

Lincoln Park Neighborhood Conservation

District Plan and Design Guidelines

An amendment to the adopted [2007 Lincoln Park Neighborhood Conservation District Plan](#)

1. Introduction

The *Lincoln Park Conservation District Plan and Development Standards* was originally adopted in 2007 with the purpose “to preserve the existing character of the streetscape and community.” During the creation of the *Rockville 2040 Comprehensive Plan* (“Comprehensive Plan”), adopted in 2021, Lincoln Park residents voiced concerns about how some new homes and additions have impacted the neighborhood, despite the Conservation Plan and Standards in effect. Over time, neighborhoods can experience a stage during which adjacent buildings may evolve at different rates. The physical characteristics of adjacent houses, such as height and massing, might be quite different from one another as trends and the local market ebb and flow. This plan and its associated design guidelines recognize that neighborhood change is a perfectly normal and expected process, while providing a framework in which the transition between phases might be eased and any negative impact on adjacent properties minimized.

Residents have also expressed that the standards created by the 2007 *Lincoln Park Neighborhood Conservation District Plan* have proven to be outdated and resulted in unintended issues for residents wishing to receive a building permit for their property. As such, the Comprehensive Plan recommends revising the Lincoln Park Neighborhood Conservation District (LPNCD) to identify changes or improvements needed. In 2021, the City began a project to develop updated residential design standards and guidelines for detached homes within the Lincoln Park neighborhood based on the input of residents and property owners. This amendment to the plan is a result of that project and its extensive community engagement.

2. Intent, Purpose and Goals

Certain common characteristics of Lincoln Park and its structures define the character of the community. Physical characteristics of the neighborhood include the streetscape in which the structure is set, setbacks, driveways, walkways, retaining walls and fences, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. Street trees and rear yard trees are also part of the neighborhood character. Front lawns with walkways to an entry door, often with a covered porch, often define individual properties. The size, height, massing and location of structures on building lots are also essential character traits of Lincoln Park. Many of these design characteristics remain strong components of the neighborhood which continue to be important to preserve.

As established in the 2007 *Lincoln Park Neighborhood Conservation District Plan*, the intent and purpose of said plan and associated standards is to preserve the existing character of the

streetscape and community, with preservation of the neighborhood features mentioned above. The intent of this amended plan remains the same to preserve the existing character of the Lincoln Park neighborhood. However, the plan seeks to modify the existing standards to better ensure that the intent of the plan, particularly its focus on the detached residential character, will be realized.

The new standards created through this plan and design guidelines will establish a clear set of expectations for the design of new detached homes and additions to existing detached homes, while also clarifying standards for nonresidential buildings, so that all building types in the neighborhood will follow design standards, consistent with the intent of plan. This plan and its associated design guidelines provide a predictable review framework for residents, design professionals, contractors, City staff, and officials when reviewing applicable project applications.

The goals of this plan are:

- To conserve and strengthen the unique identity and sense of place that exists among residents in the neighborhood.
- To promote complementary and context-sensitive development between new and existing structures, while also allowing creative design.
- To maintain and enhance a walkable and pedestrian-friendly environment.

This plan is an amendment to the City's 2040 Comprehensive Plan, and the policies in this plan supersede any conflicting policies in the Rockville 2040 Comprehensive Plan. This plan also fully supersedes the 2007 *Lincoln Park Neighborhood Conservation District Plan*.

3. Lincoln Park Characteristics¹

Lincoln Park is a well-established, predominately residential neighborhood located in central Rockville, to the east of the WMATA and CSX rail lines, surrounded on three sides by a variety of uses, particularly light industrial. The neighborhood is one of the oldest African-American communities in Montgomery County, dating back to the 1850s. Lincoln Park has a strong neighborhood identity, due in large part to long-term residents, some of whom are part of families who have lived in the community for several generations. The past several decades have brought new residents from a variety of backgrounds, creating a racially diverse and multi-cultural community.

Land use in the Lincoln Park planning area is varied, but primarily features detached residential (49 percent) and industrial (26 percent) uses.² Of the 335 total residential units in the

¹ Adapted from the *Rockville 2040 Comprehensive Plan* and the 2007 *Lincoln Park Neighborhood Conservation District Plan*

² Source: City of Rockville land records and GIS, 2019.

planning area, 219 are detached and 57 are attached.³ Most residential lots are narrow yet deep, most often measuring about 10,000 square feet. This configuration is remnant of needs from the late 19th century when property owners depended on wells for water and outhouses or septic drainage fields for toilet and sanitary needs. In addition, most families raised a vegetable garden and kept small livestock and poultry to provide food for the table and for sale. Some owners also had a horse or mule for transportation or labor.

