# WARFIELD

HISTORY AWOKEN

















# DEVELOPMENT PATTERN BOOK

Preliminary Plan Submission

Town of Sykesville

Carroll County, Maryland

Prepared for: The Warfield Collaborative, LLC By: Morris & Ritchie Associates, Inc.

October 16, 2017 \ Version 6

# WARFIELD

DEVELOPMENT PATTERN BOOK

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# INTRODUCTION

# VISION

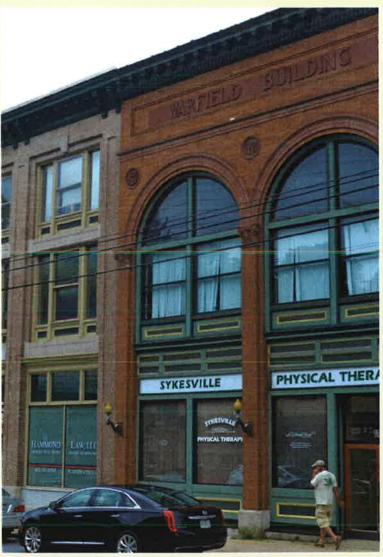
Warfield is envisioned to be a quality mixed-use development that seamlessly blends new residences, shops, businesses, and recreational opportunities into the framework of historic buildings, roadways, and parks that exist on-site today. Warfield will embrace its rich



A view of Nexion Health in Building H, from Maryland Route 32.

history while incorporating new ideas and development opportunities.

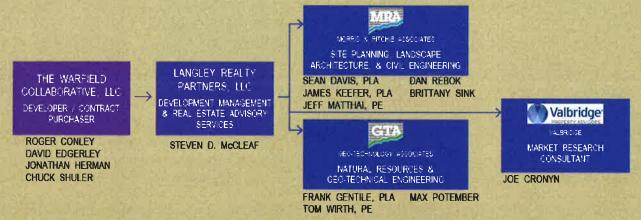
Warfield will connect existing Sykesville Main Street shops and businesses to new residences and businesses, creating a stronger presence for Sykesville along the Maryland Route 32 corridor and the critical mass necessary for the continued prosperity of the town. Finally, Warfield will bring to fruition the dreams and hopes of past and present Sykesville leaders and residents. The Warfield Collaborative (WTC) is excited to have the opportunity to awaken the history and potential of Warfield.



The architectural charm of historic Main Street in Sykesville.

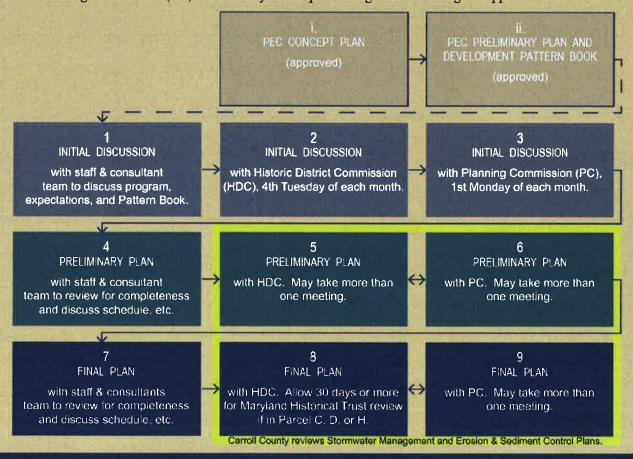
## OUR TEAM

The development team includes the following companies, disciplines, and professionals:



## **PROCESS**

Every applicant that proposes development within Warfield will follow the process shown below, ensuring the smoothest and most expedient approvals possible. The process begins with an initial discussion with the town staff and consultant team to discuss the proposal, then continues to Preliminary and Final Plan engineering submissions that will be reviewed and approved by the Historic District Commission (HDC) and Planning Commission (PC) concurrently before proceeding to the next stage of approvals.



# SITE DESCRIPTION

Warfield establishes the northeast

boundary of the incorporated municipality of Sykesville in the southern Carroll County trade area. The property has ideal accessibility to Maryland Route 32, a major north/ south transportation corridor, connecting Eldersburg and points north to Howard and Anne Arundel Counties and points south. Warfield is ideally situated to serve the Baltimore/ growing Washington metropolitan area.

Warfield is separated from the majority of Sykesville by Route 32. Springfield Avenue provides a direct connection from Warfield to Sykesville's Main Street, and from there, to all parts of the town. When improvements to Route 32 and Springfield Avenue were made, a multi-purpose path and tunnel was constructed at the old Warfield Avenue / Route 32 intersection creating a pedestrian connection from Warfield to Main Street.

Warfield is approximately 90.57 acres in area. All of the property is currently owned by the Town of Sykesville and managed by the Warfield Development Corporation (WDC). Warfield is designated as a Planned Employment Center (PEC) in Sykesville's 2014 Comprehensive Plan, allowing a mixture of uses including residential, retail, and office/employment. Warfield is also designated as a PEC district on the Sykesville Zoning Map. The PEC district permits the same uses as identified in the 2014 Comprehensive Plan. This proposed development is in

compliance with the Sykesville Master Plan and the Code of the Town of Sykesville.

The PEC zoning ordinance allows the applicant to incorporate lands that have historically been a part of "Warfield" such as the Warfield Park and the existing road rights-of-way. The goal of this provision is to ensure a comprehensively planned community with a mixture of well integrated uses. Of the +/-90.57 total acres, +/- 41.79 acres will remain owned by Sykesville. The remaining +/- 48.78 acres will be sold to and developed in accordance with the PEC Preliminary Plan and Development Pattern Book. The +/-48.78 acres were broken into several parcels via a subdivision plan prepared by The Wilson T. Ballard Company, last dated March 2, 2009. The Plan and Pattern Book uses the same nomenclature - A/B, C, D, E/F, G/D-1, H, and Warfield Park.

Finally, and in many ways most importantly, the entire Warfield property is subject to an easement by the Maryland Historical Trust. part of this easement, the Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs and Energy Efficiency (2010) and Historic Preservation Guidelines for the Warfield Complex (2002) were created and adopted that govern the adaptive reuse of the existing historic buildings on site as well as any new construction. The New Construction Design Guidelines have embedded in this Pattern Book to assist architects, builders, and developers in understanding the architectural and landscape character that must be achieved and to simplify the review and approval process.

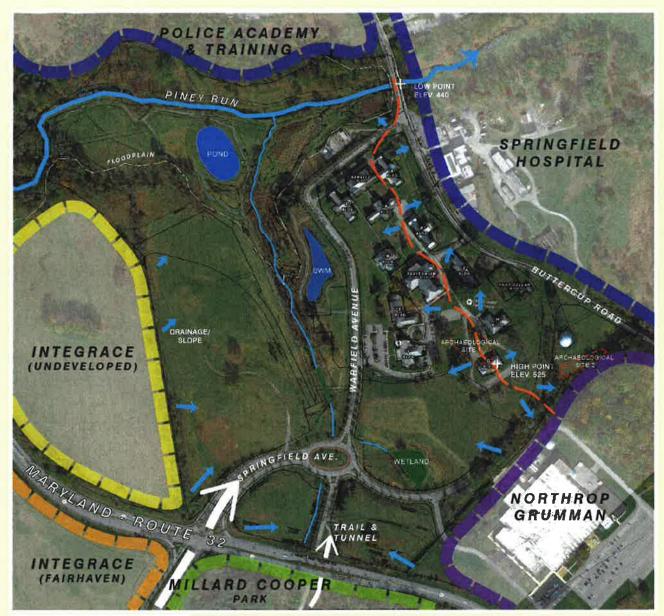


Sykesville within Carroll County, and in relation to Baltimore and Washington, D.C..



Aerial photograph of the site within the Town of Sykesville.





Summary Analysis Plan.

Warfield is a fascinating property. From the natural resources, the existing land uses, the variety of neighboring uses, and the incredible historic resources, there are plenty of form giving elements to play off of during the planning and design of the community. Even with these wonderful resources, Warfield is at a slight disadvantage, isolated from the remainder of Sykesville by Route 32. How the existing site conditions are interwoven into the site plan, architecture, landscape architecture, and signage for the community will be critical in awakening the true potential of this site. Warfield will have to rise up as a separate, self-sustaining, yet cohesive part of Sykesville.

# EXISTING SITE CONDITIONS (CONT.)

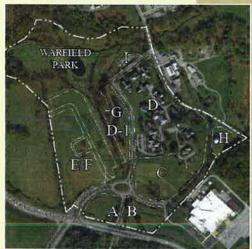
There is ample topographic change across Warfield. From a low elevation of 440 feet at the Piney Run / Buttercup Road bridge, to a high of over 525 feet at the "G" building, the site consists of rolling topography that almost entirely drains to an unnamed tributary in the center of the property, which runs down to meet Piney Run. The topography has a significant influence on the uses and site planning alternatives.

There are limited areas of nontidal wetlands and other waters

of the United States that exist in Parcels A/B, C and Warfield Park. There are numerous specimen trees sprinkled throughout the site, but predominately in the historic building campus (Parcel D). There is no major forest stand, but rather a park-like tree cover within the Warfield Park. As a forest stand delineation and forest conservation plan have already been reviewed, approved, and implemented for this property by the Town of Sykesville and Carroll County, the existing specimen trees can be removed within the previously anticipated development areas, but every measure should be made to keep these trees. Lastly, two archaeological sites are present within the property. The first is within the historic building campus around buildings G, H, and I, and the second is south of the existing water tower in Parcel H. Preliminary discussions with Maryland the Historical Trust indicate that neither site contains critical archaeological resources.

