



# BRIGHTVIEW

SENIOR LIVING

C O L U M B I A

*Howard County*

## **Design Advisory Panel**

September 27, 2017

*Applicant:*

**Shelter Development, LLC**

*Architect & Planner:*

**Hord Coplan Macht**

*Landscape Architect:*

**Red Sketch Landscape Architecture**

*Civil Engineer:*

**Benchmark Engineering**



# **AGENDA**

**01 Project Overview**

**02 Site Context & Existing Conditions**

**03 Development Plan**

**04 Architectural Design**

**05 Landscape Architectural Design**

**06 Questions**

# 01

## Project Overview

## DEVELOPMENT VISION

*The development of Brightview Columbia will create a desirable, senior community by preserving and renovating the historic Athol Manor, and enhancing the neighborhood in ways valued by the community and implemented in a sustainable way.*

- Community Enhancement Floating Zone Application
- Proposed Brightview Assisted Living and Independent Living Community



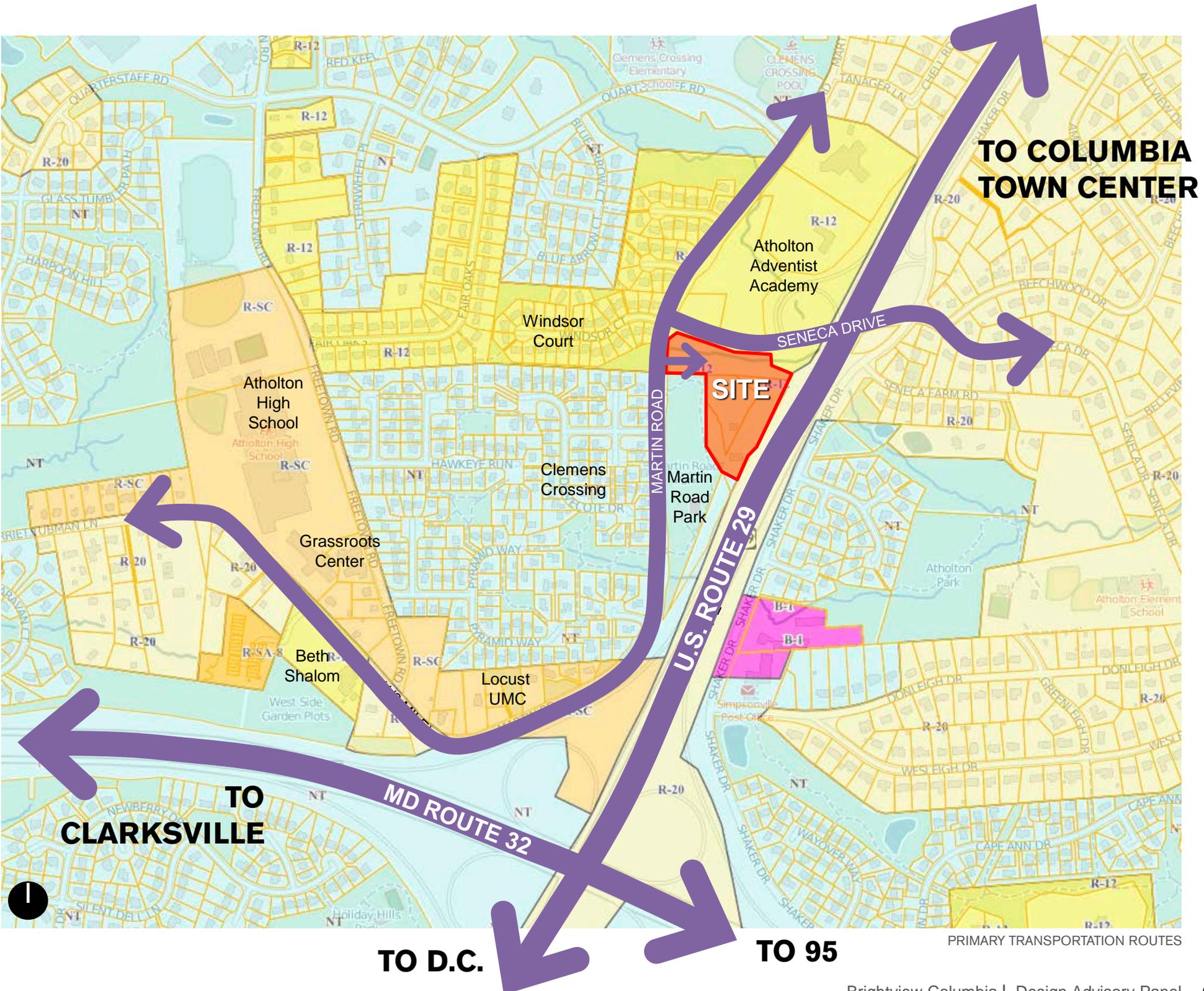
ATHOL MANOR

# 02

## Site Context & Existing Conditions

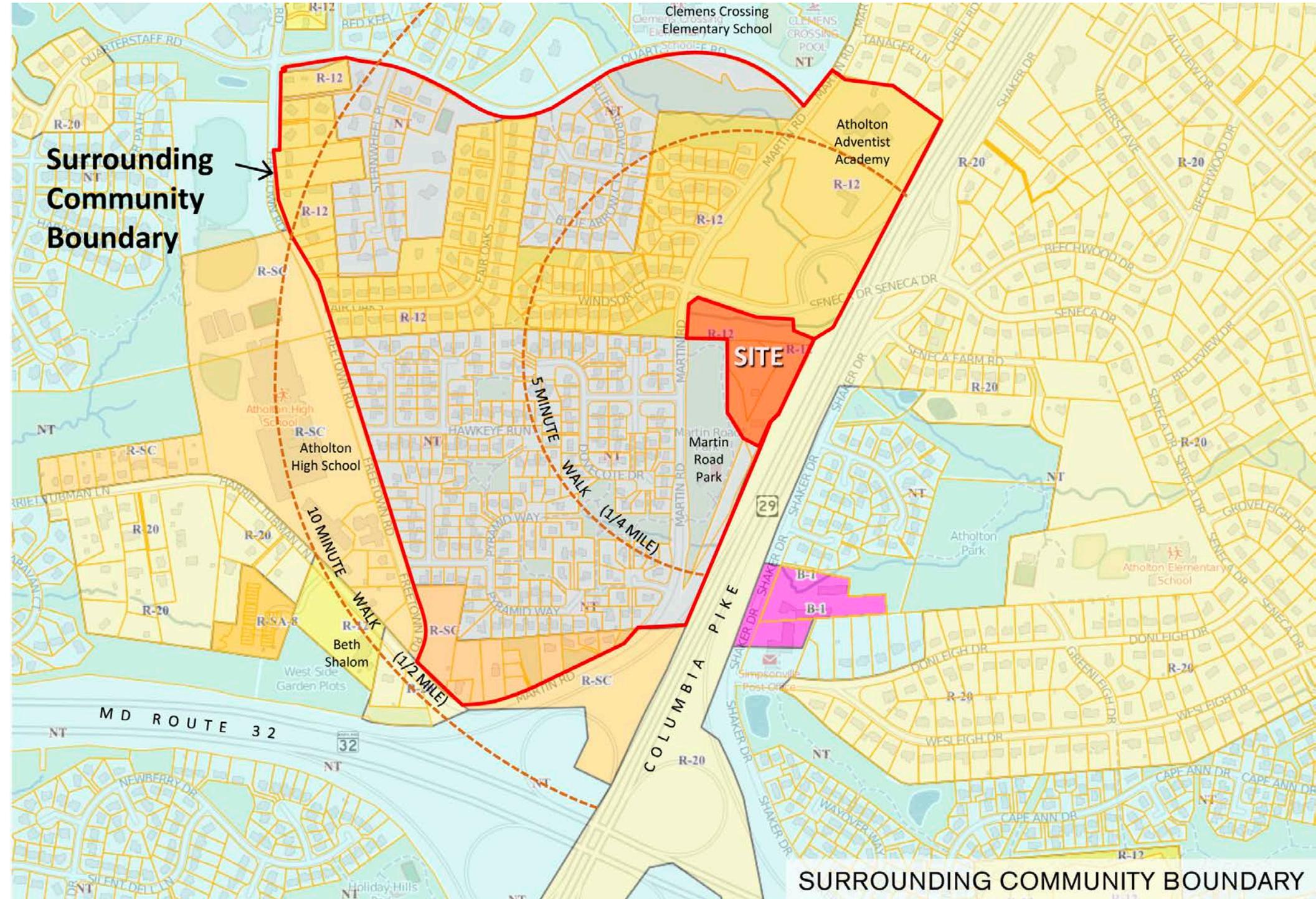
# SITE CONTEXT

- Adjacent to the Village of Hickory Ridge Boundary
- Proximity to the Regional Street Network
- Surrounding Uses include Residential, Civic and Institutional



## NEIGHBORHOOD CONTEXT

- Mixture of Uses within a 10 minute Walking Distance
- Institutional Uses Such as:
  - Schools
  - Churches
- Civic Use Includes:
  - Park Land



COMMUNITY BOUNDARY

SURROUNDING COMMUNITY BOUNDARY



ATHOLTON HIGH SCHOOL



GRASSROOTS CENTER



BETH SHALOM



LOCUST UNITED METHODIST CHURCH



MARTIN ROAD PARK



ATHOLTON ADVENTIST ACADEMY



WINDSOR COURT HOMES



HIGH BENCH HOMES (CLEMENS CROSSING)



EXISTING CONDITIONS

## EXISTING SITE CONDITIONS

- Site Area = +/- 6.69 Gross Acres
- Current Zoning: R-12 (Residential-Single) District
- Proposed Zoning: CEF-M (Community Enhancement Floating-Mixed Use)
- Site Access at Existing Curb Cut
- Existing Residential Structures:
  - Athol Manor House (Vacant)
  - Garage



- 1. Athol Manor
- 2. Garage
- 3. Sound Wall
- 4. Access Point

## ENVIRONMENTAL FEATURES

- Existing Floodplain, Wetlands and Buffers.
- Route 29 Sound Walls and 65 dBA Noise Contour
- Athol Manor is Located on a High Point

