

# WARFIELD

HISTORY AWOKEN



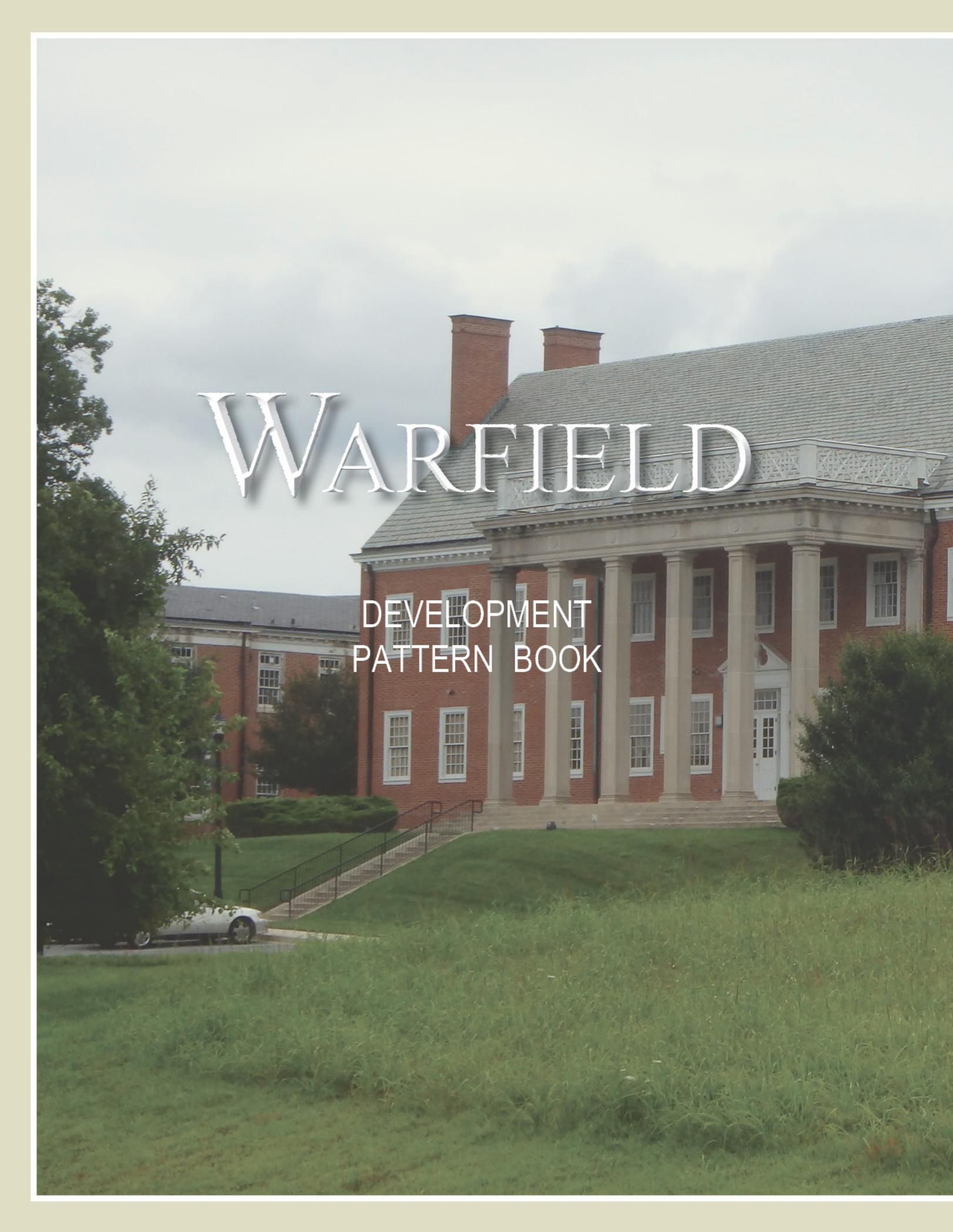
## DEVELOPMENT PATTERN BOOK

Preliminary Plan Submission  
*Town of Sykesville*  
*Carroll County, Maryland*



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

November 16, 2016 \ Version 3.0

The image shows a large, two-story red brick building with a classical portico supported by white columns. The building has a grey shingled roof and two brick chimneys. In the foreground, there is a green lawn with a set of stairs leading up to the building's entrance. A white car is parked on the left side of the lawn. The sky is overcast with grey clouds. The text 'WARFIELD' is overlaid in a large, white, serif font across the upper part of the building. Below it, the text 'DEVELOPMENT PATTERN BOOK' is overlaid in a smaller, white, sans-serif font.

