration, and physical activity. There will be a mix of passive and active open space amenities to encourage residents to engage with each other and build a sense of community. The proposed Project will be linked to the surrounding community by a network of pedestrian sidewalks and by an 8-ft wide multi-purposed trail along O'Neill Drive.




SUSTAINABILITY:

Incorporating sustainable design principles that reduce the impact on the environment by featuring eco-friendly materials and energy-efficient electric appliances. Tree canopy coverage will be provided in the parking areas to reduce the impact of heat island effect. Effective use of native plant materials will be applied to reduce water consumption for landscape irrigation and to minimize pesticide and fertilizer applications. Modern stormwater management facilities will be integrated as required by the City Code.

2.20 CIRCULATION



LEGEND:

-  Vehicular Access via proposed O'Neill Dr.
-  Pedestrian multi-use trail within O'Neill Dr.
-  Secondary Pedestrian sidewalks on-site

VEHICULAR ACCESS:

The goal of the plan is to maintain the existing public street access through the Property with the realignment of O'Neill Drive alignment as a single public right-of-way with a direct connection to the adjacent Casey Community Center.

PEDESTRIAN ACCESS:

The proposed Project will be linked to the surrounding community by a network of pedestrian sidewalks. Pedestrian linkage to be provided on both side of O'Neill Drive with one side provided as an 8-ft wide multi-purposed trail (as shown in blue).

Pedestrian circulation on-site will be provided by a series of secondary sidewalks (as shown in red). Minimum sidewalk width to be 6 ft. however wider sidewalks may be provided for areas with more intense pedestrian activity. See 'Streetscape Design' herein for additional design direction related to street trees, pedestrian safety, and etc.

03 ARCHITECTURE

3.10 HOUSING TYPES OVERVIEW

3.20 ELEVATIONS

3.30 MATERIALS



3.10 HOUSING TYPES OVERVIEW



These design guidelines aim to revitalize a longstanding affordable housing community with timeless architecture anchored in traditional form and materials.

The variety of housing types, including open breezeway walk-up garden units and conditioned corridor elevator buildings, provide a wide range of housing opportunities.

Residential-scale modulation, through the use of balconies, building entries and general unit configuration, avoids the creation of block-like singular structures.



Facades are organized around building entrances and key areas such as the leasing office. These areas are clearly defined by the building articulation and façade materials, as well as the use of architectural elements such as stoops, colonnades and door surrounds.

Materials are familiar masonry and siding, applied with techniques to reinforce hierarchy in building forms.

Inclusion of architectural details such as trim, masonry sills and headers, and structural columns adds character and interest to the architectural fabric of the community.