Homes in Lincoln Park have historically been modest in size, with an average of 1,200 to 1,500 square feet. Nowadays, homes in Lincoln Park are a variety of ages, sizes, conditions, and architectural styles. Recent years have seen an increase in the number of original homes being torn down and replaced by new houses of a much larger scale.

4. Boundaries of the Lincoln Park Neighborhood Conservation District

The 2007 plan boundary of the LPNCD largely maps to the Lincoln Park planning area (Planning Area 6) as defined in the Comprehensive Plan, with the notable inclusion of 1000 Westmore Avenue (former WINX site), and exclusion of the properties just south of Westmore Road. No changes are proposed to the 2007 plan boundary with this amended plan.

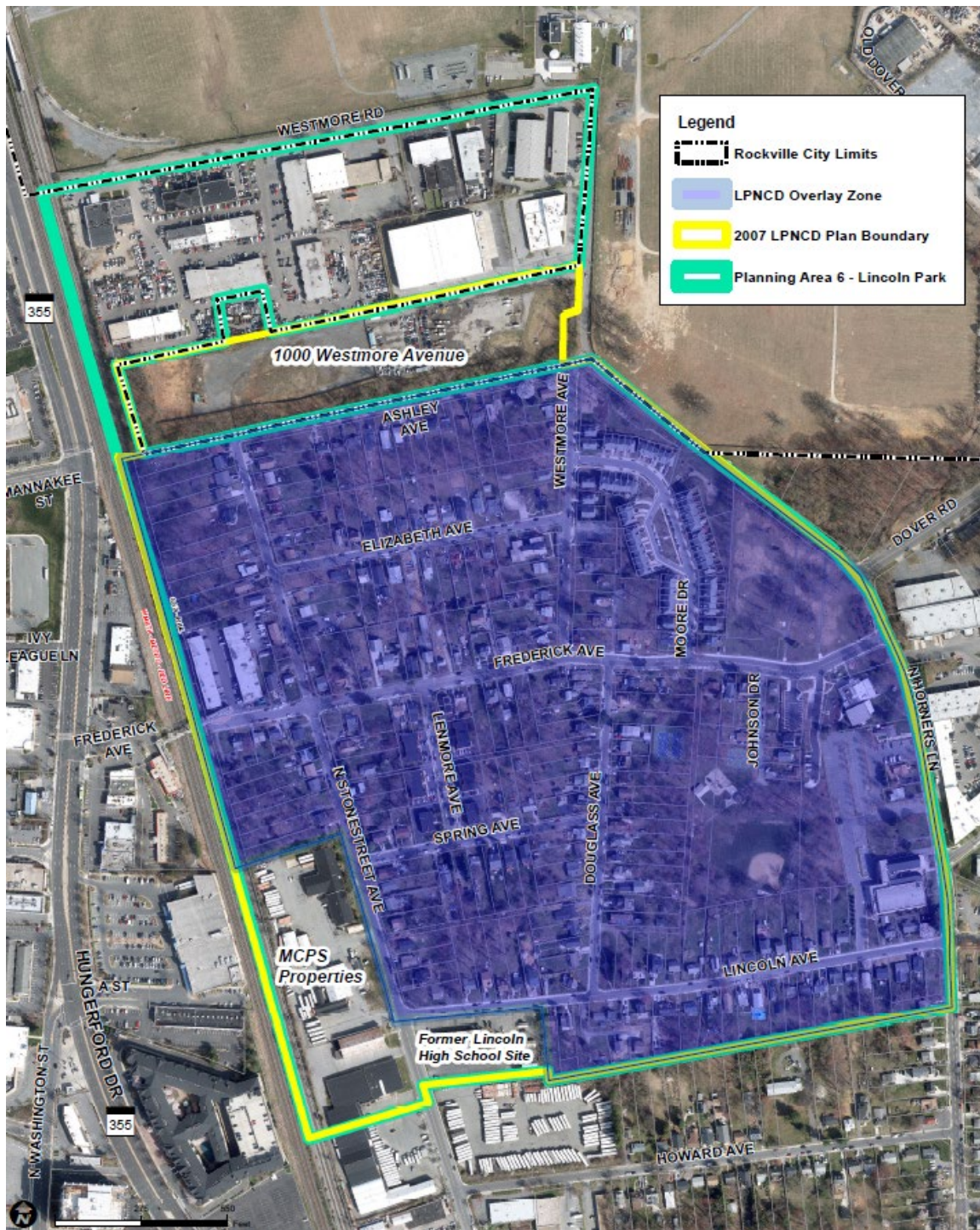
In addition to the 2007 LPNCD plan boundary, a LPNCD overlay zone boundary also exists which is applicable to the neighborhood. In order to formally implement the residential standards mentioned in the 2007 LPNCD plan, the LPNCD was incorporated into the City's Zoning Ordinance ("Ordinance") in the form of an overlay zone during the 2009 comprehensive update of the city's Ordinance and Zoning Map. An overlay zone provides zoning requirements for a specified area in addition to an area's base zoning. The "base" or primary zoning for the Lincoln Park neighborhood is R-60 (Single-Family Detached, Residential).