# 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 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 (TWC) is very excited to have the opportunity to awaken the **history and potential of Warfield.**

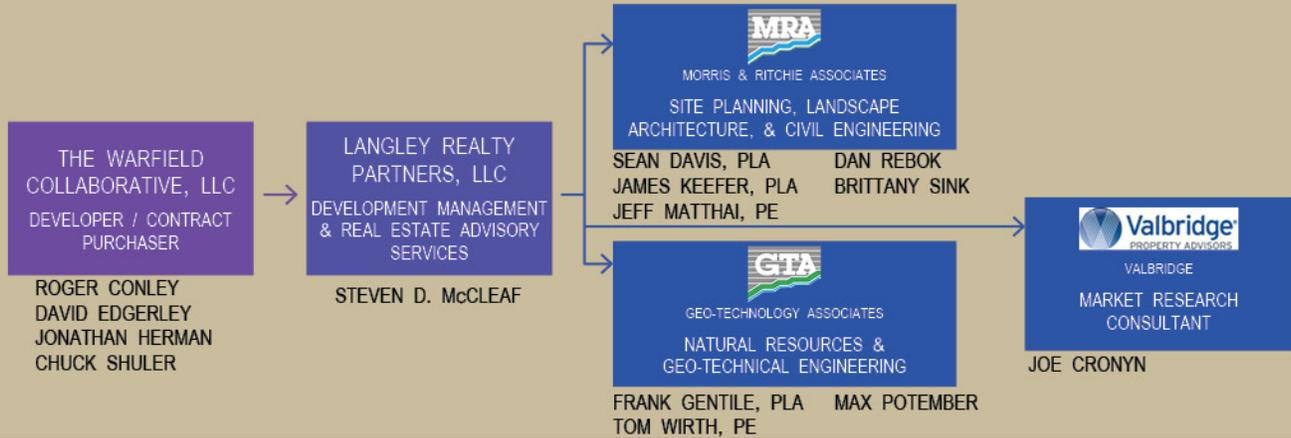


*The architectural charm of historic Main Street in Sykesville.*



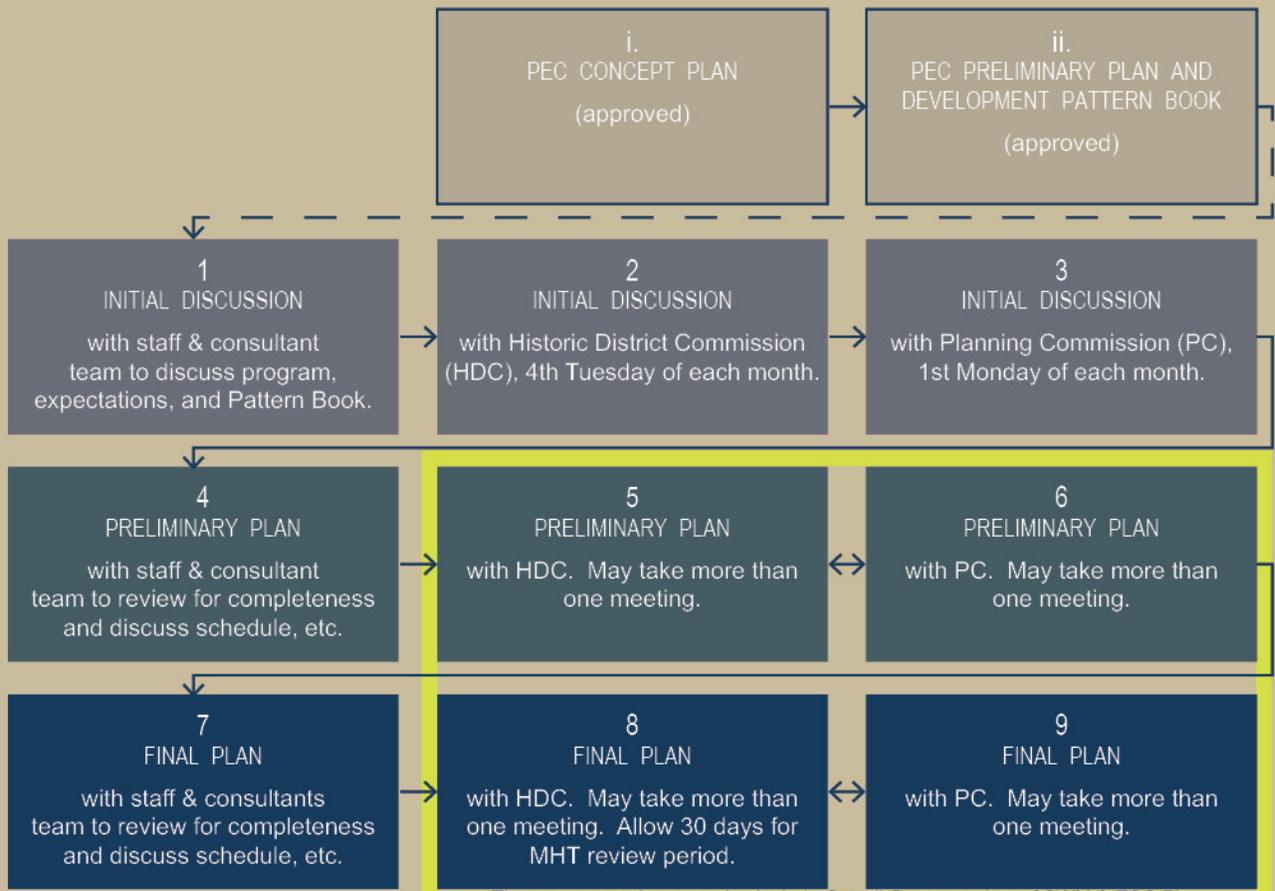
# OUR TEAM

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 Sykesville’s Historic District Commission and Planning Commission concurrently before proceeding to the next stage of approvals.



These process elements also include Carroll County review of SWM & ESC Plans.