There are several existing land uses within Warfield. These include the world headquarters for Nexion Health. Zeteo Tech, the Carroll Dance Studio, and a major public park that serves the residents of Sykesville. These uses are connected via Springfield Avenue, Warfield Avenue, and Buttercup Road. A variety of different land uses surround the site, including: the Maryland State Police Academy to the north; the Springfield Mental Health Hospital to the east; Northrop Grumman to the south; and the Integrace continuing care retirement community to the west. Just beyond these immediate neighbors the land uses get even more diverse and include existing residential neighborhoods, retail establishments, and parks /schools.

The historic buildings located in Parcel D are the most significant site condition, driving planning and design principles for the balance of the property. Three of the fourteen buildings have been renovated and are The remaining buildings are in various states of disrepair. The buildings are planned according to the early 20th century Colony Plan, which featured self-contained, and largely self-supporting small clusters of buildings placed organically on the natural topography. They were then connected with an internal road and parking network and sidewalk system. A phase I and II archaeological report has been completed for Warfield. Any work within the two designated archaeological sites, as shown on the plans, shall follow the procedures identified in the reports.



Aerial photograph of the site, parcel letters, and existing land features.





Southeastern view of Parcel A & B from Rt. 32 and Springfield Avenue intersection.



Western view of Parcel B from Springfield Avenue.



Northeastern view from the corner of Parcel E & F along Springfield Avenue.



Northern view of the Warfield Park from the roundabout.

The site is served by existing public sewer and water. Carroll County has allocated the Warfield property 142,000 gallons of water per day. Carroll County, the Town of Sykesville, and TWC are currently working together to develop rules and restrictions for how to allocate this sewer capacity amongst the commercial uses. A major sewer line runs down the unnamed tributary towards Piney Run with stubs out to all of the existing parcels. This will make future connections to the sewer system relatively simple. A water main is located under Warfield Avenue and future connections to this line are also expected to be relatively easy.

Access onto Route 32 is via a signalized intersection with more than adequate turning and through lanes in all directions. A traffic impact study was completed by The Wilson T. Ballard Company for TWC. Preliminary indications identify no additional improvements will be necessary to this intersection for the complete buildout of both Warfield and the adjacent vacant Integrace property that is located on the east side of Route 32.



Eastern view of Parcel C from the roundabout, (water tank on Parcel H in the background.)



Eastern view of the roundabout entering from Springfield Avenue.



Northwestern view of Parcel C from the terminus of Springfield Avenue.



Eastern view of the Maryland electric substation from Warfield Park.



Northeastern view of Parcel D-1 & G SWM pond from the Warfield Park trail.



Northwestern view of Parcel D-1 & G SWM pond from Building W.



Eastern view across Parcel G and Into Parcel D from the Warfield Park.



Building A (Front) from Buttercup Road.



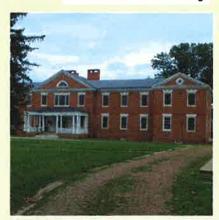
Building B (Front) from in front of the Auditorium Building.



Building C (Front) from Warfield Avenue.



Building C (Side) from Warfield Avenue.



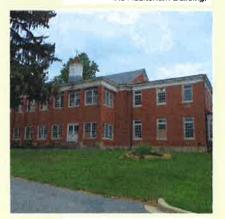
Building D (Front) from in front of the Auditorium Building.



Building D (Side)



Building E (Front) standing beside the Auditorium Building.



Building F (Front) from the parking lot in front of Building I.



Building G (Front) from parking lot on the south side of the building.



Building H (Front) from parking island in front of Building G.



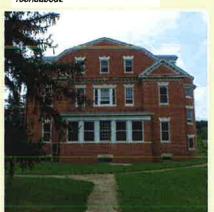
Building I (Front) from the roundabout.



Service Building (Front) from Warfield Avenue.



Building W (Front) from Warfield Park.



Building W (Rear) from in front of the Auditorium.



Auditorium (Side) approached from Warfield Avenue.



Auditorium (Front) from behind the Building W.



Root Cellar from southbound Buttercup Road.



Campus open space in front of Bullding B and D.



Open space in the quad created by Buildings A, B, C, and Service.



The trailhead into Warfield Park off Warfield Avenue.



Warfield Park looking north towards Piney Run.



Warfield Park looking southwest along Parcel E & F.



Eastern view near the Warfield Park pond outfall to Piney Run.



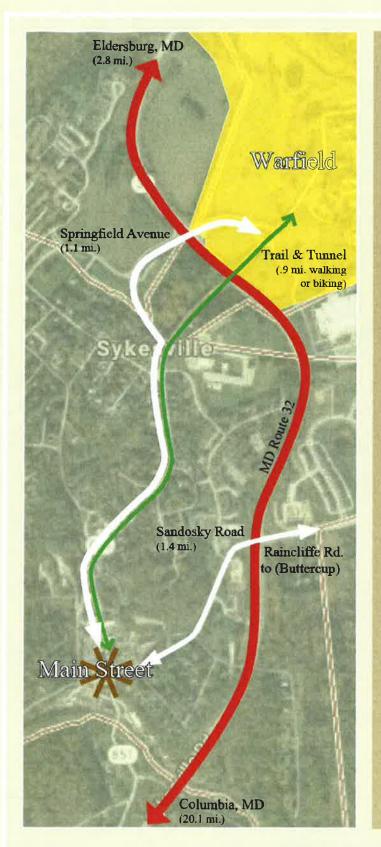
Small dam and overlook on Pinay Run.



Piney Run looking upstream.



Eastern view of the Warfield Park pond.



# THE RELATIONSHIP BETWEEN MAIN STREET AND WARFIELD

Representatives of the development team have been involved with Warfield since Sykesville took control of the property from Maryland in the mid 1990's. One of the most important questions raised then (and today) has been "How will Warfield connect to and support Sykesville and its Main Street?" TWC believes that Warfield must support Main Street and that collectively Main Street and Warfield can create a critical mass that will establish Sykesville as the place to live, work, and shop in Carroll County as well as a destination for visitors.

This relationship begins with connectivity between Sykesville's Main Street and Warfield. As previously mentioned, the primary vehicular connection between Main Street and Warfield will continue to be Springfield Avenue, which runs from the heart of Warfield directly to Main Street. This will provide easy access for residents and visitors to travel between the two. There is also a back way as well, via Buttercup Road, to Raincliffe/Sandosky Road to Main Street. In addition, the existing pedestrian/bike tunnel under Route 32 provides pedestrian and bicycle access between Main Street and Warfield. Collectively there are ample multimodal connections to physically link the two and create a unified Sykesville, that TWC believes the connectivity can be emphasized by a way-finding system along the pedestrian/bike route that will be developed with the Warfield Park master plan.

A second means of connecting Sykesville's Main Street and Warfield is the attention to. and governance over, the architectural character afforded by the Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs (2017) and the architectural guidelines outlined in this development pattern book, described in greater detail in the next section.





# RELATIONSHIP BETWEEN THIS PATTERN BOOK AND THE <u>NEW CONSTRUCTION</u>







Warfield Commercial Center: Design Guidelines and Standards for Signs and Energy Efficency





Guidelines available on the Sykesville Historic District Commission website.

As previously mentioned, Sykesville has granted an easement over Warfield for new construction and adaptive reuse of the existing historic structures to the Maryland Historical Trust. One part of this easement is the creation and adoption of design guidelines for new construction - the Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs (2017). These guidelines originally published in 2010 and revised in 2017 are summarized in the Development Pattern Book. For the complete set of guidelines, including those applicable for rehabilitation of the historic buildings in Parcel D, please visit Sykesville's web page at http://www.townofsykesville.org/2149/Historic-District-Commission. The recommendations from each section of the guidelines are included here. The New Construction Design Guidelines follow the Secretary of the Interior's Guidelines and are applicable to all building types and uses.

From the approved New Construction Design Guidelines.

#### Guidelines for Site Plans

- Locating new construction on Parcel C/H so that it reinforces the density and location of buildings of the historic campus plan, and provides visual and physical connections between and among the historic campus and these new development parcels.
- Locating new construction on Parcel E/F and A/B so that they serve to connect the historic Warfield campus plan to the denser downtown Sykesville historic district.
- Providing greater density for new construction on Parcel A/B and E/F to help link the downtown Sykesville and Warfield historic districts together.
- Locating new construction so that it reinforces Principal View Corridors to and from the historic campus.
- Locating new construction in Parcels A, B, C, D, E, F, and H so that they reinforce the physical and historic connections between the Town and the Warfield Commercial Center.
- Locating new construction within development parcels so that it respects the spacing between historic buildings.
- Locating all new construction so that it respects the existing topography as much as possible.
- Typically locating facades of new non-residential construction on Parcel C and H no closer to the public roads and parking areas than the average setback of historic buildings along Warfield Avenue, Buttercup Road, and Springfield Avenue.
- Locating facades of new residential construction no closer than ten feet to public roads.
- Locating parking and service areas so they do not interrupt the visual connection between groups of buildings within development parcels.