As shown on Map 1 below, a discrepancy exists between the 2007 LPNCD plan boundary and the existing overlay zone boundary. Specifically, the 2007 plan boundary includes the 1000 Westmore Avenue property currently located outside the city limits, the operational facilities site for Montgomery County Public Schools (MCPS) located on the west side of North Stonestreet Avenue, and the historic Lincoln High School site located at the corner of North Stonestreet Avenue and Lincoln Avenue. However, these sites are not currently included within the LPNCD overlay zone boundary. While it is unclear why such discrepancies exist between the 2007 plan and the overlay zone boundaries, the overlay zone may have excluded the previously mentioned properties due to their long-standing non-residential uses and the focus of the LPNCD towards single-unit detached homes. The Comprehensive Plan further recommends that the LPNCD boundary be amended to remove these properties from the District since the LPNCD includes regulations geared toward single-unit detached development on individual lots rather than large-lot, non-residential parcels. The Lincoln Park Design Guidelines will be applicable to the same boundary established by the LPNCD overlay zone.

³ Source: City of Rockville land records and GIS, 2019.

Any changes to the boundaries of the LPNCD overlay zone would come through a separate, future effort, as recommended below.

Map 1: Lincoln Park Neighborhood Conservation District Boundaries



In addition to the properties mentioned above, the LPNCD plan and overlay zone boundary includes properties that are not zoned single-unit detached and those that will not be zoned single-unit detached upon the implementation of the Comprehensive Plan's land use policy map for Planning Area 6 via the ongoing Zoning Ordinance Rewrite (ZOR). As the standards proposed in the *Lincoln Park Design Guidelines* are geared toward single-unit detached development on individual lots rather than large-lot, non-residential parcels, this plan recommends that the LPNCD plan and overlay zone boundaries be further evaluated at the time of comprehensive rezoning associated with the ZOR, in order to evaluate whether such properties mentioned above should be included within the LPNCD plan and overlay zone boundaries, given their anticipated non-single-unit detached zoning.

5. Amended Conservation District Standards

While the LPNCD focuses on the development of single-unit detached homes, the 2007 LPNCD plan established certain development standards which were not only applicable to single-unit detached homes, but also applicable to buildings in general within the LPNCD. In particular, several standards were established for new construction which are generally applicable to buildings within the LPNCD. As this amendment is focused on establishing new residential standards through the proposed design guidelines, the new construction standards are being modified to remove reference specifically to residential standards and clarify that the remaining standards are specifically applicable to non-residential development. In addition to new construction standards, standards for additions to one-story homes are being removed and will be covered with the new residential standards expressed in the design guidelines. The changes in standards are shown below with removed text shown with strikethroughs and new text bolded and underlined.

Standards for New **Nonresidential and Non-Detached Residential** Construction

- New construction or additions must conform to all other applicable building code and safety regulations of the City of Rockville as well as the Lincoln Park Neighborhood Conservation District Standards. A City of Rockville building permit is required for all construction.
- The lot coverage will be 25% of the maximum square footage of the smallest lot size permitted, 6,000 square feet. This allows 1,500 square feet of combined lot coverage, which would include the ~~house~~ **building** footprint and any detached accessory structures such as a garage or garden shed. The lot coverage includes the total of all roofed structures including garages and sheds.
- The maximum actual height of new construction, a building or addition, is 25 feet from the grade to the ridgeline. A 29-foot height may be permitted for designs using a graduated 45-degree line of sight slope from the front property line to the highest point

of the new construction. A front porch or a substantial portico to visually separate the stories on the front elevation wall would satisfy this requirement.