## 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 ever growing Baltimore/Washington metropolitan area.

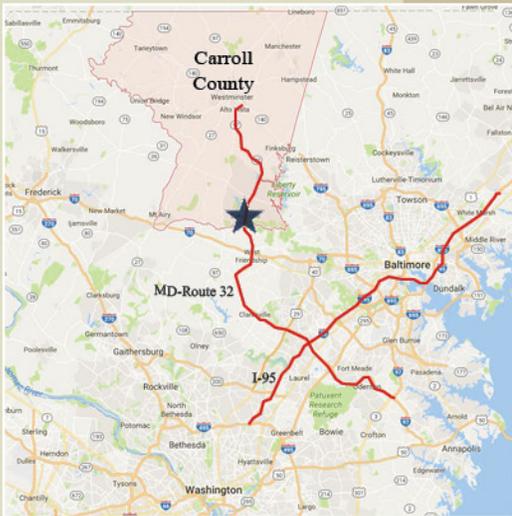
Warfield is separated from the majority of Sykesville by Route 32. Springfield Avenue provides a direct connection from Warfield to Main Street, and from there, to all parts of the town. When improvements to Route 32 and Springfield Avenue were made, a multi-purpose path and tunnel was constructed at 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 and managed by the Warfield Development Corporation. 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 Overlay on Sykesville's Zoning Map. The PEC zone permits the same uses as identified in the 2014 Comprehensive Plan. This proposed development is in compliance

with Sykesville's Master Plan and Zoning Code.

The PEC Zoning Code 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 TWC 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 Wilson T. Ballard, 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. As 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 been 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.

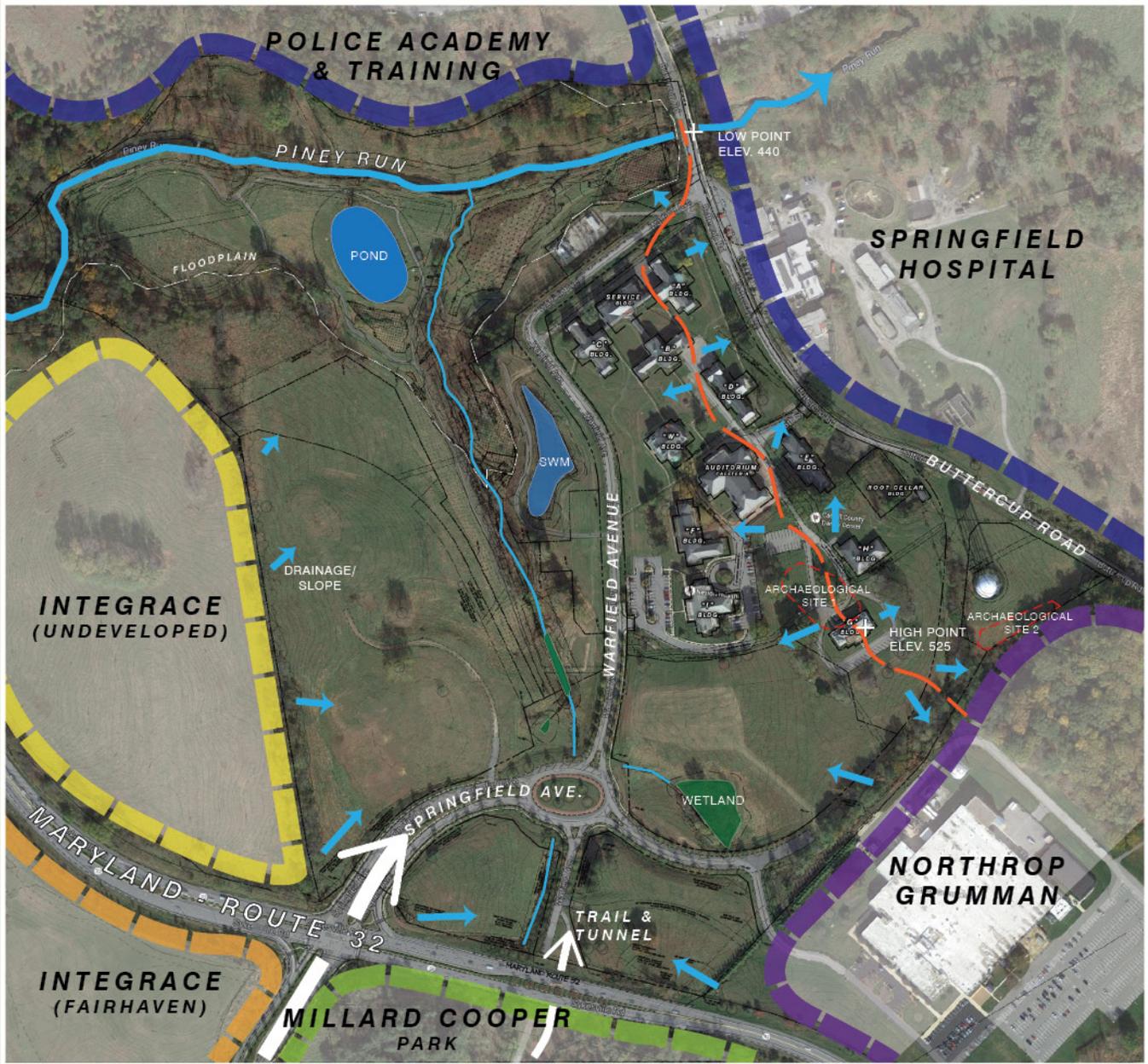


Sykesville within Carroll County, and in relation to Baltimore and Washington, D.C.