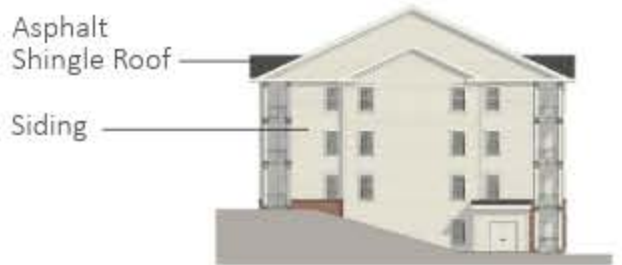
3.20 ELEVATIONS



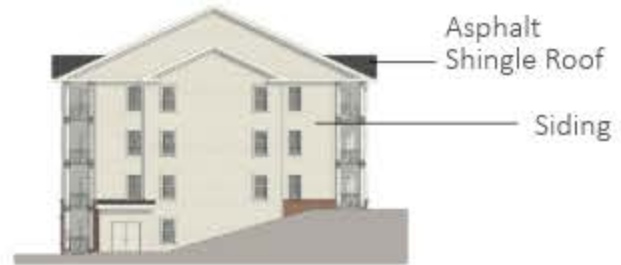
Typ Breezeway North Elevation



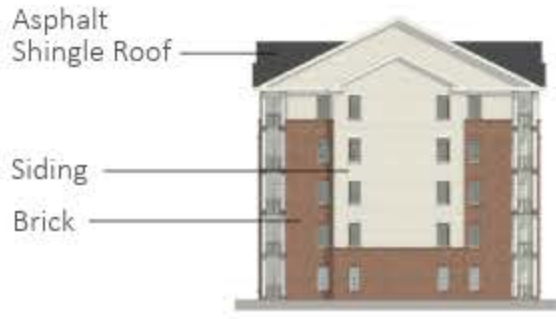
Typ 5-ST Building North Elevation



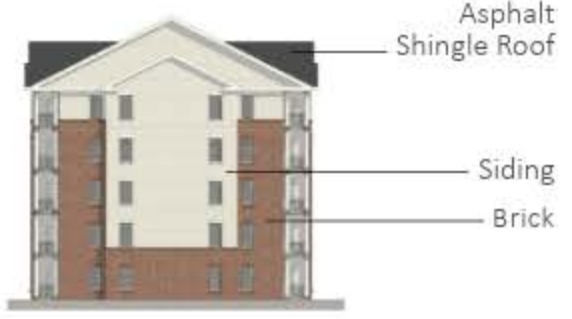
Typ Breezeway East Elevation



Typ Breezeway West Elevation



Typ 5-ST Building East Elevation



Typ 5-ST Building West Elevation



Typ Breezeway South Elevation



Typ 5-ST Building South Elevation

Walls

Building walls will be constructed of brick, vinyl siding or cementitious siding and panel.

When constructed of more than one material, changes in material are permitted along a horizontal or vertical line. Corners will use trim, wrapped material, or other treatments to transition between materials.

Brick will be coursed in a common bond or other decorative bond, and variety of brick colors, modules and finishes will be allowed.

Vinyl, metal, or similar are acceptable siding materials where brick is not required. Cementitious siding such as Hardie or equivalent are permitted as well.

Roofs

Permissible roof forms include pitched and flat roofs.

Gables, hips and small ancillary shed roofs are permissible and encouraged to break up any length of roof greater than 100'.

Permissible roof materials include 30-year architectural grade asphalt shingles, standing seam metal and TPO.

Roof penetrations must be hidden and painted to match the roofing material.

Doors

All exterior doors must be steel, fiberglass, wood, glass or glazed and must be painted or stained.

Doors are permitted to be single doors or double doors.

Windows

Windows may be single/double hung, casement or fixed.

Windows should be square or rectangular, and vertical in orientation.

Window lights should be vertical in proportion.

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 façade.

Gutters & Downspouts

Gutters and downspouts will be made of prebaked or powder coated aluminum.

Downspouts will discharge directly into the planting beds or storm water facilities. Direct discharge onto sidewalks or driveways is prohibited.

Downspouts will be located in a way that reinforces the façade orientation.

Porches & Stoops

Porches and stoops will be used to highlight building entries and key amenities such the leasing office.

All porches and stoops will be covered by a canopy that is column supported and whose design is consistent with or compliments the building facade.

Porch materials shall be consistent with or compliments the building façade and roof.

HVAC

Condensors for open breezeway walk-up buildings will be placed on the ground in the side or rear yards, away from operable windows, with evergreen planting or fencing used to ensure that they are not visible from the street.

Condensors for conditioned corridor elevator buildings will be located in a rooftop mechanical well, that is open to the backside of the building and sloped to perimeter, without internal roof drains.

Accent Materials

Accent materials used on window trim, corner boards, cornice, sills, bays and other projections may include cementitious or vinyl siding, wrapped or treated wood, composite, PVC, masonry, metal or other high quality, non-rot material.

Balconies

Balconies will be precast concrete.

Façade materials within the balcony will be vinyl siding that is consistent throughout the façade.

Corner balconies may be supported by structural columns with column wraps designed to compliment the building façade.

Railings will be PVC, composite, or metal, and colored white to be consistent with trim and other accent materials used within the building façade.

04 SITE DESIGN

4.10 OPEN SPACE

4.20 STREETScape

4.30 SCREENING

4.40 FENCING

4.50-4.53 PLANT PALETTES

4.60 BUILDING FOUNDATION LANDSCAPING

4.70 POCKET PARKS #1-#2

4.80 ACTIVE PLAY AREA & COMMON GREEN

4.90 SEATING AREAS #1-#3



4.10 OPEN SPACE

COMMON OPEN SPACES

A variety of developed community open space areas will be provided to encourage social gathering through active and/or passive recreation. These spaces will complement the building architecture and help to establish community identity. Each area shall contain some or all of the following design elements.



LAWN AREAS

Large turf grass lawn areas provide space for informal play or gathering. Turf will be planted with water wise tall fescue varieties that tolerate heat and foot traffic.