The planning approach for Warfield is based on Traditional Neighborhood Design (TND) principles. TND communities focus attention on people through thoughtful architectural design and the pedestrian realm. Our automobile dependent society is de-emphasized. Buildings are strategically sited closer to the public roadways and the relationship between buildings and the public streetscape is critical, thereby promoting social interaction. Architecture is founded in traditional design principles, while landscape architecture can express both formal and naturalistic design approaches. The site plan for Warfield exemplifies this design philosophy.

# RELATIONSHIP OF USES

There are four uses that occur within Warfield.

- These begin with public open spaces both active and passive. The open space system that exists today includes Warfield Park, the streetscape, and the spaces throughout the historic building campus. A variety of new active and passive spaces are planned throughout the development, which will complete the open space network.
- · The proposed townhomes in Parcels E/F are the second use, adding to the public open spaces by creating a strong sense of arrival off Route 32 and Springfield Avenue and carrying this theme through open space connections from the townhomes to Warfield Park.
- Retail proposed in Parcels A/B is the third use. As retail is generally more vehicular dependent, it has been sited to take advantage of the Route 32 frontage. The proposed 35,000 square foot retail building is purposefully sited at the intersection of Route 32 and Springfield Avenue to help tie down this important corner with a significant building presence. The proposed limited service hotel has been sited to create a focal point when traveling north on Route 32 by aligning the long access of the building to the site lines from the highway.
- Finally, the proposed new office/employment buildings located on Parcels C/D/H have been sited to maintain the same relationship between the buildings, Warfield Avenue, and the future Springfield Avenue as the existing historic buildings. Parking separates the buildings from the roads, with green space separating the new buildings from the parking, as exemplified by the existing Nexion building (Building "I"). In addition, new buildings maintain a more organic relationship among themselves to reflect the existing relationships of the historic buildings. Since the historic buildings will remain and be rehabilitated, the parking and vehicular access plan minimizes their impact on the campus while providing the necessary fire access and parking requirements under the Code of the Town of Sykesville.

The proposed new uses - open space, residential, retail, and office/ employment - are in the right places and create the right environment that reinforces the unique character of Warfield's historic buildings, the town and its Main Street.

In addition to the above, the proposed development must meet the PEC zoning provisions for land use percentages and total square footage. The table below illustrates how these are being met.

Land Use	Required %	Proposed	Permitted / Parcel	
		Acreage	(Proposed) Floor	Location
			Area Ratio/Density	
Office /	20 – 55% or	Parcels D, H, and	591, 784 Sq. Ft./	C, D, and H
Research /	18.12 - 49.81	half of Parcel C	(234,500 Sq. Ft.*	
Institutional /	acres	=23.05 acres	includes half of	
Light Industrial			new construction	
			in Parcel C)	
Retail / Service	10 - 20% or 9.06	Parcel A/B, and	(156,500 Sq. Ft.**)	A/B, C, and D
	- 18.12 acres	half of Parcel C		
		=10.1 acres		
Residential	10 - 35% or 9.06	13.80 acres	181 homes/	E/F
	- 31.70 acres		(145 homes)	
Open Space	No less than	26.81 acres in		Warfield Park
	25% or 22.64	Warfield Park		
	acres	alone		

<sup>\*</sup>In accordance with the PEC Concept Plan, the total medical office Sq. Ft. is not to exceed 37% of 286,000 (105,820 SF) the total office land use.

<sup>\*\*</sup> The permitted Floor Area Ratio (FAR) for all non-residential development is 0.15 of the total 90.57 acres. There is no distinction as to what type of non-residential. The proposed FAR for all non-residential development includes 183,000 Sq. Ft. of existing historic buildings, 103,000 Sq. Ft. of new office/research/ institutional/ light industrial and retail in Parcels C, D, and H (one half of which is considered office/commercial and one half of which is considered retail), 35,000 Sq. Ft. of retail and 70,000 Sq. Ft. for the hotel in Parcel A/B.



Open space use: park







\*View 8 has been removed as the Lane Building no longer exists.

# IMPORTANT EXISTING VIEWS

There are nine important existing views that the planning of new construction need to address through siting, building architectural design, and landscape design.

- The proposed buildings in Parcels A/B have been sited to take advantage of the excellent views from Route 32 and Springfield Avenue. All facades on both buildings are considered Primary Elevations and shall be treated accordingly with architectural and landscape architectural enhancements. The buildings will be screened from view by Route 32 and the proposed grading. It is envisioned that the façade of the 35,000 square foot retail building will be embellished to tie down the intersection of Route 32 and Springfield Avenue and provide a backdrop to the entrance monument.
- The drive down Springfield Avenue from Route 32 to the roundabout focuses on a Mews in the foreground and the fronts of the townhomes in the background to the left. The sight line terminates at the entrance to Warfield Park and the roundabout.
- Continuing around the roundabout one focuses on a small park
  that continues the trail to the Warfield Park. Along the new
  Springfield Avenue, the fronts on the proposed office buildings
  in Parcels C and D, will mimic the street, parking, and building
  relationships of the historic buildings.
- The views to the historic buildings from Warfield Avenue will remain essentially as they are today, while providing the required parking. It is important to note that angled parking has been added to Warfield Avenue from the Nexion building (Building'T') to Buttercup Road. This parking serves the historic buildings while minimizing its impact on the historic campus and environment. As this parking will serve both the commercial office uses during the weekday and the Warfield Park during the evenings and weekends, it is TWC's intent that the 24 foot roadway will remain public, while the adjacent parking will also be public, but maintained by the Warfield Property Owners Association.



Main entrance signage.



Building I from the round-about.



# CONNECTIVITY

As illustrated above there is an interconnected system of roadways that circumnavigate Warfield and provide continuous movement throughout the community. A system of sidewalks are adjacent to the roadways as shown and then a system of trails connect the roadways and sidewalks to the amenity spaces and other parts of the town. Collectively this system provides excellent multi-modal connectivity throughout Warfield and to Sykesville's Main Street.

IIO IESS

Neighborhood mews with a mix of hardand softscape.

Under the PEC zoning ordinance, no less than 20% of the minimum

open space area required must be usable recreational space, or 4.52 acres. Physical improvements within the recreational area can reduce the total required area below 20%. With 145 homes proposed at Warfield (Parcel E/F), this yields 1,350 square feet of recreational area per home.

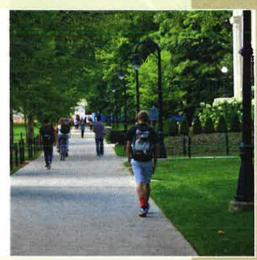
The primary recreational space for the proposed townhomes is the

neighborhood square. Centrally located, this space is approximately 140 feet wide by 180 feet long, with a grade of 5%. It is envisioned to be both passive with a pergola and benches,

and active with a tot-lot and an open area for free play. The neighborhood square is flanked on both sides with mews in the front of several townhome groups. These spaces will include benches and landscaping for passive recreation such as reading or sunbathing. There is also a small park between the neighborhood square and the Warfield Park. As this small park will be graded in association with the adjacent garage under townhomes,

it will primarily serve as a visual and physical connection to Warfield Park. The open space areas within and around the historic campus will also be accessible to the residents living in Parcels E/F. These spaces will be used for walking or jogging or more passively for reading under a favorite tree or sitting next to a unique historic building.

The parklet in Parcel C near the roundabout will be left in a naturalistic state.



Walkable campus site fumishings, plantings, and sidewalks.



As per the Approved PEC Concept Plan, the following setbacks apply:

- 1. Single Family Attached Townhomes (rear garage townhomes):
  - a. Ten feet front yard setback from the front property line to the building face. Porches, bay windows, bay box windows, or similar front façade finishes can encroach into the front yard setback by five feet (i.e., five feet from the front property line.)
  - b. Zero foot side yard setback, except that end units shall have a minimum of a ten feet side yard setback. Bay windows, bay box windows, chimneys or similar side façade finishes can encroach into the side yard setback by two feet (i.e., eight feet from the side property line.)
  - c. 20 feet rear yard setback from the rear property line. Decks can encroach in the rear yard setback by ten feet (i.e., ten feet from the rear property line). The entire rear yard can be a driveway.
  - d. There shall be a minimum distance between attached townhomes as follows:
    - i. 50 feet from front to front,
    - ii. 35 feet from front to side,
    - iii. 20 feet from side to side,
    - iv. 50 feet from side to rear, and
    - v. 60 feet from rear to rear

#### 2. Multi-family Homes:

- a. Ten feet from front, 50 feet from rear, or 30 feet from the side of a building to a public right-of way, property line, or parking lot.
- b. 30 feet from front to front, 50 feet from front to rear, 30 feet from front to side, 50 feet from rear to rear, and 20 feet from side to side of another building.

#### 3. Non-Residential Buildings

- a. Ten feet from front, 50 feet from rear, or 30 feet from the side of a building to a public right-of way, property line, or parking lot.
- b. 30 feet from front to front, 50 feet from front to rear, 30 feet from front to side, 50 feet from rear to rear, and 20 feet from side to side of another building.



In residential areas, buildings are pulled closer to the road.



In new office areas, parking is broken up to serve buildings.