Aerial photograph of the site within the town of Sykesville.



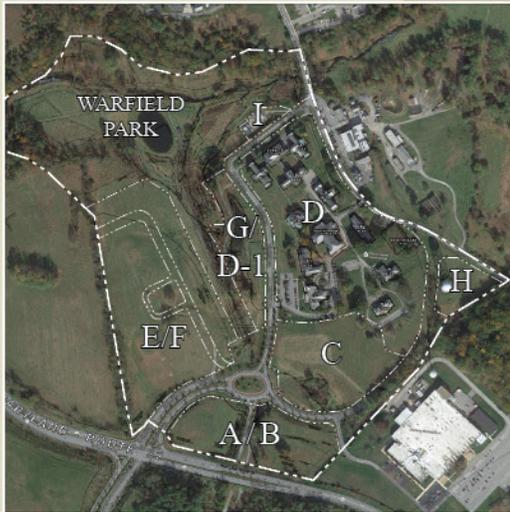


Summary Analysis Plan.

## EXISTING SITE CONDITIONS

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.)



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

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 non-tidal 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 the Maryland 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, the Carroll Dance Studio, and a major public park that serves all 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 Integrate 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. Two of the fourteen buildings have been renovated and are occupied. A third building has recently been renovated and is actively being marketed for office/employment uses. 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.





*Southeastern view of Parcel A & B from Rte. 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 sewage per day. The County, town, 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 is underway by Wilson T. Ballard 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 Integratec 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  
Building 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 Piney Run.*



*Piney Run looking upstream.*



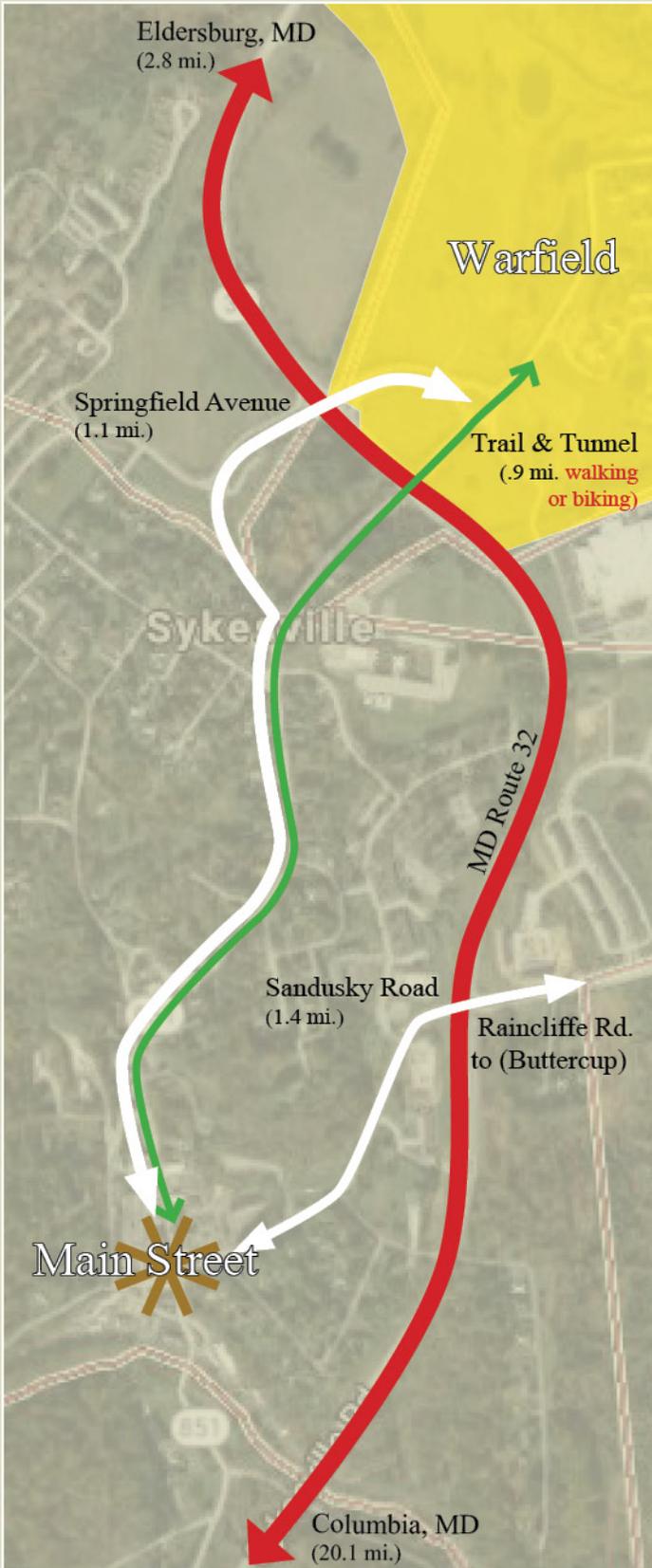
*Eastern view of the Warfield Park pond.*

## 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 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 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 backway as well, via Buttercup Road, to Raincliffe/Sandusky Road to Main Street. In addition, the existing pedestrian/bike tunnel under Route 32 provides excellent pedestrian and bicycle access between Main Street and Warfield. Collectively there are ample multi-modal connections to physically link the two and create a unified Sykesville, that TWC believes 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 Main Street and Warfield is the attention to, and governance over, the architectural character afforded by the *Warfield Commercial Center: Design Guidelines and Standards for Signs and Energy Efficiency (2010)* and the architectural guidelines outlined in this Development Pattern Book, described in greater detail in the next section.