- New buildings should follow prevailing irregular setback patterns and not line up in a row. A two to five foot deviation from an adjacent structures' front setback is recommended. The minimum front setback is 25 feet.
- Infill new **housebuilding** construction should be designed so that the organization of the street-facing facades closely relates to any surrounding buildings.
- Additions should be constructed on the rear of the building or on a side, whichever has less impact on the character of the structure and streetscape.
- Roof heights of new additions should not dominate original rooflines. A graduated 45% line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.
- Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding historic buildings in the district.
- Mechanical systems should be incorporated into new construction in an inconspicuous manner.
- Churches and institutional uses located within the conservation district do not have separate standards for development but must comply with the regulations of the underlying zones and other applicable standards of the Zoning Ordinance.

~~Lot Coverage Standard for Additions to Existing One Story Homes~~

~~The majority of single family houses in Lincoln Park are one story dwellings, 1,200 square feet in lot coverage or less excluding any attic or basement space. The lot coverage proposed for new construction is 1,500 square feet, or 25% of the allowable smallest lot (6,000 square feet). This does not address the needs of one story houses built upon slabs or without basements due to high water table in Lincoln Park. Many of these structures cannot accommodate a second story as built and will need to expand beyond the 1,500 square feet of lot coverage to gain space and amenities, or demolish and build a new house. Staff proposes the following as an incentive to preserve the existing housing stock and character:~~

- ~~• If existing one story house is retained, an addition to bring the total lot coverage up to 35% of the smallest lot size available or to 2,100 square feet is permitted. However, the total of the addition cannot exceed the present total square footage of the house without obtaining a new single family dwelling permit.~~

Since the proposed design guidelines are applicable to new residential detached construction and additions to detached dwellings, this plan recommends that the LPNCD be re-evaluated with any future updates to the LPNCD to determine if any revisions or improvements to these non-residential standards are warranted.

6. Remaining Conservation District Standards and Design Guidelines

Lots and Streets

The following section related to lots and street design standards was not a part of the review effort for this plan and its associated community outreach and engagement. Thus, this plan carries over the lots and street standards from the 2007 plan. In any future updates to the Lincoln Park Neighborhood Conservation District, lots and street standards should be evaluated and possibly updated, with input from the neighborhood.

Lots:

- Assemblage of separate lots for new development is not permitted.
- Resubdivision of existing original lots is not permitted.
- Pipestem lots are not permitted.

Streets:

Streets were platted within the subdivisions as a rough north-south-east-west grid. Lincoln, Frederick, Spring, Elizabeth, and Ashley are east-west aligned. Douglass, Westmore, Stonestreet (Biltmore) and Horners Lane are north-south aligned. Horners Lane varies in direction, but existed prior to the platting of Lincoln Park only to the intersection of Parklawn Drive. Moore Drive was created in the late 1950's on a non-platted parcel to service an apartment complex, Lincoln Terrace. Johnson Drive is a private lane created before the present zoning code was adopted. Lenmore Avenue was created to serve the Lenmore Apartments and is not an original platted street. These existing later streets are grandfathered in, but additional streets should not be added. The original street grid is a character feature of Lincoln Park and should be preserved.

- New streets and private access driveways that function as streets are not permitted within the existing residential platted subdivisions. New streets in character with the community are permitted within redevelopment areas.
- Cul de sacs accessing structures set back from the main roads are not permitted.

Single-Unit Detached Homes

The design guidelines and standards for new single-unit detached homes and additions are detailed in the *Lincoln Park Design Guidelines* (Appendix A). The standards created through the 2007 *Lincoln Park Neighborhood Conservation District Plan* have proven to be outdated and resulted in unintended issues for residents wishing to receive a building permit for their property. The purpose of the *Lincoln Park Design Guidelines* is to provide more clear, up-to-date standards, with the goal to:

- Conserve and strengthen the unique identity and sense of place that exists among residents in the neighborhood;

- Promote complementary and context-sensitive development between new and existing structures, while also allowing creative design; and
- Maintain and enhance a walkable and pedestrian-friendly environment.