# PARKING RATIOS PER USE

As per §180-88 of the Code of the Town of Sykesville, the following parking requirements are applicable to Warfield. As some of these requirements do not meet current industry standards, the following table identifies what is required, provided, and what modifications to the requirements are being requested:

Use	Required Parking per Code (§180-88)	Provided Parking per Plan	Requested Modification
Commercial Office (et.al)	50% of total floor area (286,000) / 180 square feet = 795 parking spaces	955 spaces provided. 412 spaces are for NEW construction (4 spaces/1,000 square feet) and 543 spaces are for EXISTING historic buildings (3 spaces/1,000 square feet)	No modification necessary.
Retail	200% of total floor area (35,000) / 180 square feet = 388 parking spaces (11 spaces / 1,000 square feet)	183 spaces or 5.2 parking spaces / 1,000 square feet	Modification requested. Industry standard for retail is 5 parking spaces / 1,000 square feet. Most large format retailers require less than 5 spaces / 1,000 square feet.
Hotel	1.5 spaces / room (125 total rooms) = 187 spaces	117 spaces or 0.94 spaces per room.	Modification requested. Most hotels run at 75 % occupancy; this equates to 94 of 125 rooms. Industry standard is for 1 space per occupied room plus one space per employee on the maximum shift. This equates to 94 plus 15 or 109 spaces.
Residential	2 spaces / home	4 spaces per home plus 78 visitor parking spaces	No modification being requested.

Parking for Warfield Park that was previously shown in Parcel D-1, is now being provided in Parcel D, along Warfield Avenue. This parking will readily serve both the office uses during the weekday hours, and Warfield Park patrons during weeknights and weekends.

# PROPOSED SERVICE AND LOADING SPACES

As per §180-88.B., one off-street loading space shall be provided for any non-residential use proposed at Warfield, including hotels. Additional loading spaces are required for any building over 20,000 Sq. Ft. The only proposed uses that TWC believes will require off-street loading are for the retail and the hotel in Parcel A/B. Adequate loading has been provided in these two parcels. In Parcels C/D/H, TWC believes, as has been the experience with the Nexion Building (Building "I"), that the proposed uses will not need a designated loading space as they are more service in nature. Please note that any use that the PC considers a high service use, such as a restaurant or retail establishment, planned in Parcel C, D, or H, shall provide necessary loading and trash areas which will be screened in accordance with the landscape guidelines.

Parcel Name	Proposed Parking
А	183
В	117
С	330
ט	567
E/F	Four on lot spaces per home and 78 visitor spaces
G/D-1	0
Н	58

Parking for Parcels C, D, and H shall be shared amongst all business uses.

# ARGHEEGEURE

From the approved New Construction Design Guidelines.

#### Guidelines for New Buildings

#### **Character-Defining Features**

The principal character-defining features of the historic buildings in the Warfield Complex are:

- Symmetrical composition often with two principal facades, one facing the encircling roads and the other the enclosed courts;
- Brick facades with raised articulated basements, quoins, regularly spaced multi-paned windows recessed behind the façade;
- Slate gable roofs with accentuated cornices, often with chimneys and operable ventilation cupolas;
- Proportions, scale, rhythm, massing (often three- and five-bay) based on those typically found in historic and modern well-designed buildings;
- Large entry porches that provide transition between the exterior and interior, and in the case of the Service Group, a connecting raised covered walk;
- Restrained color, details and ornamentation.

It is important that the design of all new construction at Warfield be harmonious with these principal character-defining features.

#### Orientation of Principal Façade

- Orienting principal facades of new construction so that they complement the orientation of the historic buildings and other new construction.
- Orienting principal facades of new construction so that they reinforce Principal View Corridors.

#### Scale

 Respecting the scale of the historic buildings and structures in the design of new construction, particularly new construction located in Parcels C and H.

#### Proportion

Respecting the proportions of historic buildings in the design of facades of new construction.

#### Rhythm

 Respecting the facade rhythms of the historic buildings in the design of facades of new construction.

#### Massing

Respecting the massing of the historic buildings in the design of new construction.

#### Height

- Designing new construction to be not less than 30 feet high, or more than 50 feet high
- Designing new construction to read as a minimum of two stories high.
- The height of new construction must take into account the topography of the Parcel. This is particularly important on Parcels A, B, and C.

#### **Roofs and Comices**

 Designing roof shapes and cornices for new construction that are harmonious with the roof shapes and cornices of the historic buildings.

#### Roofs and Comices (continued)

- Reducing the perceived height of new construction that is higher than 40 feet by using sloped roofs.
- Designing roofs on new construction with articulated cornices.

#### Doors and Windows

- Designing doors and windows for new construction that are harmonious with the doors and windows of the historic buildings.
- Designing and locating principal doors that reflect their importance.
- Designing windows that give scale, rhythm and visual depth to facades.

#### Materials

 Using exterior materials for new construction that are harmonious with the size, scale, texture, finish, reflectivity, color and other defining characteristics of exterior materials found on the exteriors of the historic buildings

#### Color

• Using exterior colors for new construction that complement the exterior colors of the historic buildings as well as the design of the new building.

#### **Details and Ornamentation**

Designing details and ornamentation for new construction that are harmonious with those found
on the historic buildings as well as with the design of the new buildings.

#### Accessory Structures and Equipment

- Designing accessory structures and equipment attached to, or mounted above, a building so
  that they are compatible with the form, scale, proportion, materials and other character-defining
  features of the building.
- Designing free standing accessory structures and equipment so that they are compatible with the form, scale, proportion, materials and other character-defining features of the building.
- Screen accessory structures and equipment from view using landscaping.
- Locating accessory structures and equipment so that they cannot be seen in views of principal facades of new construction.
- Locating accessory structures and equipment so that they cannot be seen from principal views to and from the historic buildings.



Details and ornamentation.



Roof design and comices.

### ANGLILLE BOWERALL DESIGN PRINCIPLES



Example of proposed office use

The existing historic buildings in Parcel D were constructed from 1899 through 1928. The buildings were designed in free Classical and

Georgian Revival styles. Respecting the overall design of the existing buildings is important. Another important goal for Warfield is to connect with Sykesville's Main Street. Part of this connection is based on architectural design. The architectural styles exhibited along Main Street are very eclectic, and no one style dominates. Additionally, the size of the proposed residential homes is more like Main Street, than Warfield. Thus while a literal interpretation of the Georgian or free Classical styles for the townhouses would be awkward, they should be based on the architectural principals of massing, scale, proportions, and rhythm and be harmonious in materials, details, orientation, roof shapes, height and color with the existing historic buildings in Warfield. To do so will be in keeping with the Warfield Commercial Center: New Construction Design Guidelines and Standards For Signs, which state—

"New construction to be located on Parcels A, B, C, and E, F, H and I of the Warfield Complex should be visually harmonious with the existing historic buildings and campus plan. At the same time the design of new buildings and other structures should show that they were constructed in the first decades of the Twentieth-First Century. Harmonious contrast, which is based on a thorough understanding of the character-defining features used to create the historic buildings and original campus; then employing those features in new ways that clearly shows their evolution in the character of the new buildings." (Page 14, Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs)

Thus new construction at Warfield should not be based on an architectural style found on Sykesville's Main Street or at Warfield, but rather on the design principles found there.

# GENERAL ARCHITECTURAL GUIDELINES

The below are guidelines, i.e. interpretation and expansion of the new construction guidelines for new residential and new non-residential buildings.

#### For Non-Residential Buildings:

- The entry facades of all buildings shall be designed to have a pedestrian
  or human scale. Entrance features may vary between retail, hotel, and
  office/ employment uses, but must all contain at least one well defined
  main entrance.
- The architectural treatment of the front façade, its major features and

materials, shall be continued around all sides of a building that are readily visible from primary public rights-of-way. The design of all sides of a building shall be harmonious in scale, proportions, rhythm, massing, materials, heights, roof shapes, doors, windows, color, details and ornamentation. No solid, blank, windowless walls or service areas shall be visible from primary public rights of way. Where the construction of a blank or substantially blank wall is necessary, the facades shall be articulated by false windows, changes in material textures, color and the like or, if the building is occupied by a retail use, by using recessed or projecting display window cases.

- Roofs shall be pitched (ideally with a 6 to 12 pitch), with overhangs and
  articulated cornices. Flat roofs are acceptable on secondary roofs not
  visible from primary public rights of way. Flat roofs, with articulated
  cornice treatments are, however, acceptable on large retail buildings
  located in Parcels A/B. Pitched roofs shall use real or synthetic slate
  shingles.
- All air conditioning units, skylights, solar panels, HVAC systems, exhaust
  pipes or stacks, elevator housing satellite dishes, other telecommunication
  receiving devices, and other such equipment of projections shall be
  screened from view from primary and secondary public rights of way,
  and from adjacent properties by using walls, fencing, roof elements,
  penthouse screening devices, plantings, or other approved means.
- Brick shall be the predominant material for facades, particularly those
  facing primary public rights of way. It shall comprise no less than 60%
  of all facades. Cast stone, cementitious clapboard (HardiePlank ®),
  or similar, complementary materials approved by the Historic District
  Commission (HDC) are acceptable secondary materials. Brick color,
  texture, bonding and characteristics of mortar joints shall complement the
  existing historic brick facades.
- Exterior building lighting shall complement the facades to which they are
  attached, in design, material and color and be permanently fixed to aim
  straight down. In addition, the lights shall be baffled and/or fitted with
  cut-off optics to mitigate light trespass and glare.
- Storefront windows may be shaded by awnings. Awnings shall be canvas, or canvas looking mylon, such as Sunbrella . Vinyl, metal and other awning materials are prohibited. The shape of the awning shall be consistent with the design of the façade to which they are attached, and fit within the framing elements of the storefront. Awning heights shall be the same height within a block or bay of the store fronts to maintain a consistent appearance. Awnings shall be a minimum of eight feet above the sidewalk so as to not interfere with the pedestrian zone. Awning colors shall complement predominate building materials. Awning frames shall be black, natural metal color or match the awning color.