# SITE PLANNING

PINEY RUN

E/F

G  
D-

## Concept Plan: Land Use Tabulation

1. Parcel A / B
  - 35,000 SF of Retail
  - 183 Parking Spaces
  - 125 Room Extended Stay Hotel
  - 117 Parking Spaces
2. Parcel C, D, and H
  - 103,000 SF of newly constructed office
  - 183,000 SF of renovated office space
  - 955 Parking Spaces
3. Parcel E / F
  - 145 Townhomes
    - 56 - 22'x42' Units
    - 89 - 20'x42' Units
  - 4 Off-Street Parking Spaces per Home
  - and 99 Visitor Spaces

SPRINGFIELD AVENUE

A/B

MD - ROUTE 32

W

Sykesville Rd

Sykesville Rd

MARYLAND ROUTE





BUTTERCUP ROAD

WARFIELD AVENUE

SPRINGFIELD AVENUE

AVENUE

D

H

C

## RELATIONSHIP BETWEEN THIS PATTERN BOOK AND THE *WARFIELD COMMERCIAL CENTER: NEW CONSTRUCTION DESIGN GUIDELINES AND STANDARDS FOR SIGNS AND ENERGY EFFICIENCY*



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



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 and Energy Efficiency*. These guidelines were published in 2010, and 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>. We have taken the recommendations from each section of the guidelines and included them here. It is important to note that when these guidelines were published, Warfield was planned as an office/R&D/institutional development so some of the guidelines may not be applicable for this proposed mixed-use development. **The New Construction Design Guidelines follow the Secretary of the Interior's Guidelines and are applicable to all building types and uses.**

**The New Construction Design Guidelines follow the Secretary of the Interior's Guidelines and are applicable to all building types and uses.**

### Guidelines for Site Plans

- Locating new construction so that it reinforces the historic campus plan, and provides visual and physical connections between and among the historic campus and new development parcels.
- Locating new construction so that it reinforces Principal View Corridors to and from the historic campus.
- Locating new construction in Parcels A, B, C, E and H so that they reinforce the physical and historic connections between the Town and the Warfield Commercial Center.
- Typically locating facades of new non-residential construction no closer to the public roads and parking areas along Warfield Avenue, Buttercup Road and Springfield Avenue.
- Locating facades of new residential construction no closer than ten feet to public roads.
- Locating facades of new construction no closer to the public roads than the average setback of the historic buildings from Warfield Avenue and Buttercup Road.
- 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 entrance 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 are 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. While 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 “T”). 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 Sykesville’s Zoning Code.

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 of Sykesville and its Main Street.

# PEC ZONING LAND USE MIXTURE

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

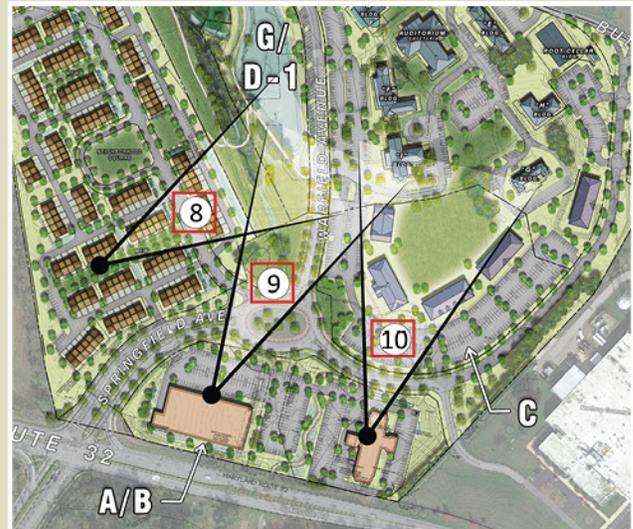
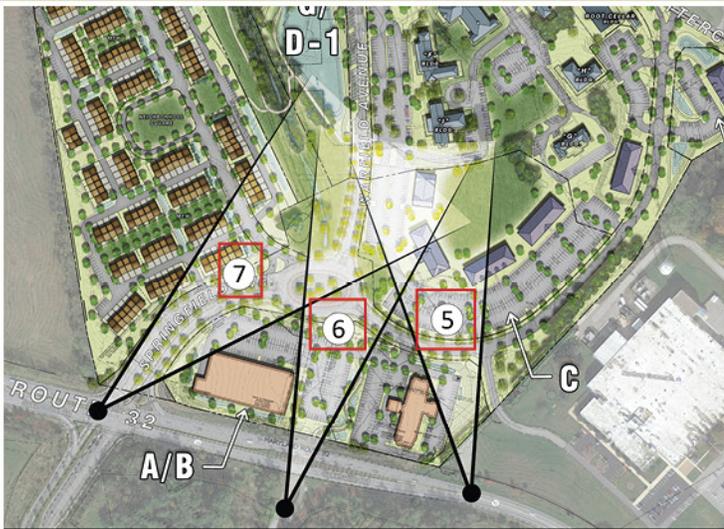
\* The permitted FAR for all non-residential development is 0.15 of the total 90.57 acres. There is no distinction as to what type of non-residential. The proposed FAR for all non-residential development includes 183,000 Sq. Ft. of existing historic buildings, 103,000 Sq. Ft. of new office/research/institutional/ 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.