The *Lincoln Park Design Guidelines* is a result of a substantial, multi-year outreach initiative to residents and property owners in Lincoln Park. Outreach activities included engagement with the Lincoln Park Civic Association, interviews with community members, surveys, public meetings, an advisory committee of neighborhood leaders, mailings, and an interactive website. While speaking with community members, most were either not aware of the conservation district or had only encountered it due to barriers it created for them when seeking permits. Generally, residents expressed a desire for more permissive standards that allowed owners to maximize their property value while still retaining certain guardrails on design beyond the city-wide base zoning standards for single-unit detached homes. Through multiple drafts of the guidelines, staff were able to incorporate feedback from the community to most closely reflect consensus from those who participated in the process as well as design best practices. More details on the community outreach and engagement process can be found in Appendix C.

Rather than adopting updated standards through this plan, applied through the neighborhood conservation district overlay zone, this plan recommends modifying certain current standards to clarify non-residential requirements as previously detailed and adopting the *Lincoln Park Design Guidelines* by reference into the Zoning Ordinance. Specifically, the design guidelines are anticipated to be incorporated into Article 10 of the Zoning Ordinance as an addition to the design guidelines adopted by Mayor and Council and applicable to building permits for structures in a single dwelling unit residential zone. This would be aligned with how the *East Rockville Design Guidelines* were adopted in 2021, and would allow the LPNCD zone to continue as a preservation tool for the community while also providing new residential regulations in a single set of design guidelines, rather than adopted directly into the zoning code.

Appeal of Conservation District Standards

Requests for a variance from the Lincoln Park Conservation District Standards would be the processed by the City of Rockville Board of Appeals. Requests to provide alternatives to the *Lincoln Park Design Guidelines* requirements may be granted via alternative compliance. Alternative compliance to the design guidelines may be approved by the Chief of Zoning or other applicable Approving Authority as defined in the Zoning Ordinance if provided that the proposed alternative design:

- Meets or exceeds the purpose and intent of the guideline(s) for which alternative compliance is being requested.
- Provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties.
- Accomplishes neighborhood goals, as outlines in the Goals and Objectives section of the design guidelines document.

Demolition

Demolition of any structure in any part of Rockville is evaluated for historic, architectural, archaeological, or cultural significance by the Historic Preservation staff and the Historic District Commission and may be recommended as eligible for designation as a single site historic district to the Planning Commission and Mayor and Council. The Mayor and Council may hold a separate public hearing and make the final decision. Historic Designation may result in denial of the demolition application.

7. Recommended Actions:

- **Action 1** - Update Sec. 25.14.03 and of the Zoning Ordinance to comply with this plan.
- **Action 2** - Adopt design guidelines for single-unit detached homes in Lincoln Park (Appendix A) by reference in Sec. Sec. 25.10.14 of the Zoning Ordinance, as was done with the *East Rockville Design Guidelines*.
- **Action 3** - During the Zoning Ordinance Rewrite and comprehensive rezoning process, consider if any further amendments are needed to the LPNCD plan and overlay zone boundaries to ensure that properties included within the LPNCD are consistent with the intent of the district, given their recommended land uses and ultimate zoning. As discrepancies still remain between the two, the LPNCD plan boundary and overlay zone boundary should be amended so that each reflects the same boundaries.
- **Action 4** - In any future updates to the Lincoln Park Neighborhood Conservation District, the new non-residential construction, lots and streets standards should be evaluated and possibly updated, with input from the neighborhood.

8. Appendices

Appendix A: *Lincoln Park Design Guidelines* (DRAFT)

Appendix B: Zoning Text Amendment to Sec. 25.14.03 and Sec. 25.10.14 (DRAFT)

Appendix C: Community Outreach and Engagement

Appendix A: Draft *Lincoln Park Design Guidelines* (see current third draft [here](#))

DRAFT

Appendix B: Draft Zoning Text Amendment to Sec. 25.14.03 and Sec. 25.10.14

(proposed text to be added is underlined; proposed text to be removed is strikethrough)

Sec. 25.10.14. Design guidelines.

No building permit may be issued for a structure in a single dwelling unit residential zone unless the structure conforms to any applicable design guidelines approved by the Mayor and Council consistent with an adopted plan.

Adopted design guideline plans referenced herein by their title and date of adoption are:

- a. East Rockville Design Guidelines, February 1, 2021.
- b. Lincoln Park Residential Design Guidelines, (TBD)

Sec. 25.14.03. Lincoln Park neighborhood conservation district.

