

The Settlement at Savage Mill

Savage, Maryland

Design Advisory Panel Meeting

February 10, 2016



Team

Master Planning – Hord Coplan Macht/Pennoni

Civil Engineering/Site Planning/Survey – Peter Stone, Pennoni

Architecture – Jeremy Potter, W.C. Ralston Architects

Developer – Nihar Shah, Bozzuto Homes

Historic Preservation Consultant – Lisa Wingate, Preservation Consulting

Counsel – Sang Oh, Talkin Oh, LLP

Project Summary

- 35 lots
- Mix of Single Family Detached, Duplex Units, and Townhomes
- Land Swap with County Recreation and Parks
- Public Extension of Washington Street
- Public Water and Sewer Service via extensions from Washington Street
- Preservation of the majority of the existing forest conservation easements
- Community Open Space
- Stormwater Management ESD requirements met on site
- Required minimum amount of parking will be provided in accordance with Section 133 of the Howard County Zoning Regulations
- Lot Sizes and Density will be provided in accordance with Section 111.1 of the Howard County Zoning Regulations

Project Narrative

Located within Savage, MD, adjacent to the restored Savage Mill complex, is a property that lies at the juncture of history, community, and the environment. The Settlement at Savage Mill is a proposed 35 lot residential community that will fit within the existing context of the site conditions and supply housing stock to the growing Route 1 corridor.

The site lies immediately adjacent to the historic Savage Mill complex, and is partially located on property now owned by the Mill. The site borders Savage Park which provides recreational amenities and trail connections to other areas of the County. The main branch of the Little Patuxent River defines the western and south sides of the project, falling over a series of rapids as it passes through Savage just below its confluence with the Middle Patuxent River system. The portion of the site bordering the river and mill race contains mature forest, rock outcrops, steep slopes, and floodplain which will be preserved. The elevated plateau area had been disturbed by generations of use for timbering, farming, and commercial orchard/tree production.

A unique aspect of this project involves the cooperation of the developer, the property owner, and Howard County to develop a land swap that would allow the long term preservation of lands closer to the Little Patuxent River and the development of a portion of the park property which had previously been used as a construction staging area for the Little Patuxent Parallel Sewer project. The subdivision will include a total of approximately 77 acres of land, as the proposed land swap includes several large county owned parcels which will be part of the subdivision. The subdivision also includes a parcel owned by the Mill which is approximately 10 acres in size. This parcel in addition to approximately 2.8 acres of County owned land make up the project area shown on the aerial photograph. The housing development and associated infrastructure will be limited to approximately 6 acres of land.

Project Narrative (cont.)

As the Savage Mill manufactured primarily textile products from the early 1800's to the post WWII era, it grew and expanded into a dense industrial complex, as housing both owned by mill and privately built spread. The proposed development includes a variety of housing types, with architecture developed to mesh with the character of the Savage Mill and surroundings. A total of 35 units will be constructed. These will include single family detached housing, townhouses, and duplex units reflective of Savage's paired dwelling type. The architectural styles selected reference brick textile mills, Savage's frame Victorian buildings, and dwellings with features typical of Craftsman/Bungalow styling found in town's 20th Century housing stock. In direct response to challenges that the proposed architecture should reflect Savage's heritage, research revealed the Savage Manufacturing Company barns were located on this parcel. These barns became a springboard for honoring Savage's history, and offer muse for new residential construction. Attached garages will store cars off the streets, and a system of alleys and private streets have been developed to rear load many of those garages. The four styles of housing within The Settlement at Savage community will offer residents an array of options while also reflecting and respecting the historical significance of the area.

DAP Motions

“That the Applicant reconsider the overall plan of the site and reconsider the character of the architecture and participate with the community in developing a more sensitive and compatible plan.”

The applicant has revised the overall plan, and modified the architecture based on discussions with the community and staff. The applicant met with the community on November 2, 2016, and January 27th, 2016, to review revised plan and gather community input.

“That the Applicant return for another review following modifications to the plan and the architecture and following a second community review to get more, hopefully, positive feedback.”

DAP Comments

1. Add community open space at the south side of the development.
2. Add a walking path along the south side of the development.
3. Review the location of the sidewalk on the east side of the development.
4. Examine the possibility of flipping the single family detached and single family attached units.
5. Locate a feature at the end of Washington Street that will also serve as an entrance to the Savage Park and the trails along the river.
6. Examine the possibility of internal loop roads so as to minimize dead ends.
7. Review the design for the barn structure.
8. Review the design of the pitched roofs.