LANDSCAPING

Smaller scale plantings consisting of shrubs, perennials and ornamental grasses will be selected for habit, form, color, and seasonal interest to provide visual appeal.



SIDEWALKS

Scored-concrete sidewalks will provide pedestrian links throughout the community. Typical sidewalks will be a minimum of 6 ft. wide with wider sidewalks provided as needed for high foot traffic areas.

SITE FURNISHINGS

Open space areas will be complemented with coordinated site furnishings to include benches, trash receptacles, bike racks, and/or landscape structures depending on the function of the space.



Furnishings will be arranged so residents have comfortable and functional outdoor spaces to enjoy.

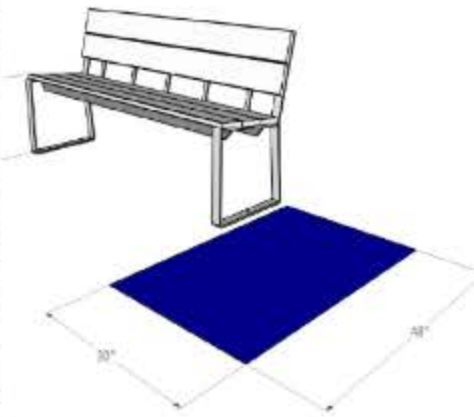


Bike racks quantities and locations shall be provided in accordance with City Code requirements. Locations should be accessible and highly visible to discourage theft. Inverted "U" style bike racks mounted with a minimum spacing of 3 ft. on-center or similar product preferred.



SPECIAL PAVING HIGHLIGHTS

Open space areas will feature special paving highlights that include scored-concrete patterns and/or unit pavers.



Accessible furnishings and ADA companion spaces shall be provided in all seating arrangements.



4.20 STREETScape

STREETScape DESIGN

Streetscape design is essential for creating safe, attractive, and functional public spaces. The O'Neill Drive streetscape may contain some or all of the following elements.



PEDESTRIAN SAFETY

Parallel parking along O'Neill Drive to serve as a traffic calming measure. Painted crosswalks, curb extensions, ramps, and pedestrian signage to be provided for enhanced pedestrian safety.



STREET FURNITURE

Street Furniture to include benches, trash bins, bike racks, and other amenities to enhance the user experience along O'Neill Drive.



STORMWATER TREATMENT FACILITIES

Microbio stormwater filtration to be provided for pollution control, water quality improvement and contribute to sustainable urban design within the community.



STREET TREES

Street trees will be provided in accordance with applicable codes to enhance aesthetics and provide shade. Trees are to be planted 30 ft. to 40 ft. on-center within a continuous 8 ft. wide tree panel to promote good tree health. A vertical clearance of 80 in. should be maintained for sidewalks and 14 ft for roadways.



SIDEWALKS:

Provide a 6 ft. concrete sidewalk on the north side and a 8 ft. concrete multi-purpose trail on the south side of O'Neill Drive ensure ample space for pedestrians, including clear pathways, seating, and accessibility features.



LIGHTING

The City street light standard shall be provided in accordance with applicable codes to ensure appropriate lighting levels, safety and enhancement of community ambiance.

4.30 SCREENING

LOCATION:

Place the dumpster +/-50 ft. from any building entrance. Gate openings shall be a minimum of 15 feet for garbage truck access. Truck length approach should be generally 60 f.t.

MATERIALS:

- A Vinyl
- B Composite
- C Louver Doors:



DIMENSIONS:

The enclosure dimension should be a minimum of 19 ft. wide by 14 ft. deep to accommodate a two dumpsters and to allow for easy maneuvering of the garbage truck.

- Panel height should be a minimum of 8 ft.
- Overhead clearance a minimum of 20 ft.
- Gate opening a minimum of 15 ft.
- Gate swings should be more than 90 degrees.

EQUIPMENT:

- 6 in. diameter bollard, 38 in. A.F.F., 24 in. minimum embedded in concrete 4 ft. apart.
- Cane bolts with holes in concrete for both open and closed positions.
- For vinyl and composite enclosures provide protective steel bollards at front of dumpster (See photo detail A).
- Thicken concrete pad.

4.40 FENCING



MODULAR FENCING:

Modular fencing ideal for playgrounds, gardens, and general use areas. Polyester powder coating, top handrail and square post. Black color.