- a. *Development standards for lots.* Lots within the Lincoln Park conservation district are subject to the following development standards:
 1. Assemblage of separate lots for new development is not permitted;
 2. Resubdivision of existing original lots is not permitted; and
 3. New pipestem lots are not permitted.
- b. *Standards for new nonresidential and non-detached residential construction.*
 1. New construction or additions must conform to all other applicable building code and safety regulations of the City as well as the Lincoln Park neighborhood conservation district standards. A City building permit is required for all construction.
 2. Lot coverage is limited to a maximum of 1,500 square feet per lot. Lot coverage includes all roofed structures on the lot.~~The lot coverage will be twenty-five (25) percent of the maximum square footage of the smallest new lot size permitted, six thousand (6,000) square feet. This allows one thousand five hundred (1,500) square feet of combined lot coverage, which would include the house footprint and any detached accessory structures such as a garage or garden shed. The lot coverage includes the total of all roofed structures including garages and sheds.~~
 3. The maximum ~~actual height of new construction, a building, or addition, is twenty-five (25) feet from the existing grade to the peak of the roof.~~ A, except that a structure 29-foot height may be permitted for designs using with a graduated 45-degree line of sight slope from the front property line to the highest point of the new construction structure may be up to 29 feet in height. A front porch or a substantial portico to visually separate the stories on the front elevation wall would satisfy this requirement.
 4. The minimum front setback is 25 feet. New buildings should follow prevailing irregular setback patterns and not line up in a row. A two- to five-foot deviation from an adjacent structures' front setback is recommended.~~The minimum front setback is twenty-five (25) feet.~~
 5. Infill new ~~house~~building construction should be designed so that the organization of the street-facing facades closely relates to any surrounding buildings.
 6. Additions should be constructed on the rear of the building or on a side, whichever has less impact on the character of the structure and streetscape.

7. Roof heights of new additions should not dominate original rooflines. A graduated 45-degree line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.
 8. Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding buildings in the zone.
 9. Mechanical systems should be incorporated into new construction in an inconspicuous manner.
- c. ~~Lot coverage standard for additions to existing one-story homes. If an existing one-story house is retained, an addition to bring total lot coverage up to thirty-five (35) percent of the smallest lot size available or to two thousand one hundred (2,100) square feet is permitted. However, the total of the addition cannot exceed the present total square footage of the house without obtaining a new single-unit dwelling permit. Lincoln Park Design Guidelines. Standards for new residential detached construction, whether an entirely new building or an addition to an existing building are found in the Lincoln Park Design Guidelines, as established in Section 25.10.14.~~
- d. *Streets.*
1. New streets and private access driveways that function as streets are not permitted.
 2. Culs-de-sac accessing structures set back from the main roads are not permitted.
- e. *Variance conservation district standards.* Requests for a variance from the Lincoln Park conservation district standards are processed by the City Board of Appeals in the same manner as a variance from other regulations of this chapter are processed.

Appendix C: Community Outreach and Engagement

The *Lincoln Park Design Guidelines* is a result of a substantial, multi-year outreach initiative to residents and property owners in Lincoln Park.

Walking Tour

Staff partnered with the Lincoln Park Civic Association and other community leaders for a walking tour on September 10, 2022. The walking tour was also an opportunity for the consultants to better get to know the design characteristics of the neighborhood on-the-ground.

Stakeholder Interviews

Community leaders helped staff to identify 29 community members to request a stakeholder interview. Nine people responded and met with staff throughout the month of October 2022 to answer the following questions:

- Tell us about yourself.
 - How long have you lived in Lincoln Park?
 - Why did you initially move here?
- What's changed since you moved to the neighborhood?
- What do you like best about the neighborhood?
- Do you have any design issues with the new construction you're seeing?

These community members provided invaluable feedback on their experience living in Lincoln Park. Their residency in the neighborhood represents a wide range of time from those moving to the neighborhood just a few years ago, to others who are lifetime residents. Four (4) of the nine (9) respondents indicated that they were born in Lincoln Park; the remaining five (5) respondents ranged in residency from three (3) years to fifteen (15) years. In fact, several of those lifetime residents indicated that they are the descendants of multiple generations of Lincoln Park residents, underscoring the longstanding and well-established neighborhood that is Lincoln Park. Residents more recent to the neighborhood indicated they moved to Lincoln Park due to various factors including proximity to transit, high-performing schools, employment as well as the welcoming character of the neighborhood. Whether lifetime residents or newcomers to the neighborhood, many respondents expressed pride in the unique and historic character of the neighborhood, recognized as being one of the oldest African American communities in Montgomery County, dating to the 1850s.