\*\*In accordance with the PEC Concept Plan, the total medical office Sq. Ft. is not to exceed 37% of the total office land use.



Open space use: park





## IMPORTANT EXISTING VIEWS

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



Main entrance signage.



Building 1 from the round-about.

- The proposed buildings in Parcels A/B have been sited with the front elevations facing each other. This provides great visibility of the fronts from Route 32. The non-primary elevations of the buildings will be screened from view by Route 32 and the proposed grading. It is envisioned that the rear 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 pedestrian connection from the trail to the historic buildings. 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.





## 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 town. Collectively this system provides excellent multi-modal connectivity throughout Warfield and to Main Street Sykesville.

## PROPOSED RECREATIONAL SPACES



*Neighborhood mew with a mix of hard- and 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 Park 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 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. Finally, TWC intends to work with the Sykesville Planning Commission (PC) during the preliminary engineering and subdivision approval process for Parcels E/F to identify specific improvements to Warfield Park and Millard Cooper Park that can be made to compensate for the reduced amount of recreation space provided within the developed portion of Warfield.



*Walkable campus site furnishings, plantings, and sidewalks.*





Open Space Diagram.

# BUILDING & PARKING SETBACKS

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



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

1. Single Family Attached Townhomes (rear garage townhomes):
  - a. 10 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 5 feet (i.e., 5 feet from the front property line.)
  - b. Zero foot side yard setback, except that end units shall have a minimum of a 10 feet side yard setback. Bay windows, bay box windows, chimneys or similar side façade finishes can encroach into the side yard setback by 2 feet (i.e., 8 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 10 feet (i.e., 10 feet from the rear property line). The entire rear yard can be a driveway.
  - d. There shall be a minimum distance between 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



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

2. Multi-family Homes:
  - a. 10 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. 10 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.

## PARKING RATIOS PER USE

As per §180-88 of the Sykesville Zoning Code, 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 99 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.

## 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 for 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 Cornices

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



### Roofs and Cornices (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.



*Proportionate features.*



*Roof design and cornices.*

## ARCHITECTURAL STYLE & OVERALL DESIGN PRINCIPLES



Example of proposed office use.

The existing historic buildings in Parcel D were constructed from 1899 through 1928. Some of the buildings were designed in **free Classical and a Georgian Revival styles**; respecting the overall design of the existing buildings is important, but 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 and Energy Efficiency, which state –**

*“New construction to be located on Parcels A – 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.... (Distinct from the concept of compatibility, which must be used for the design of additions to the existing historic buildings, **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 and Energy Efficiency*)*

**Thus new construction at Warfield should not be based on an architectural style found on the Main Street Sykesville 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 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 6:12 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 predominate 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.
- **Store front windows may** be shaded by awnings. Awnings shall be canvas, **or canvas** looking nylon, 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 8 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 ARCHITECTURAL GUIDELINES (CONTINUED)

## For Non-Residential Buildings (Continued)

- Storefront windows and entries shall be compatible with the design, materials and colors of storefronts on Main Street Sykesville 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 principals 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:

*“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 and Energy Efficiency)



Existing Warfield and Downtown buildings

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 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)

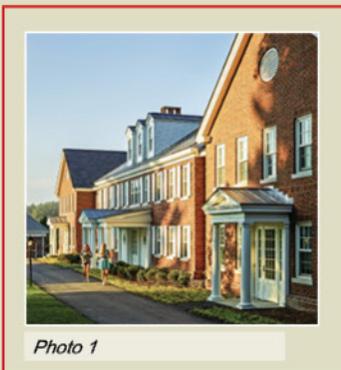


Photo 1



- 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 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 4 feet deep and five (5) feet wide.
- Porches and steps on primary facades 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 may 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 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 1 1/2 inches behind the exterior face of the exterior wall. (Photo 3)
- Windows on primary non-masonry facades shall have appropriately designed and scaled surrounds. (Photo 4)



*Covered porch and exposed foundation treatment.*



*Photo 2*



*Photo 3*



*Photo 4*

# GENERAL ARCHITECTURAL GUIDELINES (CONTINUED)



Drawing 5



Door (steel) and window surrounds details.

## For Residential Buildings (Continued)

- 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, faced 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 in 12 for roofs facing primary facades. Porches may have a 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 complimentary.
- 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 (3 1/2) 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 PC and 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.
- 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 of windows on non-primary facades may be wood, simulated wood, metal or other material as approved by the HDC.
- 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 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 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, faced 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 (4) feet deep and five (5) feet wide.
- Porches and steps on non-primary facades 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 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 of 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.
- 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.