MICRO-BIO SURROUND:

Micro-bio fencing to be provided for each facility. Black color.

4.50 PLANT PALETTE - TREES

The below plant palette is a representative sampling to convey design intent and does not constitute final plant material selections. Plants may be added or deleted at the time of Final Site Plan in consultation with City of Gaithersburg review and approval.



Lacebark Elm



American Hornbeam



American Elm



Sourwood



Sweetbay Magnolia



Black Gum



Thornless Honey Locust



Swamp White Oak



Seedless Sweetgum



American Witch Hazel



Hackberry



Red Bud



European Hornbeam



Silver Linden



Scarlet Oak



Southern Magnolia



Eastern Red Cedar



American Holly

MAJOR STREET TREES (1000 s.f.)
 American Hornbeam, American Elm (Dutch Elm Disease resistant varieties), Honey Locust, Swamp White Oak, European Hornbeam, Scarlet Oak, Hackberry*

MINOR STREET TREES (700 s.f.)
 Seedless Sweetgum, Silver Linden, Honey Locust

PARKING LOT TREES (s.f. varies)
 Lace Bark Elm, Willow Oak, London Plane tree, American Linden, Zelkova, Pin Oak, Southern Red Oak, Post Oak, Black Oak, White Oak

ORNAMENTAL TREES
 Sourwood, Sweetbay Magnolia*, Blackgum, Red Bud, American Witch Hazel, Seviceberry*, White Fringetree, Flowering Dogwood, Heritage River Birch*

EVERGREEN TREES
 Southern Magnolia, Eastern Red Cedar, American Holly, Pitch Pine

*Wet tolerant species

4.51 PLANT PALETTE - SHRUBS

The below plant palette is a representative sampling to convey design intent and does not constitute final plant material selections. Plants may be added or deleted at the time of Final Site Plan in consultation with City of Gaithersburg review and approval.



Coralberry



Grey Dogwood



New Jersey Tea



Little Lime Hydrangea



Hypericum Hidcote



Yellow Twig Dogwood



Sweet Pepper Bush



Virginia Sweetspire



Bearberry



Hoogendorn Holly



Dwarf Inkberry



Winterberry Holly



Dwarf Fothergilla*



Early St. John's Wort



Ruby Slippers Hydrangea



Red Twig Dogwood*



Weigelia



Clethra



Low Bush Blueberry*



Southern Wax Myrtle



Sweetfern*



Carpet Azalea



Low Grow Fragrant Sumac



Spirea Virginiana

*Wet tolerant species

4.52 PLANT PALETTE - PERENNIALS

The below plant palette is a representative sampling to convey design intent and does not constitute final plant material selections. Plants may be added or deleted at the time of Final Site Plan in consultation with City of Gaithersburg review and approval.



Jacobs Ladder*



Catmint



Sneezeweed



Stonecrop Sedum



Eastern Red Columbine



Joe-Pye



Blue Star Amsonia*



Coreopsis



Bitter Snakeroot



Brown Eyed Susan



Fire Wheel



Lanceleaf Coreopsis



Coneflower



Alumroot Heuchera



Liriope



Butterfly Weed



Beebalm



New England Aster



Eastern Blue Star



Golden Knee



Foamflower



Eastern Purple Coneflower



Liatris



Blue False Indigo*

*Wet tolerant species

4.53 PLANT PALETTE - ORNAMENTAL GRASS

The below plant palette is a representative sampling to convey design intent and does not constitute final plant material selections. Plants may be added or deleted at the time of Final Site Plan in consultation with City of Gaithersburg review and approval.