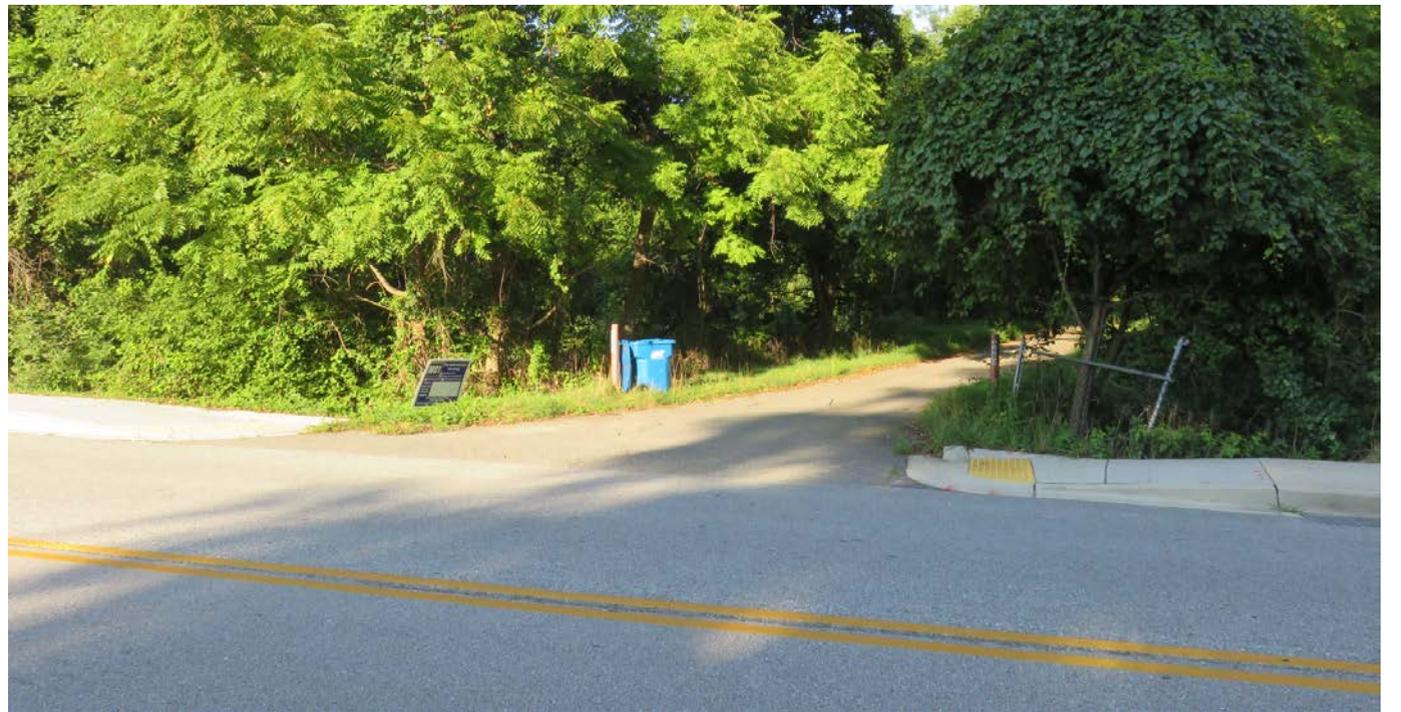
ENVIRONMENTAL FEATURES



GARAGE



ATHOL MANOR APPROACH FROM THE NORTH



ACCESS POINT AT MARTIN ROAD



ATHOL MANOR HOUSE – (FRONT VIEW) CIRCA 1732



ATHOL MANOR (REAR VIEW)



RT. 29 SOUND WALLS

03

## Development Plan

## SITE DESIGN ELEMENTS

Preservation and Renovation of Athol Manor

Front Façade Orientation Towards Park

Environmental Preservation

## DEVELOPMENT PROGRAM

170 Senior Living Residences

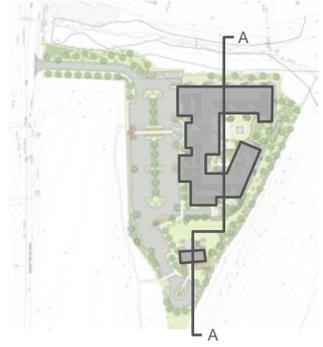
- 80 Assisted Living
- 90 Independent Living