# GENERAL GUIDELINES (CONTINUED)

#### For Non-Residential Buildings (Continued)

 Storefront windows and entries shall be compatible with the design, materials and colors of storefronts on Sykesville's Main Street and the façade in which they are located, and contain articulated enframing elements, window bases, and entries.

#### For Residential Buildings

Guidelines for All Facades:

The design of the residential buildings in Parcels E/F should help to connect the Georgian and free Classical styles of the historic Warfield buildings (Parcel D) with the eclectic architecture of the historic buildings in downtown Sykesville. This is achieved through a detailed understanding of the architectural principles of massing, scale, proportions, and rhythm, as well as the use of appropriate materials, details, orientation, roof shapes, height and color in the design of the new residential buildings. As stated in the Warfield Commercial Center: New Construction Design Guidelines and Standards For Signs.

"New construction to be located on Parcels E/F should be visually harmonious with the existing historic buildings and campus plan. At the same time the design of new buildings and other structures should show that they were constructed in the first decades of the Twentieth-First Century. New construction should be based on the concept of harmonious contrast, which is based on a thorough understanding of the character-defining features used to create the historic buildings and original campus; then employing those features in new ways that clearly shows their evolution in the character of the new buildings." (Page 14, Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs)

Primary facades face primary public rights of way and are considered more important architecturally than non-primary facades that face secondary public rights of way. Thus while the *New Construction Design Guidelines* and design principals apply to all facades, it is possible that materials deemed appropriate by the HDC on non-primary facades may be deemed inappropriate for use on primary facades.

#### Guidelines for Primary Facades:

 Attached groups of townhomes shall read as a three, four or five bay façade to match the rhythm of facades of the existing historic buildings. Photo 1)









Existing Warfield and Downtown buildings.



Photo 1

- No less than 60% of the primary façades of a group of attached townhomes shall be brick. The remaining materials may be wood or cementitious clapboard siding (such as HardiePlank®), regular coursed cast stone, or another high quality material as approved by the PC and HDC.
- Vertical changes in primary facade materials shall be avoided except for exposed foundations.
- Exposed foundations on primary facades may be constructed
  of painted or unpainted smooth concrete, non-textured concrete
  masonry unit (CMU), or smooth stucco applied to CMU or
  concrete.
- A minimum of 25% of the townhomes in an attached group shall
  have a covered front porch. The design of the porch, its scale,
  proportions and materials, shall be in keeping with the design of
  the townhome to which it is attached, as well as the design of the
  attached group of townhomes.
- Porches and landings shall be a minimum of four feet deep and five feet wide.
- Porches and steps on primary facades shall be of masonry, stone
  or smooth concrete designed to be in keeping with the overall design of
  the townhome to which they are attached. Porch railings shall be painted
  metal designed to be in keeping with the design of the porch.
- Porch columns on primary facades shall be of wood or fiberglass, or other material as approved by the HDC. All round columns must have entasis.
- Walkways associated with primary facades shall be of smooth or brush finished concrete.
- Windows on primary facades shall be of uniform character. Windows on second floors should be stacked above windows on the first floor, be of the same width, but 5 to 10% shorter in height. (Photo 2)
- Windows on primary facades may be bay windows, double hung or casements. They must be in keeping with the design of the townhome in which they are located as well as the attached group of townhomes.
   Windows shall be of multi-light sash or fixed panes. Thermal windows shall be simulated divided light (SDL) or true divided lights.
- The exterior of windows on primary facades shall be wood or simulated wood as approved by the HDC.
- The design of dormer windows on primary facades shall be consistent with lower level windows.
- Windows on primary masonry and non-masonry facades shall be recessed a minimum of one and a half inches behind the exterior face of the exterior wall. (Photo 3)



Covered porch and exposed foundation treatment.



Photo 2



Photo 3

# GENERAL ARGUITECTURAL GUIDELINES (CONTINUED)

## For Residential Buildings (Continued)

- Windows on primary non-masonry facades shall have appropriately designed and scaled surrounds. (Photo 4)
- Shutters on primary facades shall be wood or simulated wood approved by the HDC. Shutters may be paneled or louvered.
   Their size shall be one half the width and the full height of the window opening to which they are associated. Shutters should not be used on bay windows.
- Doors on primary facades shall have recessed panels and may contain appropriately shaped lights. They shall be of wood or engineered wood or other material as approved by the HDC.
   Door surrounds shall be designed and scaled to the door, facade and entry porch or landing.
- Roofs shall be gable and or hip, with appropriately designed, scaled and detailed cornices. Pitches shall be no less than 6 to 12, nor greater than 9 to 12 for roofs facing primary facades. Porches may have lower pitches or be flat. No roof projections, such as vents, antennas, dishes, and solar panels, other than dormers are allowed on primary facades. Primary roof membranes may be wood or simulated wood shakes or shingles, natural or artificial slate, or architectural asphalt shingles.
- Roof pitches and membranes in an attached group shall be complementary.
- · Chimneys shall be of brick, and may be functional or decorative.
- Fences, hedges, and walls located on primary facades shall be a
  maximum of three and a half feet in height, and designed to be
  in keeping with the design of the townhome and attached group
  to which they are associated. Fences on primary facades may be
  constructed of wood or painted metal.
- The colors of primary facades, their windows, doors, porches, cornices and other elements, shall be coordinated with the colors of the other primary facades in the attached group.

## Guidelines for Non-primary Facades:

- Non-primary facades of a group of townhomes may be brick, wood or cementitious siding, regular coursed cast stone, or another high quality material as approved by the HDC.
- Vertical changes in non-primary facade materials is discouraged except for exposed foundations.
- Exposed foundations on non-primary facades should be constructed of the same material as the exposed facades on primary facades.

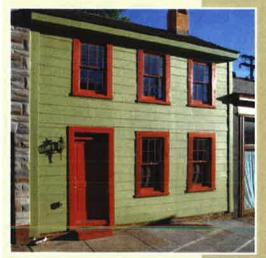
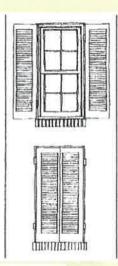


Photo 4



Shutters

- Windows on non-primary facades shall be of uniform character. Typically windows on second floors should be stacked above windows on the first floor.
- Windows on non-primary facades may be bay windows, double hung or casements and must be in keeping with the design of the townhome in which they are located as well as the attached group. Sash may be single light or multi-light. Multi-light thermal windows should be SDL.
- The exterior windows on non-primary facades may be wood, simulated wood, metal or other material as approved by the
- The design of dormer windows on non-primary facades shall be consistent with lower level windows.
- Windows on non-primary facades shall have appropriately designed and scaled surrounds.
- Shutters on non-primary facades may be wood, simulated wood or other material as approved by the HDC. Shutters may be paneled or louvered. Their size shall be the full height of the window opening and one half the width of the window opening to which they are associated. Shutters should not be used on bay windows.
- Doors on non-primary facades may be flush or have recessed panels, and may contain appropriately shaped lights. They may be made of wood, engineered wood, fiberglass or other material as approved by the HDC. Door surrounds shall be designed and scaled to the door, facade and entry porch or landing.
- Garage doors may be wood, simulated wood, metal or other material as approved by the HDC. They shall include appropriately shaped windows and recessed panels, with appropriate designed and scaled surrounds.
- Porches and landings shall be a minimum of four feet deep and five feet wide.
- Porches and steps on non-primary facades shall be of masonry, stone, smooth concrete or wood designed to be in keeping with the overall design of the townhome to which they are attached. Porch railings shall be painted wood, engineered wood, metal or other material as approved by the HDC. Railings should be designed to be in keeping with the design of the porch.
- Porch columns on non-primary facades may be wood or fiberglass, or other material as approved by the HDC.
- Decks shall be located in rear yards and designed at a scale to be compatible with the townhome and the group of attached townhomes.



Door (steel) detail



Window surrounds detail

# GENERAL ARGHITECTURAL STANDARDS (CONTINUED)

Typical row of townhouses

### For Residential Buildings (Continued)

- Decks may be of pressure-treated wood or other material
  as approved by the HDC. Decks shall be designed to be
  compatible with the façade to which it is attached. The color
  of a deck shall be compatible with the colors of the façade
  townhome to which it attached, as well as the colors of other
  decks in the attached group.
- Deck railings may be painted wood, engineered wood, metal or other material as approved by the HDC and shall be compatible with the design of the deck.
- Patios shall be located so they are not visible from primary rights of way. They may be constructed of concrete, brick, stone or other material as approved by the HDC.
- Walkways and driveways shall be of smooth or brush finished concrete.
- Roofs shall be gable and or hip, with appropriately designed, scaled and detailed comices. Pitches shall be no less than 6 to 12, nor greater than 9 to 12 for roofs facing non-primary facades. Porches may have lower pitches or be flat. Roof projections, such as vents, antennas, and solar panels, are only allowed on roofs facing non-primary rights of way and should be hidden as much as possible from view. Roof membranes facing non-primary facades should be of the same materials as the roof membrane facing the primary facades.