Autumn Grass



Blue Grama Grass



Panicum Virginiana Grass



Pink Muhly Grass



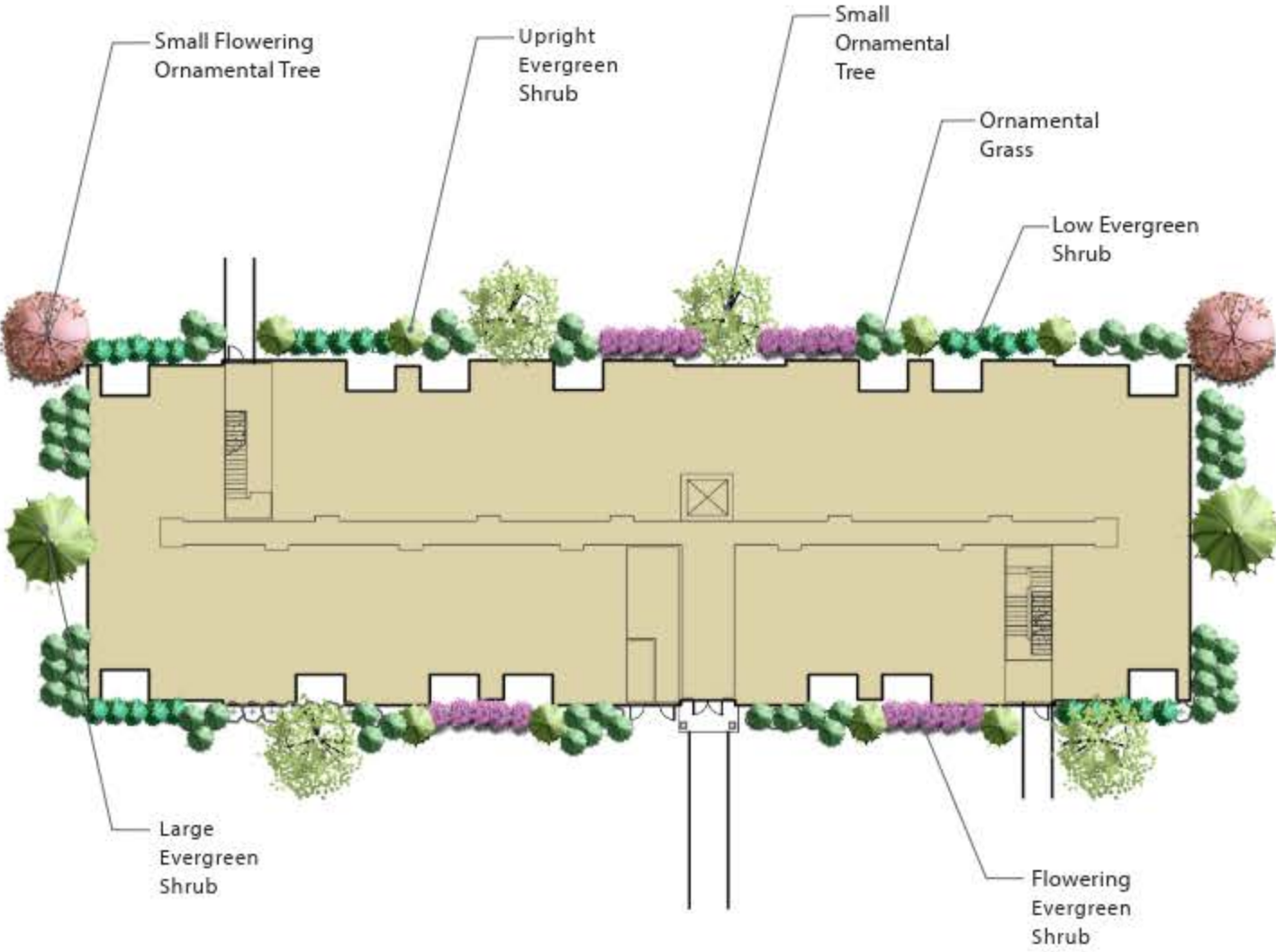
Purple Love Grass



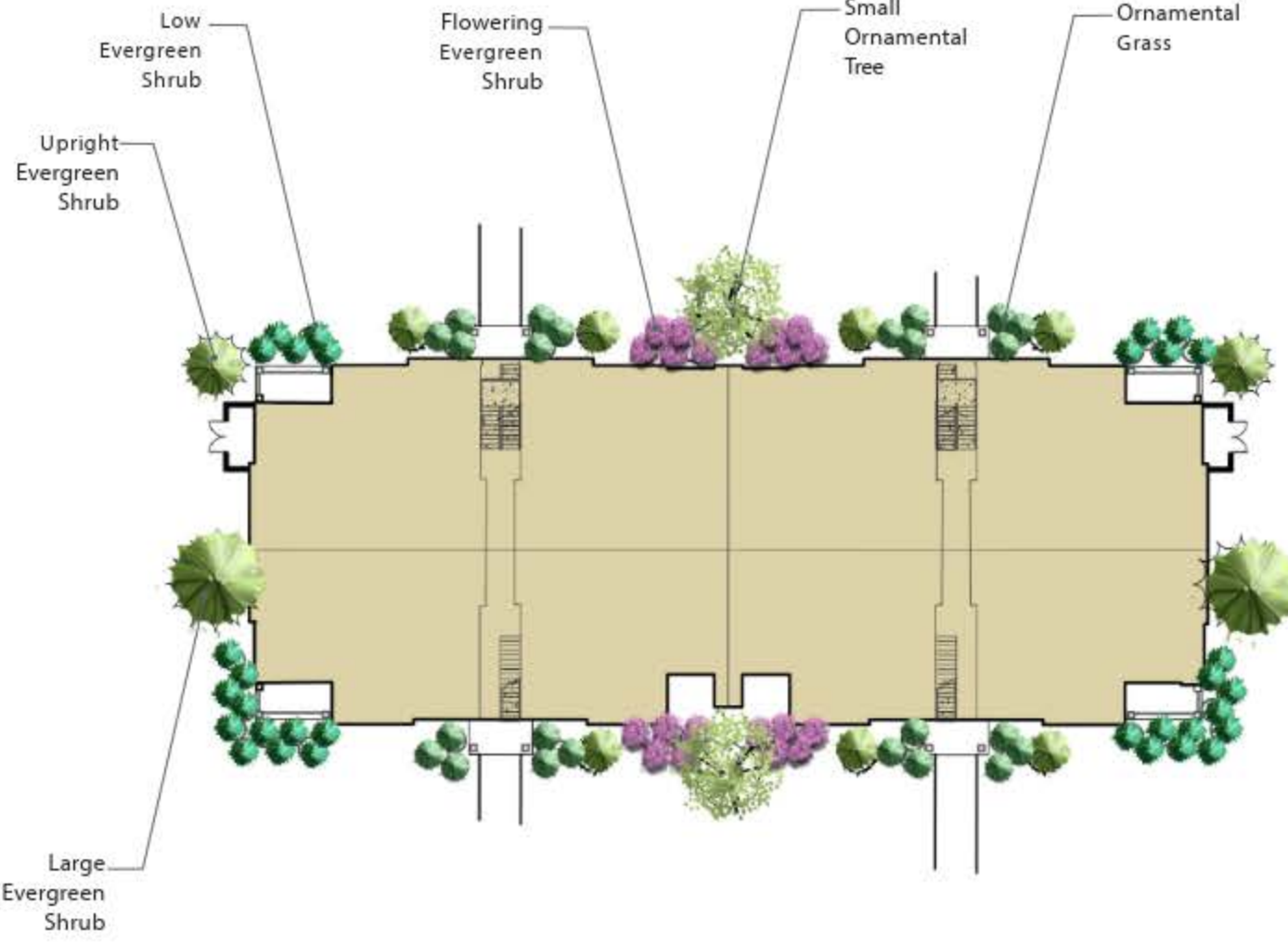
Shenandoah Switch Grass

4.60 BUILDING FOUNDATION LANDSCAPING

Planting typicals are provided to illustrate landscape design concepts. Plant quantities, categories, and locations are subject to change at the time of Final Site Plan. Type 'A' typical planting plan generally applies to Buildings 1, 2, 8, and 9. Type 'B' typical planting plan generally applies to Buildings 3 to 7. See plant palettes herein for specie recommendations..



TYPICAL BUILDING FOUNDATION LANDSCAPING TYPE 'A'



TYPICAL BUILDING FOUNDATION LANDSCAPING TYPE 'B'

4.70 POCKET PARKS #1-2



POCKET PARK #1

Tucked between Buildings 2 and 3, at the intersection of the Active Play Area and Common Green, Pocket Park #1 serves as a place for residents to gather, observe, and socialize. Formal shade tree plantings provide shade and helps differentiate the pocket park from the adjacent active spaces.



POCKET PARK #2

Located just south of Building 7, Pocket Park #2 is a place for residents to relax and unwind. Shade trees provide shade on a warm day while planting along O'Neill Drive helps buffer street activity.