Noting the changes observed in the neighborhood since respondents moved to Lincoln Park, a common response was the observation of more teardowns of existing dwellings and their replacement with newer, larger homes, some of which were not consistent with the look and feel of the existing homes in the community. Respondents also noted the change in demographics of the neighborhood; what was for many decades a predominantly African

American neighborhood has become much more racially and ethnic diverse in racial and ethnic backgrounds. Comments were also provided on the recent changes and enhanced user features added to Israel Park which were largely viewed as positive additions for the neighborhood.

When inquired about design issues in the neighborhood, most respondents reiterated the occurrence of newer larger homes being built that were out of context with older existing homes. Respondents also expressed concerns on non-design issues including property maintenance, non-permitted rentals and improvements needed in pedestrian infrastructure such as more sidewalks.

Engage Rockville Webpage

The project webpage (www.engagerockville.com/lincoln-park) used the interactive Engage Rockville platform, which provided a hub for surveys, relevant documents, staff contact information, frequently asked questions, notices regarding public meetings, and comment portals on the various drafts of the design guidelines. Webpages on Engage Rockville have the ability to be automatically translated into commonly spoken languages.

For both the first and second draft of the design guidelines, there was a portal on the Engage Rockville webpage where residents could review and provide feedback. Copies of the design guidelines and a feedback form were left in the Lincoln Park Community Center for the three drafts. Residents were notified of these feedback opportunities via letter (first draft) and postcards (first and second and third drafts).

Lincoln Park Civic Association Meetings

Staff attended seven Lincoln Park Civic Association meetings to provide updates on the project and answer any questions.

Survey

In Fall 2022, a survey was posted online and at community center to gauge which design issues were the most relevant to address in Lincoln Park. The survey asked residents to rate whether a potential design guideline topic was very important, somewhat important, or not important. The survey also provided a field for long-form answers on other topics or comments. In total, there were 13 survey respondents. The top five design issues identified by the survey were front yard paving, building height, home additions, trees and landscaping, and lot coverage. Further breakdown of the survey results are provided below.

Potential Design Guideline Topics	Very Important	Somewhat Important	Not Important	No Response	Most Frequent Responses
A. Building Placement (where the house is placed on the lot/how far from or close to the street)	IIII	II	III	II	Very Important (31%)
B. Building Orientation (where the house has its front/entrance)	IIIIIII	III	III		Very Important (54%)
C. Building Height	IIIIIII	II	II	I	Very Important (62%)
D. Lot Coverage (percentage of the lot covered by the building)	IIIIIII	III	II		Very Important (62%)
E. Building Mass and Scale	IIIIII	III	II	I	Very Important (54%)
F. Building Articulation (ex: breaking up building mass or blank walls with windows)	IIIII	IIIII	I	I	Very Important (46%)
G. Driveways and Garage Placement/Location	IIIII	IIIII	II		Somewhat Important (46%)
H. Front Yard Paving (percentage of paving from driveways, porches, walkways)	IIIIIIII	II	I		Very Important (77%)
I. Porches and Stoops (ex: should new homes have them? certain styles?)	IIIII	IIIII	II	I	Very Important (38%) & Somewhat Important (38%)

J. Window and Door Types/Styles (architectural design)	IIIIII	III	III		Very Important (46%)
K. Roof Styles (architectural design)	III	III	III	I	Very Important (31%) & Somewhat Important (31%)
L. Building Material Types	IIII	IIII	II	I	Very Important (38%) & Somewhat Important (38%)
M. Additions	IIIIII	III	II		Very Important (62%)
N. Trees and Landscaping	IIIIII	III	II		Very Important (62%)
O. Other Topics or Comments	Parking, preserving neighborhood character; How do car repair shops fit within the community?				

Public Meetings

Staff hosted five public meetings on the dates listed below. Four meetings had postcards sent to every address in the neighborhood notifying them.

- October 6, 2022 – Lincoln Park Community Center (hybrid)

At this meeting, staff introduced the project to the community, provided a description of design guidelines and their purpose. Staff also answered questions and sought feedback on design issues present in the neighborhood through distribution of a survey. Residents also inquired about non-design community issues such as illegal rentals, property maintenance and public safety issues. Staff indicated that while not the focus of this project, such issues would be relayed to the appropriate city staff and feedback provided. Staff also informed attendees of the Oct. 27 meeting and requested that the meeting information be shared with neighbors.