*Typical row of townhouses*

## GENERAL ARCHITECTURAL STANDARDS (CONTINUED)

### For Residential Buildings (Continued)

- 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 cornices. Pitches shall be no less than 6 to 12, nor greater than 9 in 12 for roofs facing non-primary facades. Porches may have a 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 (3 1/2) 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 BUILDING FACADES



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 6 - residential*

## Guidelines for Landscape

**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.
- **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 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.

### 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.
- 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.



*Existing street light.*



*Street light to be matched.*

# GENERAL LANDSCAPE GUIDELINES



Example of TND front yard landscape treatment.

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**.
- The use of native species shall be encouraged. Drought tolerant plant species requiring less water are strongly encouraged. Long-lived species are also encouraged.
- 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.
- 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 allowed **within 3 feet of the facades of** any historic building.
- 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.
- Irrigation shall be minimized to fulfill the goals of sustainability.
- Sidewalks shall be a minimum width of five (5) feet and be concrete. Multi-purpose trails shall be a minimum width of eight (8) feet and be asphalt.
- Trees and shrubs shall **at planting** 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.
  - e. 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 plant material shall be guaranteed for a period of **two (2)** years after final inspection. Within two (2) years from the time of planting, all dead or dying plants, whether installed new, transplanted or existing, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering for the initial two (2) years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner, **development association** or their agents.
  - All landscaping shall be maintained in excellent condition 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, weather and season permitting.
  - Street trees shall be planted **in formal arrangements** along all existing or proposed public streets within the public realm; except Warfield Avenue and Buttercup Road where tree plantings shall reflect the informal **arrangements** existing within the historic campus. **Formally arranged** street trees shall be a maximum of 45 feet on center.
  - In order to determine the required number of 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**.
  - Street tree plantings shall be substantially uniform in size and shape and shall have straight trunks.
  - Tree pits shall be at least one-third (1/3) larger in width and in depth than the existing root ball of the particular tree to be planted. The pit in which the tree is to be planted shall contain proper amounts of topsoil and peat moss. **No** chemical fertilizer shall be added until the tree has been planted for **a minimum** of one year.
  - Subsequent or replacement trees shall conform to the type of existing tree in a given area.

## DESIGN AND PLANTING GUIDELINES (CONT.)

- Within sight triangles at the intersection of two streets, a tree may be permitted only with Sykesville's PC's approval.
- Street tree requirements may be waived by the PC, **in consultation with the HDC**, where existing preserved vegetation is considered sufficient to meet these requirements and is reasonably assured of continued survival.

### Parking Lots

- A screen planting, fence, wall or combination thereof, not less than 3 ½ 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**.

Planting islands shall conform to the following standards:

- One planting island, a minimum of 9 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 9 feet.
- Each planting island shall contain two shade trees along with groundcover, ornamental grasses and/or perennials to cover the entire area when installed.
- 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 **b**uffers 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 **P**arcels.



3. At service and loading areas for non-residential uses.

- 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 (5) 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.**
- **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, EFIS 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 (6) feet.



*Side elevation landscape treatment to augment architectural detailing.*



*Wall and fence detail to screen alley and parking area.*

# 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:



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



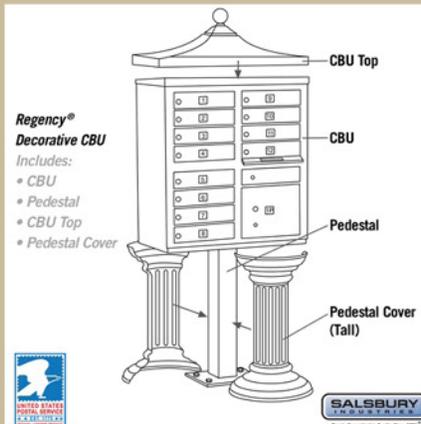
*Victory Stanley FNB324 traditional bench or similar*



*Victor Stanley T-24 trash receptacle or similar*



*FRE-20NA Contemporary alternative for new construction areas*



*Group mailbox (CBU)*



# 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 Planning Commission.

## MEDIUM / LARGE CANOPY TREES

| BOTANICAL NAME               | COMMON NAME       | SIZE            | ROOT |
|------------------------------|-------------------|-----------------|------|
| <i>Acer rubrum</i>           | Red Maple         | 2 1/2 - 3" cal. | B&B  |
| <i>Platanus x acerifolia</i> | London Plane Tree | 2 1/2 - 3" cal. | B&B  |
| <i>Acer saccharum</i>        | Sugar Maple       | 2 1/2 - 3" cal. | B&B  |
| <i>Fagus grandifolia</i>     | American Beech    | 2 1/2 - 3" cal. | B&B  |
| <i>Quercus alba</i>          | White Oak         | 2 1/2 - 3" cal. | B&B  |
| <i>Quercus rubra</i>         | Red Oak           | 2 1/2 - 3" cal. | B&B  |
| <i>Quercus velutina</i>      | Black Oak         | 2 1/2 - 3" cal. | B&B  |

## ORNAMENTAL TREES

| BOTANICAL NAME                            | COMMON NAME             | SIZE        | ROOT |
|---|-------------------------|-------------|------|
| <i>Amerlanchier canadensis</i>            | Serviceberry            | 6' ht. min. | B&B  |
| <i>Cercis canadensis</i>                  | Eastern Redbud          | 6' ht. min. | B&B  |
| <i>Cornus kousa chinensis 'Milky Way'</i> | Milky Way Kousa Dogwood | 6' ht. min. | B&B  |