4.80 ACTIVE PLAY AREA & COMMON GREEN

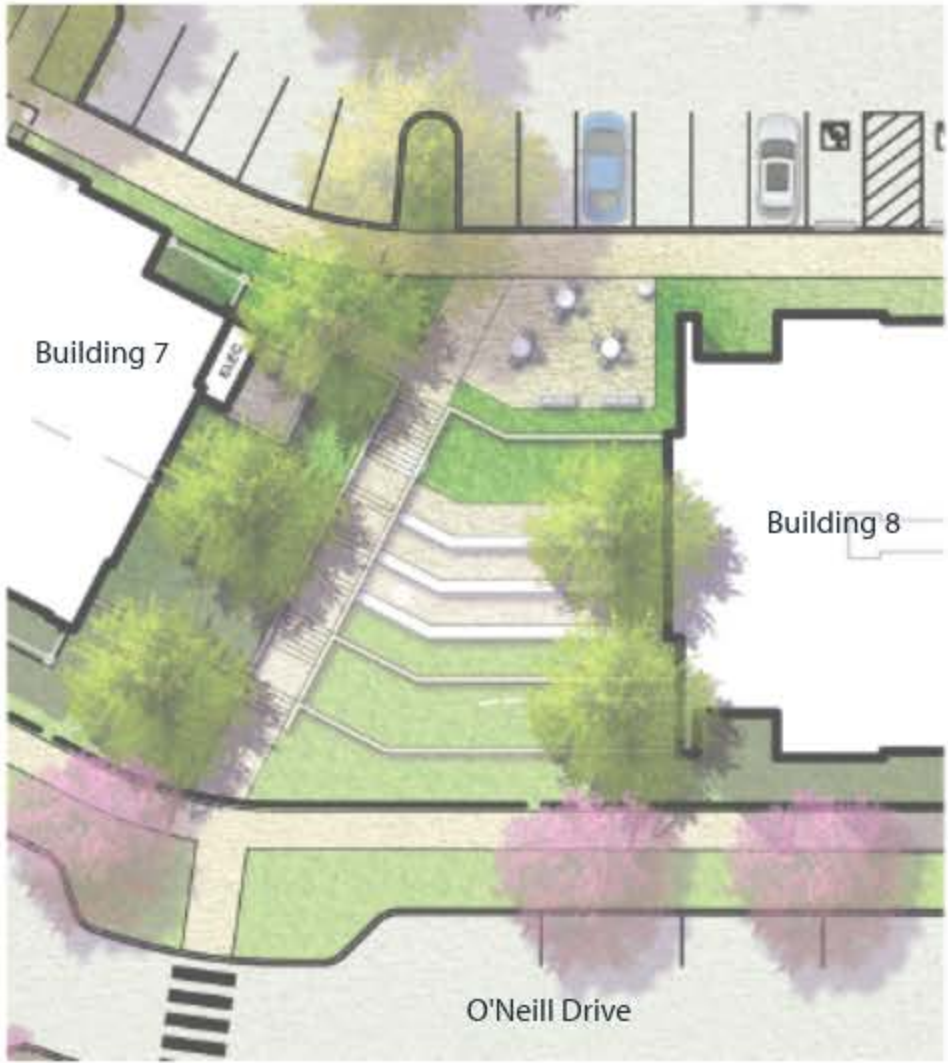


ACTIVE PLAY AREA & COMMON GREEN

Located along O'Neill Drive, the Common Green and Active Play Area serve as the primary active recreational amenities for the Rose Dale Village Apartments community. The Common Green is a large open lawn space bordered by sidewalks that give residents the opportunity for flexible programmed activities such as playing catch or kicking a soccer ball. A picnic area with tables and a shade structure adjacent to the lawn provides a shaded space for residents to relax and observe the activities on the lawn. The Active Play Area just south of the common green provides more programmed facilities with a playground and a basketball court.

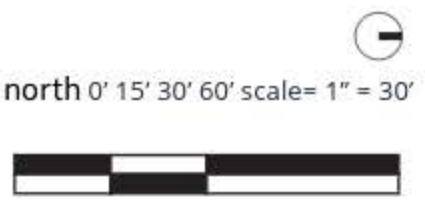


4.90 SEATING AREAS #1-#3



SEATING AREA #1

Seating Area #1 is located between Buildings 7 and 8. With nearly 20' of elevation difference from O'Neill Drive to the surface parking area, creatively arranged retaining walls provide for a unique urban space. Benches and dining tables will give residents the opportunity to hang out and relax.



SEATING AREA #2

Seating Area #2 occupies a prominent location at the western entrance into the community. By positioning the seating area behind the entrance sign, the pergola and landscape planting will benefit both the entry experience and the residents using the seating area.