- October 27, 2022 – Lincoln Park Community Center (hybrid)

This meeting largely mirrored the first meeting and provided a second opportunity for residents to be introduced to the project, learn about the purpose of design guidelines and ask questions. Staff also informed on further outreach efforts including staff holding stakeholder interviews and forming an advisory committee.

- November 29, 2022 – Mt. Calvary Baptist Church (in-person only)

Presentation of the first draft of the design guidelines. This meeting, held in an open house format, allowed for attendees to review each proposed design guidelines issue, ask questions and provide feedback. Draft guidelines were posted online and at the community center for viewing prior to the meeting. Based on feedback provided at this meeting, staff worked with consultant to prepare a second draft.

- December 6, 2023 – Lincoln Park Community Center (in-person only)

Open house meeting presenting the second draft of the design guidelines. Staff provided a summary of the changes made from the first draft. Among the changes made from the first draft included an increase in allowed building footprint, and further revisions to building additions, massing elements, building height, and trees to clarify specific requirements based on feedback from the first draft. Based on feedback from this open house, staff worked with the consultant to prepare a third and final draft.

June 25, 2024 – Lincoln Park Community Center (in-person only)

Open house meeting presenting the third draft of the design guidelines. Minor changes were made from the second draft to complete minor formatting changes including updating graphics, correcting grammatical errors and revising content wording for improved clarity.

Advisory Committee

An advisory committee of nine community leaders met eight times to discuss the project. Although the committee provided feedback on the specifics of the design guidelines, the primary objective of the committee was to coordinate community outreach.

- October 18, 2022
Initial meeting of advisory committee included introductions of committee members, discussion on the purpose of the committee and providing reactions to the first public meeting on Oct. 6.
- November 9, 2022
Second meeting of the advisory committee. Discussion included review of the Conservation District and its relation to the design guidelines. Several members

indicated that they had not been aware of such district prior to this meeting. Staff also shared feedback received on design concerns expressed by residents including building height, lot coverage, front yard paving, trees and walkability. The committee members largely echoed the same concerns. Staff confirmed postcards had been sent and requested that committee members assist in reminding neighbors of the Nov. 29 meeting to residents. Committee members also suggested to publicize future meetings in Spanish and staff indicated that they would work to have future meetings posted on the web and through other mediums in Spanish.

- December 14, 2022

The committee reacted to the Nov. 29 public meeting, noting increased community participation from the first two public meetings. Discussion also focused on the posted survey, its methodology and feedback received. Committee discussed methods to better share the survey with residents.

- January 17, 2023

Staff provided feedback on comments received on the first draft of the design guidelines. The committee provided feedback on further defining terms in the guidelines.

- June 20, 2023

Staff provided updates on the ongoing development of the second draft. Staff also communicated process updates related to amending the conservation district in order to implement the new design guidelines.

- September 11, 2023

Staff provided an update on the changes made between the first draft and the second draft including deleting building placement section based on feedback, increasing the maximum allowed building footprint and simplifying the additions section. Staff also provided details on the future project timeline and consulted the committee on outreach methods for future meetings.

- January 29, 2024

Staff recapped progress on the ongoing third draft of the guidelines and outlined future meetings for the project. The committee inquired on more details about the Conservation District and how its connection to the design guidelines. The committee requested further information on the District standards and staff indicated that further information would be provided.

- April 30, 2024

Staff provided updates on the project schedule including changes to the Mayor and Council dates regarding the ongoing Zoning Text Amendment to create a process to amend the Conservation District. Staff also provided updates on recent project documents including a project reference guide an amended Conservation District Plan document. Staff also indicated that the third draft of

the guidelines would be available in the coming weeks for review and public comment.

Letter to Residents and Property Owners

A letter was sent to all residents and property owners in May 2023 regarding the project and the ability to comment on the first draft, including a reference to the Lincoln Park Conservation District. The letter also included a section of answers to commonly asked questions, as well as addressed non-design guideline related community concerns. These included: boarding houses, Lincoln High School, property maintenance, roads and sidewalks, and short-term rentals. Contact information was included for Code Enforcement, Historic Preservation, Police, Public Works, and Zoning. The topics included in this section were derived from the mostly common concerns heard by staff when engaging with residents on the design guidelines project. City of Rockville staff also held an internal meeting to discuss these common community concerns.

Project Photos



Photos from the project walking tour in September 2022



Photos from the third public meeting at Mt. Calvary Baptist Church in November 2022