- Chimneys shall be of brick, and may be functional or decorative.
- Fences, hedges, and walls located on non-primary facades shall be a maximum of three and a half feet in height, and designed to be in keeping with the design of the townhome and attached group to which they are associated. Fences on primary facades may be constructed of wood, painted metal or other material approved by the HDC.
- The colors of non-primary facades, their windows, doors, porches, cornices and other elements, shall be coordinated with the colors of the other primary facades in the attached group.



Primary Facades Diagram

The architectural facades highlighted on this plan are primary facades.



Example 1 - office



Example 2 - retail



Example 3 - retail



Example 4 - residential



Example θ - residential

## WAYN DAIGH M SWAY KO I I H H H GH H U KA M

From the approved New Construction Design Guidelines.

## Guidelines for Landscapes

Landscapes associated with new construction parcels should contribute to and reinforce the historic landscape at Warfield as well as be harmonious in design with the new buildings.

## Topography, Visual Connections and View Corridors

- Preserving the existing topography to the greatest extent possible.
- Preserving visual connections and View Corridors among and between buildings within new
  development parcels and between new development parcels and the historic buildings.
- Designing roads and pathways that reinforce and enhance the existing visual connections among and between new buildings.
- Locating parking areas so they do not interfere with the visual connections between new and historic buildings.

## Parking, Loading and Service Areas

- · Locating parking in non-residential areas close to roads.
- Locating parking, loading, and service areas, so they do not interrupt principal views between new and historic buildings.
- Screening parking, loading, and service areas and Route 32 with landscaping, including berms.
- Designing service and loading areas attached to, or in close proximity to, a building as part of the overall composition of a building.



Existing crosswalk at Route 32.



Existing landscaping at Raincliffe.

#### Pedestrian Areas

- Designing pedestrian sidewalks and paths that enhance views to and from new construction.
- Providing safe and comfortable pedestrian sidewalks and paths connecting areas within a development together, as well as to other new developments, Warfield Park, historic Warfield Complex, and the Rt. 32 pedestrian underpass.
- Providing safe areas for pedestrians to cross roads, and transverse parking and service areas.
- Providing safe passive pedestrian areas conducive to social interaction.
- Providing adequate illumination of pedestrian areas at night.

#### **Plant Materials**

- Retaining healthy trees that are 16" in diameter or greater, (in accordance with the approved FSD and FCP).
- Locating and designing planting areas so they are harmonious with historic landscape treatments of the Warfield Complex and the new buildings with which they are associated.
- Installing hose bibs, sprinklers, drip irrigation or other means so that plant material can be regularly watered.
- Conforming to the standards contained in the latest edition of Landscape Contractors Association Landscape Specification Guidelines.
- Coordinating placement of street lighting and trees to avoid the need to prune trees when crowns are fully developed.

## Street Lighting and Furniture

- Selecting street and exterior lighting that carry the International Dark Sky Association Fixture Seal of Approval, as well as applicable federal, state and local standards.
- Designing street and detached exterior lighting to be consistent throughout each parcel, and harmonious with the design of public street lighting, and the street and exterior lighting used in the other new construction parcels and the historic buildings in the Warfield Complex.
- Coordinating the placement of site lights and street trees to avoid conflicts that will require extensive tree pruning in the future. Crowns of trees should be allowed to naturally develop with no clearance pruning required.
- Designing exterior lighting attached to buildings to be compatible with the design of those buildings.
- Designing street furniture to be consistent throughout each parcel, and harmonious with the design of public street furniture, and the street furniture used in the other new construction parcels and the historic buildings in the Warfield Complex.
- Locating street furniture so that it does not impede pedestrian traffic or create a traffic hazard.
- Locating trash receptacles at pedestrian exits from parking lots and areas where people are likely to congregate. Installing trash receptacles with removable liners and openings protected from snow and rain.

## GENERAL LANDOGAPE GUIDELINES





Front yard landscaping for the townhomes should be more naturalistic in design, reflecting the natural landscape plantings throughout Warfield and Sykesville. In addition, front yard landscaping should be designed at the building block level, not at the individual townhome level,

The overall design of new landscapes at Warfield shall be based on the naturalistic landscapes of the historic district. Outlined below are both general principles and objectives for Warfield as well as specific design guidelines for the landscape improvements within the district.

- Landscaping shall be used as a design element to emphasize the uniqueness of each Parcel while being sensitive to the overall design theme.
- The use of native species should be considered. Drought tolerant
  plant species requiring less water are strongly encouraged. Longlived species are also encouraged. The use of deer resistant
  plants is strongly encouraged due to the site's close proximity to
  considerable, undeveloped land.
- Landscape plantings shall provide a variety of plant types and species. The varieties used shall take into consideration susceptibility to disease, color, seasonal interest, texture, shape, blossoms, and foliage.
- Allowing adequate space along parking lot perimeters for the placement of snow in the winter months is encouraged to minimize damage to the plants from salt or the placement of snow.
- Plants shall be selected for their suitability over time. Adequate area for plants to grow shall be provided with the understanding that all natural 'man-made landscapes' require maintenance.

# DESIGN AND PLANTING GUIDELINES

Landscape plans shall be signed and sealed by a registered landscape architect and shall be subject to review and approval by Sykesville's PC and HDC. Landscape design elements include:

- No foundation plantings are permitted at the base of historic buildings with the exception of at doorways where low evergreens may be placed.
- Parking lots and areas around buildings shall be screened.
- Landscaping shall be integrated with other site design elements, such as
  recreational facilities, paths and walkways, foundations, trellises, pergolas,
  gazebos, fences, walls, street furniture, public art and the like.
- Seasonal flowers in planters, planting beds and hanging baskets are permitted, but should be carefully selected and judiciously used to minimize maintenance requirements.
- Properly designed irrigation systems using the latest water saving technology is encouraged if irrigation is to be considered.

- New tree plantings shall take into account the view sheds illustrated on page 18 of this pattern book.
- Sidewalks shall be a minimum width of five feet and be concrete. Multipurpose trails shall be a minimum width of eight feet and be asphalt.
- Trees and shrubs at planting shall follow the following caliper, height and spread requirements:
  - a. Street trees: 3 inch minimum caliper.
  - b. Ornamental deciduous trees: 6 feet minimum height.
  - c. Evergreen trees: 6 feet minimum height.
  - d. Shrubs (deciduous and evergreen): 18-24 inches minimum spread.
  - Small shrubs under three feet at maturity (deciduous and evergreen): 18-24 inches minimum height.
  - f. Large shrubs over three feet at maturity (deciduous and evergreen): 24-30 inches minimum height.
- All plants selected shall meet the standards established in the latest edition of the American Standard for Nursery Stock.
- All plant material shall be guaranteed for a period of two years after final inspection. Within two years from the date of final acceptance, all dead plants or plants with greater than 20% dieback, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering for the initial two years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner, development association or their
- All landscaping shall be professionally maintained in accordance with the highest industry standards by the property owners or development association or their agents by cutting, trimming, feeding, watering and weeding as necessary.
- Landscaping shall be installed upon the substantial completion of each building and within industry recognized planting seasons.
- Street trees shall be planted in formal arrangements along all existing or proposed public streets within the public realm; except for Warfield Avenue, Buttercup Road and Springfield Avenue adjacent to Parcels C & H where tree plantings shall reflect the informal arrangements existing within the historic campus. Formally arranged street trees shall be a minimum of 45 feet on center allowing for full crown development without adjacent conflicts.
- In order to determine the required number of formally arranged street trees, the linear footage of frontage shall be divided by the required planting interval, without deducting areas for driveway curb cuts or crosswalks. If the linear footage of frontage is less than the required planting interval, one tree shall be provided at the discretion of Sykesville's PC.

# DESIGN AND PLANTING GUIDELINES (CONT.)

- Street trees shall be uniform in size and shape and have straight trunks and come from a single source.
- All planting specifications will be per the Landscape Contractors Association Landscape Specification Guidelines - Latest Edition.
- Subsequent or replacement trees shall be the same species, cultivar, and caliper of existing trees in a given area.
- Within sight triangles at the intersection of two streets, a tree may be permitted only with Sykesville's PC's approval.
- Street tree, shrub, and groundcover requirements may be waived by the PC, in consultation with the HDC. Where planting requirements are waived, or in instances where the planting unit calculation requirement overplants a particular area, any overburden of plant material as determined by the calculation or waived for other reasons and not utilized on the parcel, may be installed on the Town of Sykesville property as directed by the town. The Town will be responsible for the ongoing care of this plant material.

## **Parking Lots**

A screen planting, fence, wall or combination thereof, not less than three
and a half feet in height, shall be provided between off-street parking areas
and any street, except where a building intervenes. This screen planting
design shall achieve 75% opacity within five years of planting. It is
important to maintain an appropriate on-center spacing of plants to allow
for proper maturation as well as to achieve the 75% opacity. It is therefore
acceptable to use larger plant material initially to achieve this objective if
required.

## Planting islands shall conform to the following standards:

- One planting island, a minimum of nine feet wide by 18 feet long, shall be provided for every 15 parking stalls in single or double parking bays.
- Islands shall be placed opposite each other in adjacent rows of parking in order to reduce the number of raised islands and increase the area available for tree roots.
- The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of nine feet.
- Each planting island shall contain one or two shade trees and grass. Groundcover, grasses, and/or perennials can be used in conjunction with the trees but consideration of the overall feel and compatibility with the overall development should be evaluated. Landscaping associated with new construction parcels should contribute to and reinforce the historic landscape at Warfield as well as be harmonious in design with the new buildings. Thought should be given to the possible damage that will occur to parking lot island plants from snow and parking lot salt that is often placed in these areas.