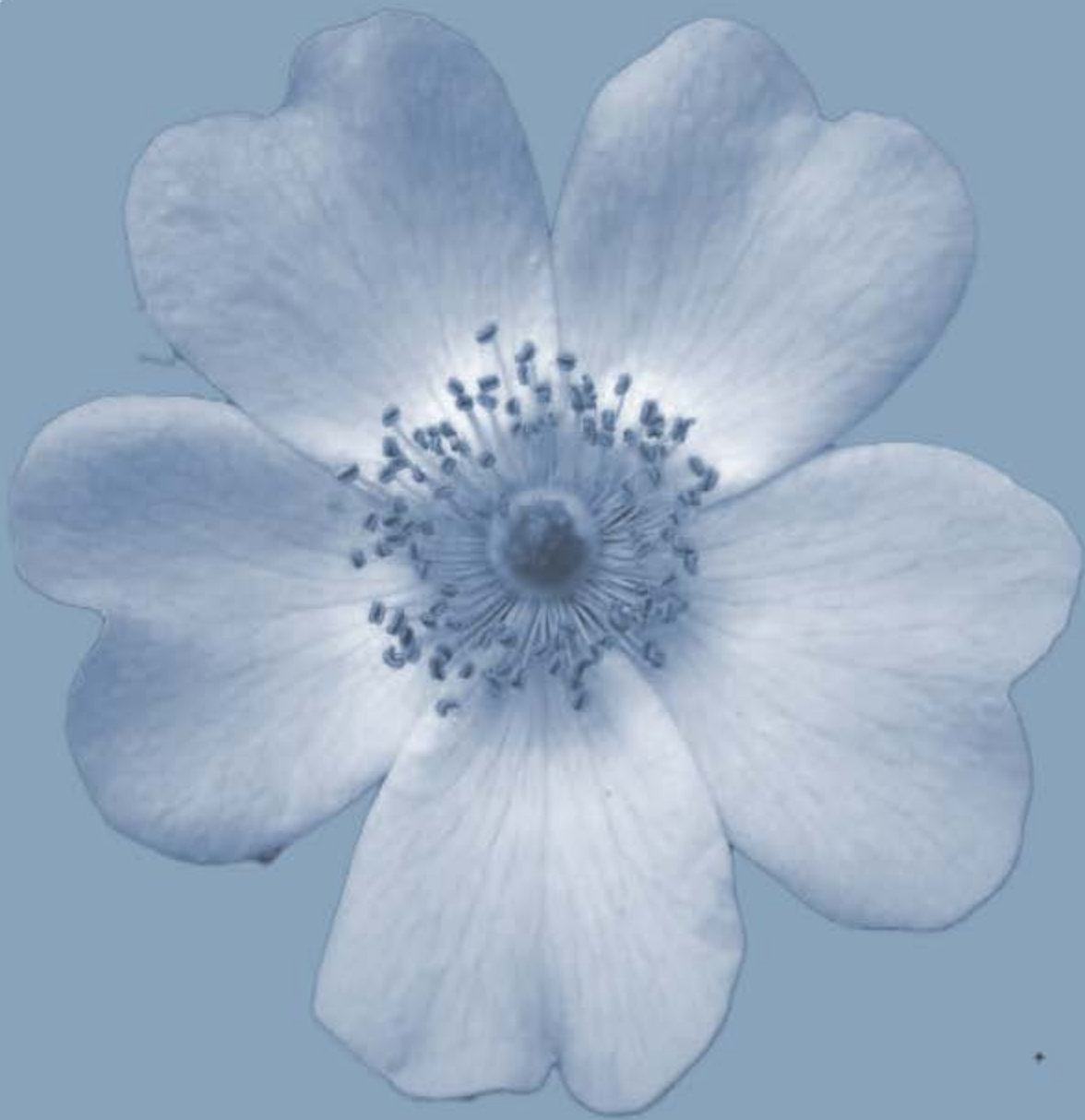
SEATING AREA #3

Located next to Building 5 and at the southern boundary of the property, Seating Area #3 serves as a quiet and flexible open space for nearby residents with open lawn and seating.



ROSEDALE VILLAGE

A P A R T M E N T S



A EUGENE B. CASEY FOUNDATION COMMUNITY