Renovated Athol Manor

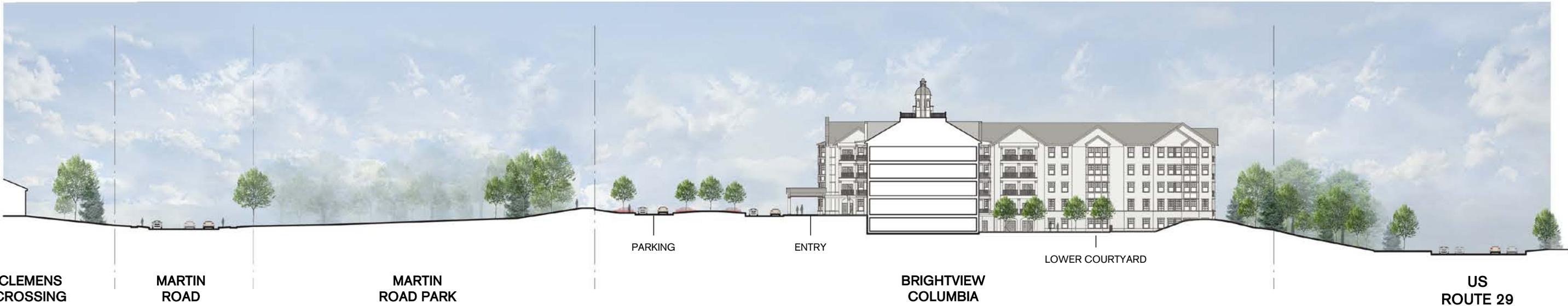
- Offices
- Community Use



# SITE SECTION AA



# SITE SECTION BB





AERIAL VIEW

04

## Architectural Design

## ARCHITECTURAL DESIGN - PRECEDENT

- Athol Manor, circa 1732, designed in the Georgian Style
- Strong portico element denoting main entrance
- Stone masonry materials signify strength, utilizing local stone craftsmanship
- Stately chimneys flanking the main entry
- Symmetry
- Elegant elongated double hung, or bow, windows.
- Cupola element common in larger Georgian buildings





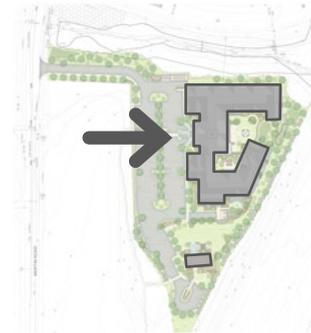
The Manor on the Hill: Stone portal. Sweeping driveway leads past open lawn and park



Sense of Arrival: Beautifully framed first impression, includes Athol Manor.