Landscaping in parking lots shall be designed to avoid blocking required sight lines.

## Loading and Service Areas

All loading and service areas shall be screened from public view by a wall that is compatible with the building to which it is attached. Wood screening is not acceptable. Landscape treatments shall be incorporated with the screen walls to soften their visual appearance.

## Landscape Buffer

The primary purpose of landscape buffers is to eliminate views and reduce noise perception beyond the lot line.

## Landscape buffers are required in the following locations:

- 1. Along all lot lines separating Warfield from an existing building on neighboring property.
- 2. Along edges where parking lots share property lines with streets or other Parcels.
- 3. At service and loading areas for non-residential uses.
- 4. Along high volume / high speed roads.
- Landscape buffers shall have a minimum width of 15 feet and consist of a combination of plantings, masonry wall, or earth berms. Buffers that incorporate vegetation shall be designed to achieve 75% opacity within five years of planting.
- The location and design of landscape buffers shall consider the design of the building façade being screened, distance from building to lot line, differences in elevation/grade, and location of parking areas.
- Landscape buffer design should insure a year-round high and low visual screen, and may consist of evergreen and deciduous trees and shrubs.
- More than one species of evergreen and deciduous trees may be required at the direction of Sykesville's PC, in consultation with the HDC to reduce the effects of potential tree diseases.

## Fences and Walls in Residential Areas

Fences and walls may be used for screening purposes. In addition to their use on the perimeter of private patios and courts, recreational areas and other sensitive areas deemed appropriate by the PC may be screened. All approved fences and walls shall be designed to complement the buildings and landscapes with which they are associated.



Side elevation landscape treatment to augment architectural detailing.



Wall and fence detail to screen alley and parking area.



Existing Hadco G35 street light on black fluted pole to be matched



Victory Stanley FNBF324 traditional bench or similar



FRE-20NA Contemporary alternative for new construction areas

## Fences and Walls in Residential Areas (Continued)

- Fences and walls are to be designed to be compatible with the architectural character of the Parcel in which they are located.
- Fences and walls are to be an extension of the building to which they are attached, or associated with.
- Chain link, wood, PVC, vinyl, and similar materials are prohibited for fences.
- Concrete masonry unit, brick veneer or block wall veneers, Exterior Insulation and Finish System (EIFS) and similar materials are prohibited for walls. Permitted wall facing materials include brick, polished or unfinished stone, stucco, and other materials approved by the HDC.
- Fences and walls shall not be located where they impede pedestrian or bicycle circulation or site lines.
- No landscaping, wall, or fence shall be erected if it obstructs the view of motorists.
- Fences and walls not used for buffering purposes shall have a maximum height of six feet.

## STORMWATER BASINS

Stormwater management systems for Warfield shall be designed in accordance with the 2007 Maryland Department of the Environment Design Manual at a minimum. Proposed plant material within any stormwater management facility shall complement the remaining landscape treatment for that particular parcel.

# SITE FURNISHINGS

Proposed site furnishings include the following or similar:



Group mailbox (CBU)



Victor Stanley T-24 trash receptacle or similar

# APPROVED PLANT LISTS

Approved plant materials for Warfield shall follow the approved plant lists for Sykesville and Carroll County. Proposed plant materials not on this list must be reviewed and approved by Sykesville's PC and HDC.

#### MEDIUM / LARGE CANOPY TREES

BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Acer rubrum	Red Maple	3" cal. min.	8&8
Platanus x acerifolio	London Plane Tree	3" cal. min.	B&B
Acer saccharum	Sugar Maple	3ª caf. min.	B&B
Fagus grandifolia	American Beech	3" cal. min.	8&8
Quercus alba	White Oak	3" cal. min.	в&в
Quercus rubra	Red Oak	3" cal. min.	B&B
Quercus velutina	Black Oak	3" cal. min.	B&B
ORNAMENTAL TREES		SERVICE CLASSICATION	
BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Amerlanchier canadensis	Serviceberry	6' ht. min.	в&в
Cercis canadensis	Eastern Redbud	6º ht. min.	B&B
Cornus florida	American Dogwood	6' ht. min.	B&B
Magnolia cultivars	Magnolias	6' ht. min.	B&B
EVERGREEN TREES			
BOTANICAL NAME	COMMON NAME	SIZE	ROOT
llex	Holly	6' ht. min.	B&B
Juniperus virginana	Red Cedar	6' ht. min.	8&8
Magnolia grandiflora	Southern Magnolia	6¹ ht. min.	8&8
Picea	Spruce	6' ht. min.	в&в
Pinus taeda	Loblolly Pine	6' ht. min.	B&B

## **MAINTENANCE**

All site improvements outside any public right-of-way must be maintained in good condition and repaired by either the owner, development association or their designated agent. Such maintenance includes, but is not limited to, the following:

- Prompt removal of all litter, trash, refuse, and waste;
- Lawn mowing;
- Tree and shrub pruning;
- Landscape watering;
- Keeping exterior lighting and mechanical facilities in working order:
- Keeping lawn and garden areas alive, free of weeds, and attractive;
- Keeping parking areas, driveways, and alleys in good repair;

- Complying with all government health and police requirements;
- Striping of parking areas and repainting of improvements;
- Prompt repair of damage to landscapes and site improvements;
- Prompt replacement of signage and related lighting;
- Prompt removal of snow and ice;
- Prompt replacement of dead or dying landscape materials; and
- Stormwater management facility maintenance.

SIGNAGIS

From the approved New Construction Design Guidelines.

## Sign Standards

- Each building or group of buildings may have one Monument Sign located at the principal vehicular entrance to that building or group of buildings. The Monument Sign will conform to the design and standards established by the Sykesville Historic District Commission and may contain only the street address(es) of the building or group of buildings. Monument Signs must be sited in accordance with the standards established by the Sykesville Historic District Commission and must not block principal views to and from buildings or constitute a hazard for motorists and pedestrians.
- Each service road entry may have one sign that conforms to the standards established by the
  Sykesville Historic District Commission. Service road signs must be sited in accordance with
  the standards established by the Sykesville Historic District Commission and must not block
  principal views to and from buildings or constitute a hazard for motorists and pedestrians.
- Attached exterior building signs are limited to proper names, such as the name of a business, organization, institution or other occupants of buildings; and logos or graphics used to identify a business, organization, institution or other occupant of a building. Only one business, organization, institution, or other occupant sign is permitted on the listed historic buildings. Only one exterior sign per business, organization, institution, or other occupant is permitted on new non-residential buildings. No business, organization, institution, or other occupant sign may be located on new construction more than 13 feet above the finished first floor elevation, and must be in proportion and scale to the area of the facade to which it is attached.
- Attached exterior building signs may be located near main and service entries, as well as elsewhere on the main facade of the building.
- No portion of an attached exterior building sign may be located above the average height of a building's cornice.
- The design of attached exterior building signs, logos, or graphics must be compatible with the design of the building, including location, scale, proportions and materials.
- An exterior directory sign, listing the building's tenants, may be located near the main entry
  to a building. It must be designed to be compatible in scale, proportion and materials to the
  façade to which it is attached.
- Sign illumination should enhance its visual appeal as well as make it visible after dark. Individual letter, logo or graphic illumination is permitted, as is external illumination. Vacuum formed signs or other forms of overall internal illumination are not permitted. Neon is not permitted.
- Sign illumination must conform to International Dark Sky Association's Fixture Seal of Approval.
- Signs must be illuminated in a safe manner. Blinking, chasing or other forms of moving or changeable illumination is not permitted.
- Wood, non-translucent or transparent plastic, high density urethane (HDU), cloth, fiberglass, and other similar materials are not permitted for permanent exterior signs.

## Sign Standards (Continued)

- Temporary construction, architects, engineer, developer signs and the like, may be a maximum of
  48 square feet on one face. Single face signs only are permitted. They may be free standing or
  secured to construction fencing. Temporary signs must be painted wood; banners, metal or other
  materials are not permitted. Temporary signs must be removed within ten days of completion of
  the building.
- Signs advertising space for lease or rent, or buildings for sale, may be a maximum of 20 square feet per face. Up to two faces are permitted. For lease, rent or sale signs must be removed within 120 days of erection or within ten days of the building or space being rented, leased or sold, whichever first occurs. The Sykesville Historic District Commission may renew the length of time for rent, lease, or sale signs are permitted upon written request by the developer, leasing agent or other appropriate party.
- With the exception of the American and State of Maryland flag, no flags or banners are permitted
  either freestanding or attached to buildings or structures, except for one temporary flag or banner
  announcing the opening of a new commercial business, owner, or occupant, which may remain
  for a maximum of 45 days.
- Political signs are permitted with the permission of the owner of the property. They must be
  free standing, a maximum of 20 square feet per face, and made of durable material. Political
  signs may have up to two faces. Political signs must be removed within ten days of the primary,
  election or referendum vote.
- Signs advertising goods or services, except as part of a business, organization or institution's name or logo are not permitted.
- Time, temperature, news and video signs are not permitted.
- Street, traffic, direction, and public safety signs, except those required by law or specifically allowed by the HDC, are not permitted.
- Sandwich board signs are permitted in front of retail establishments. They shall be constructed of wood, metal, or other approved materials. Their design should be compatible with the design of the facade of the retail establishment in front of which they are located, and be able to withstand 20 mph wind load. They must be removed when the business is closed. Sandwich board signs may contain both permanent and changeable information, both of which must be weather resistant. The maximum size of sandwich board signs is 8 square feet per sign face, and may not be illuminated.