## EVERGREEN TREES

| BOTANICAL NAME              | COMMON NAME   | SIZE        | ROOT |
|-----------------------------|---------------|-------------|------|
| <i>Juniperus virginiana</i> | Red Cedar     | 6' ht. min. | B&B  |
| <i>Pinus taeda</i>          | 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.**

## 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 **Sykesville's 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's 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's Historic District Commission**. Service road signs must be sited in accordance with the standards established by the **Sykesville's 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 Standards (Continued)

- 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, HDU, cloth, fiberglass, and other similar materials are not permitted for permanent exterior signs.
- 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. **Sykesville's 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, **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.



*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.

The sizes described above are for the defined sign panel within a wall. If there is no distinct panel than an imaginary box shall 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.



*Existing community monumental sign at Route 32.*

All permanent signs shall have, at a minimum, a brick base with the sign panel to be cast stone. Lettering shall be cast metal.

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 internally illumination such as** channel letters for commercial tenants only.

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

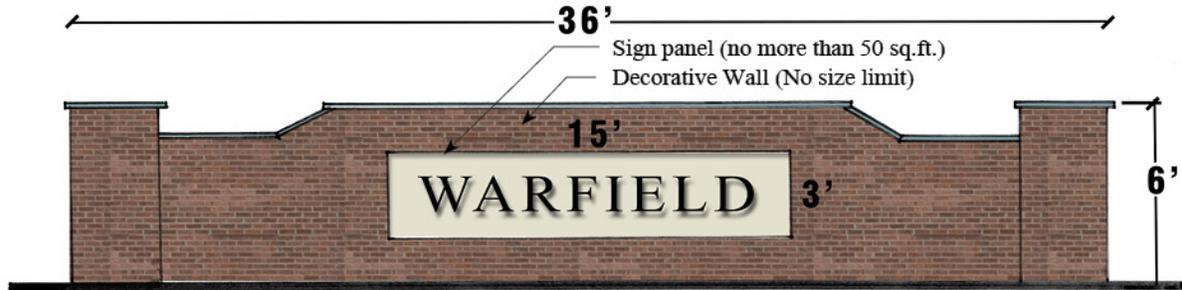




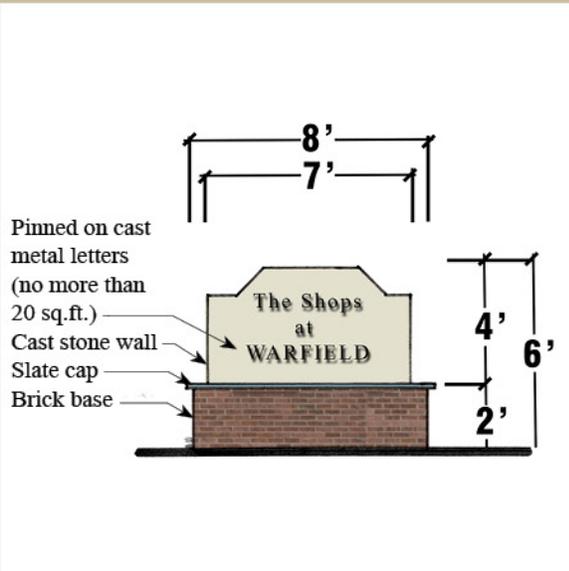
Sign Location Plan

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**.

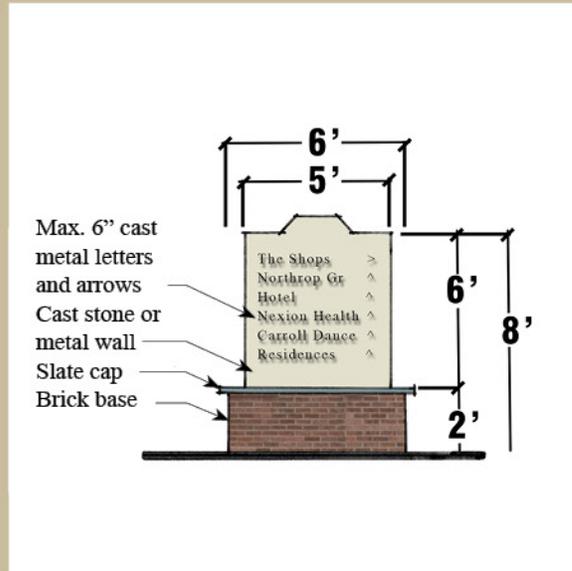
# SIGN TYPES



*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 building-mounted 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 sign.*



*Signage on 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.

- 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 Planning Commission, 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 Planning Commission, with the concurrence of the HDC, may modify the Sign Guidelines if in their determination, the intent of the Sign Standards is met.



### Energy Efficiency Standards

In an effort to enhance the sustainability of the Warfield Complex, all new construction, and alterations, repair, addition, 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.

## 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 or the community entrance at Route 32 and Springfield Avenue. 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 June 30, 2017. Construction will begin immediately and lots will be delivered to homebuilders in the fall of 2017. The total anticipated time for buildout is 3 to 4 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 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 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.*

**W**arfield 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's 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.**





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