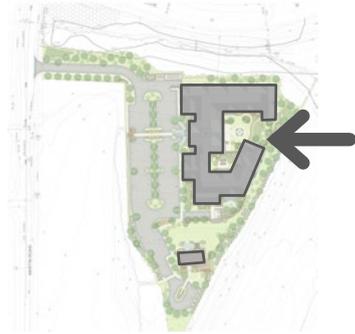


WEST (FRONT) ELEVATION

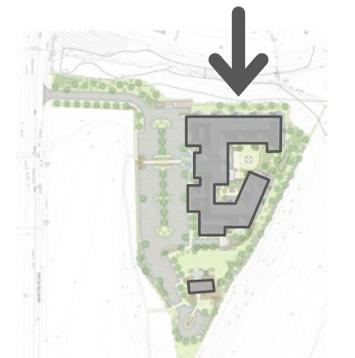


SOUTH ELEVATION



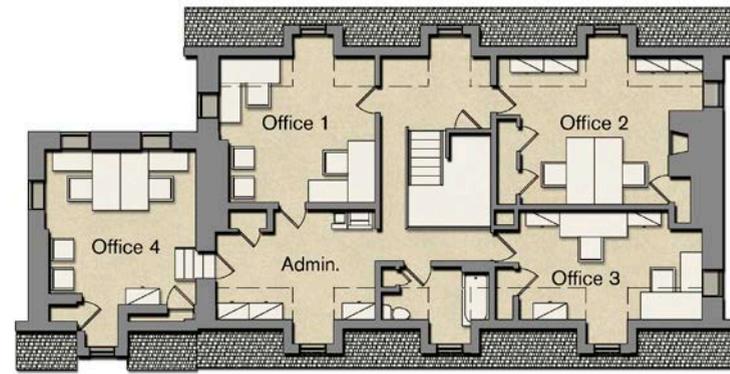


EAST ELEVATION

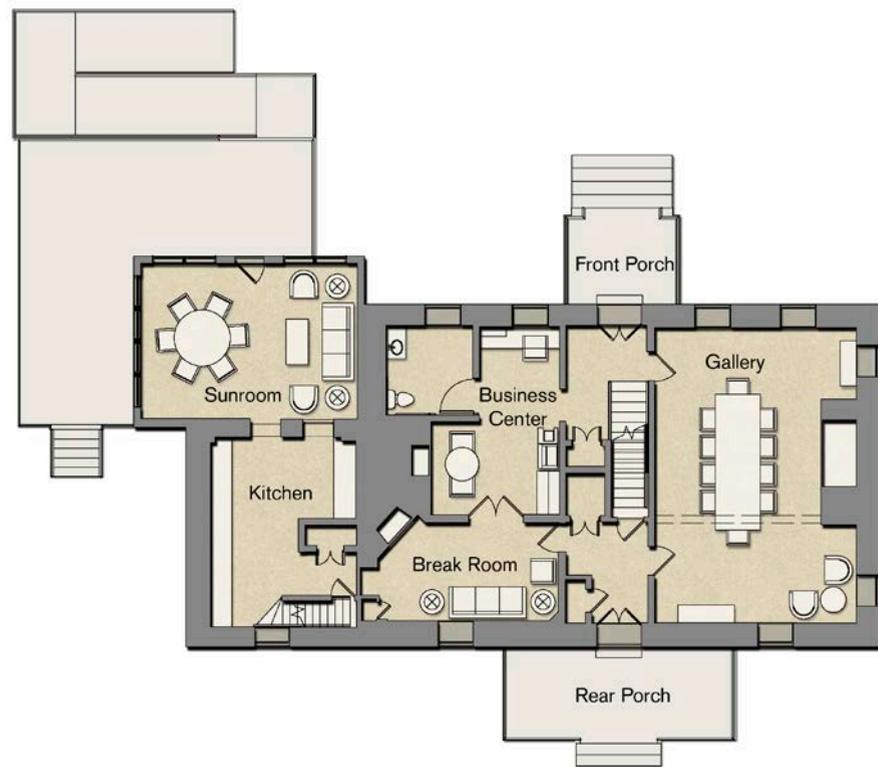


NORTH ELEVATION

## ADAPTIVE REUSE OF THE ATHOL MANOR (c 1732)



2<sup>nd</sup> LEVEL



GROUND LEVEL

- Preserve and Renovate the historic Athol Manor
- Offices and Community Use Space
- Provide Outdoor Patio and Pathway Connections to the Community



05

## Landscape Architectural Design



## LANDSCAPE PRECEDENTS

- Connect the building to the landscape
- Transition from the Formal to the Naturalistic
- Optimize open lawns to enhance views to natural plantings
- Create clearly defined landscape spaces.
- Incorporate terraced patio areas





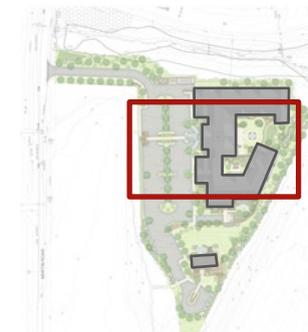
# LANDSCAPE DESIGN

- Inspired by the Athol Manor House design
- Creative connections between the existing and new.
- A formal axial relationship and connection to Martin Road Park.
- Well defined gathering areas.
- Utilizing lawns to visually connect to distant, more natural landscapes.
- Landscape elements include terraced patios, low garden walls, and water features.

# MAIN ENTRANCE / COURTYARD SEQUENCE



- |                                 |                      |
|---------------------------------|----------------------|
| 1. Connection to Park           | 9. Patio             |
| 2. Shade Structure              | 10. SWM              |
| 3. Sidewalk                     | 11. Landscape Buffer |
| 4. Covered Entrance             | 12. Sound Wall       |
| 5. Covered Porch                |                      |
| 6. Planted Median               |                      |
| 7. Independent Living Courtyard |                      |
| 8. Assisted Living Courtyard    |                      |



# ATHOL MANOR LANDSCAPE



NTS  
ATHOL MANOR SITE



1. Entrance
2. Lawn
3. Terrace
4. Landscape Buffer
5. Connection to Park
6. Sound Wall

06

Questions