Example of a Major Anchor building mounted sign



Example of a minor retail tenant building mounted sign.

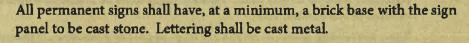
# GENERAL SIGN STANDARDS

Permitted size for each permanent sign shall be:

- Community Monumental Sign 50 square feet each.
- Freestanding Signs (residential and non-residential) -20 square feet each.
- Permanent Directional Signs 30 square feet each.
- Building Mounted Signs (permitted on building facades as illustrated on the Sign Location Plan) - 100 square feet per anchor tenant (grocery/hotel), and 20 square feet per minor retail tenant.

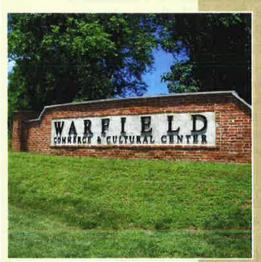
a wall. If there is no distinct panel than an imaginary box shall

The sizes described above are for the defined sign panel within be placed around the sign lettering, which must be within the limits described above. Wall sizes are not restricted in size, so long as they meet the objectives of traditional design.



Signs shall be illuminated for nighttime visibility. For monumental, freestanding and permanent directional signs, illumination shall be ground mounted up lighting. Building mounted sign illumination can be building mounted down lighting or by permitted internal illumination such as channel letters for commercial tenants only.

All signs must be maintained in good, proper condition at all times.

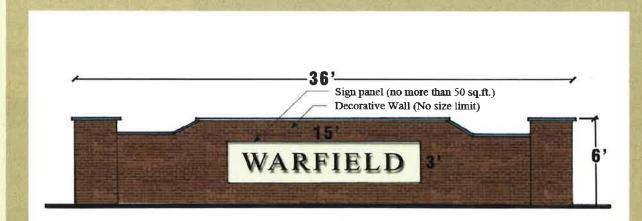


Existing community monumental sign at Route 32.

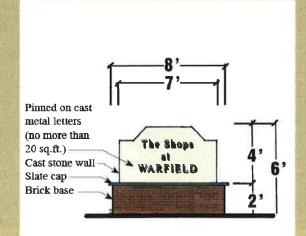


Sign Location Plan

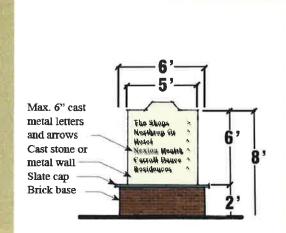
The location and type of all permanent signs throughout Warfield is illustrated on the above exhibit. Any proposed temporary sign must meet these guidelines and obtain approval from the HDC and PC.



Existing Community Monumental Sign.



Proposed Freestanding Sign.



Proposed Permanent Directional Sign.

# SIGNAGE REQUIREMENTS FROM PEC ZONING **ORDINANCE**

A signage plan for the Planned Employment Center shall be included in the Pattern Book. The signage plan shall outline:

- a. Size, type, and location of all signs at the entrance to the development.
- b. Size and type of the stationary direction sign.
- c. Size and type of all flat wall signs.
- d. Size and type of service entrance signs.

Exterior signage in the Planned Employment Center shall be for identification only and may not be treated as an advertising device. Signage text is limited to company name and/or logo.

Sign locations shall be permitted as follows:

- a. For each single tenant building, one freestanding sign at a point near the project entrance and one building-mounted sign.
- b. For each multi-tenant building, one freestanding sign with only the building name at a point near the project entrance and a buildingmounted tenant identification system for each tenant.

Sign types shall be permitted as follows:

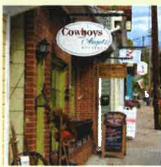
- a. Freestanding signs.
  - i. Maximum size shall not exceed 24 square feet on a two-sided sign.
  - ii. Maximum height shall not exceed six feet above grade except for the sign identifying the Planned Employment Center.
  - iii. The sign shall be constructed of durable materials consistent with and/or complementary to the materials used in buildings within the Planned Employment Center.
  - iv. The sign shall be mounted on a sturdy base.
  - v. Illumination by unobtrusive ground lighting is permissible.

## b. Building-mounted signs.

- i. Sign location on the building shall be compatible with the architectural design of the building.
- ii. No signs may extend above the roof or parapet line of the building.
- iii. Illumination may be internal through a translucent letter face or opaque letters project slightly off the wall and back-lit from a source concealed within the letter.



Minor retail tenant building mounted sian.



Main Street. Blade signs permitted in Parcel A/B only.

# REQUIREMENTS FROM PEC ZONING ORDINANCE (CONTINUED)

In multi-tenant buildings, the developer or owner is responsible for submitting a tenant identification system for approval by the Town.

- a. The system shall include a standardized design format to ensure matching of size, materials, color, finish, and typeface.
- b. The system shall be of a scale to identify individual tenants from parking areas rather than to provide major tenant visibility from surrounding roads.
- c. Tenant signage shall be building mounted. The placement shall relate architecturally to door and window openings or other elements of the building.
- d. Each tenant shall be assigned a designated sign panel.

Sign color shall be limited to one color for the lettering and one color for the background. The background color shall be darker than the message and graphics. Where an additional color is desired because it is part of the owner's or tenant's logo, the PC, with the concurrence of the HDC, may modify this requirement.

Each lot is limited to one temporary sign, which may be double-sided and shall be removed within one year.

- a. Maximum sign area shall not exceed 32 square feet.
- b. Signs shall be mounted on two four-inch-by-four-inch wood posts with top of sign a maximum of eight feet.
- c. Actual mounting height permitted shall be determined by sign proportions and location.

The following are prohibited:

- a. Flashing or moving signs.
- b. Exposed neon or other exposed light source signs.
- c. Applied wood letters.

The guidelines established above shall supersede §180-89. In addition, the PC, with the concurrence of the HDC, may modify the Sign Guidelines if in their determination, the intent of the Sign Standards is met.

From the approved New Construction Design Guidelines.

## **Energy Efficiency Standards**

In an effort to enhance the sustainability of the Warfield Complex, all new construction, and alterations, repairs, additions, and changes of occupancy of the existing historic buildings and structures should comply with the latest edition of the International Energy Conservation Code (IECC) adopted by Carroll County.

# WANAG BY BINT, WAINTENANCE, & PHASING

# MANAGEMENT AND MAINTENANCE PROGRAM

At this time TWC envisions one umbrella property owners association to manage and maintain common areas that all different property owners (residential, retail, hotel, office) enjoy. This will include at least such elements as the Warfield and Springfield Avenue streetscape outside the public right-of-way, the community entrance at Route 32 and Springfield Avenue, and stormwater facilities. Several sub-associations will also be created to maintain the common areas within their designated parcel. This will include the residential neighborhood, each retail parcel, the new office/employment uses, and the historic office buildings. Within Parcels E and F the sub-association will be a home owners association, with all the powers and governance customary to home owners associations in Sykesville.

The final governance documents will be prepared, reviewed, and approved by Sykesville's Planning Commission prior to final record plat of Parcels E/F, or final site plan approval for any non-residential use, whichever comes first.

## PHASING OF DEVELOPMENT

The first phase of the development will focus on the residences in Parcels E and F. TWC expects final plan approval by September 2018. Construction will begin immediately and lots will be delivered to homebuilders in the spring of 2019. The total anticipated time for buildout is three to four years, depending on market conditions.

Immediately after preliminary plan approval is granted for the entire project (as per the PEC zoning ordinance) TWC intends to actively market the retail, hotel, and office (new and historic) opportunities. All sectors of the market – primary (Carroll/Howard/Anne Arundel/Baltimore), secondary (Baltimore/Washington) and tertiary (Philadelphia/Richmond) will be actively explored. TWC will report on activities to the Town of Sykesville at least once per quarter identifying the specific measures that have been taken and the results that have followed. TWC expects to work closely with the Town of Sykesville, Carroll County Economic Development and the Maryland Department of Commerce throughout this process. When prospective users (purchasers or tenants) are found, TWC will timely pursue preliminary and final plan approval for the proposed development in cooperation with any such user. At this time, it is uncertain when full buildout will occur.



Existing Auditorium, side elevation.

Warfield has been asleep for decades.
A few brave pioneers – Nexion,
Carroll Dance, and the G Building LLC,
(Herman Construction) – saw a future
here. TWC is committed to awakening
Warfield, incorporating its history with
its future opportunities; providing new
energetic growth; and creating an exciting



Existing Auditorium, front elevation.

new development for Sykesville and the surrounding areas for decades to come. The development team is committed to making this future a reality. Equally important, the Town of Sykesville, its leaders and residents, invested over 20 years in creating the opportunity for this development. The entire TWC team, and Sykesville Historic District Commission, Planning Commission, its elected and non-elected leaders, and all the town's residents look forward to bringing this plan to fruition.

NOTES



NOTES	
是"有什么"。"一样,则是"自己"的一种。 第一种,是"是"的"是"。"是","是"的"是"的"是"。"是","是"的"是"。"是","是"的"是","是"的"是","是"的"是"。"是","是"的"是","是"	