Overall Savage Aerial Photograph



The Settlement at Savage Mill
Savage, Maryland
February 10, 2016

Bozzuto Homes, Inc.
Pennoni Associates

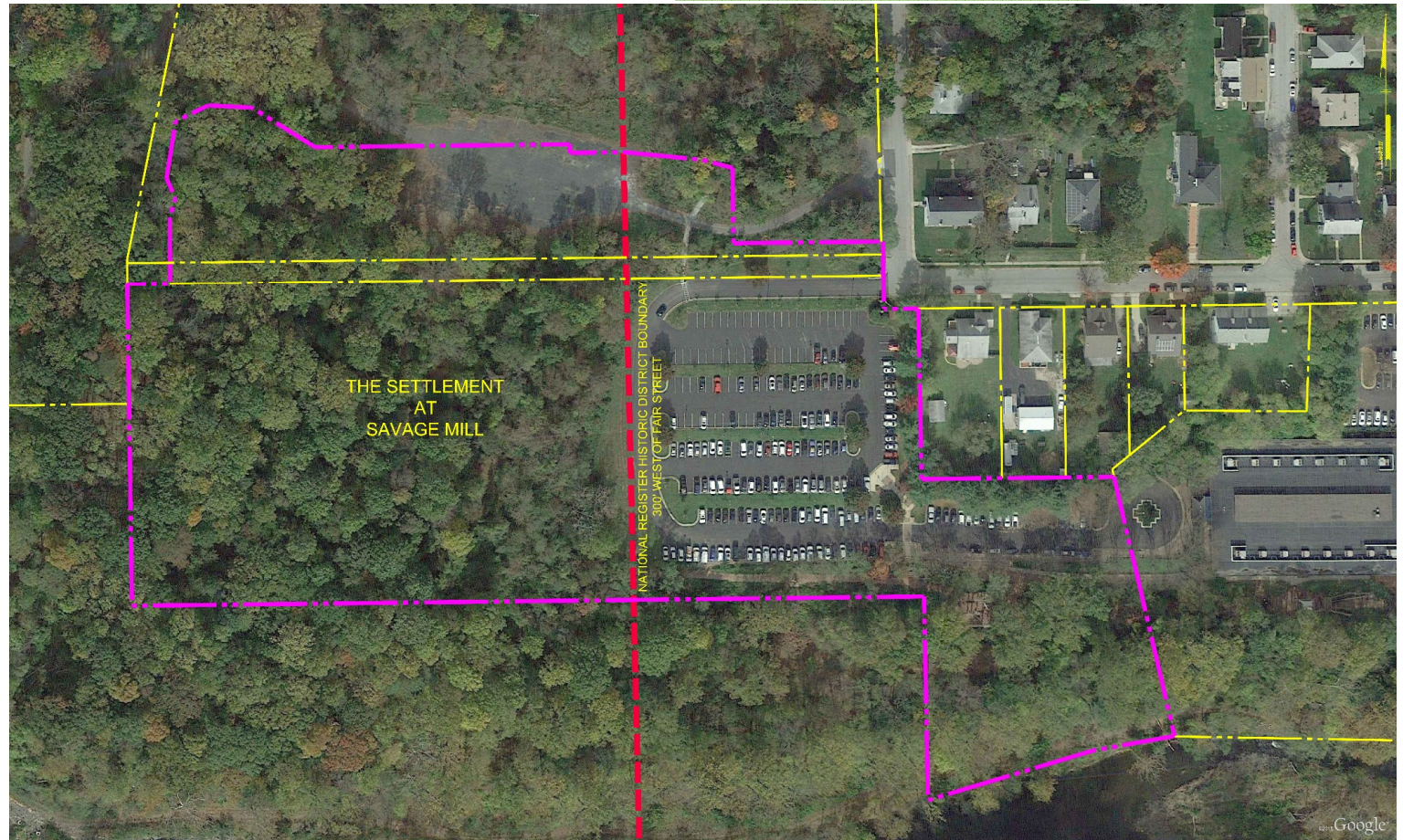
Site Aerial Photograph

LEGEND

YELLOW – EX. PROPERTY BOUNDARIES

MAGENTA – LIMITS OF DEVELOPMENT AND LAND SWAP (APPROXIMATELY 13 AC)

RED – LIMITS OF NATIONAL REGISTER HISTORIC DISTRICT



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Critical Distances

DISTANCE BETWEEN MANOR
HOUSE AND CLOSEST PROPOSED
350' ±

DISTANCE BETWEEN MANOR
HOUSE AND BALL FIELDS – 140'±

EX./PROP TREE BUFFER PROVIDED
BETWEEN LIGHTED BALL FIELDS
AND SUBDIVISION – 155'±



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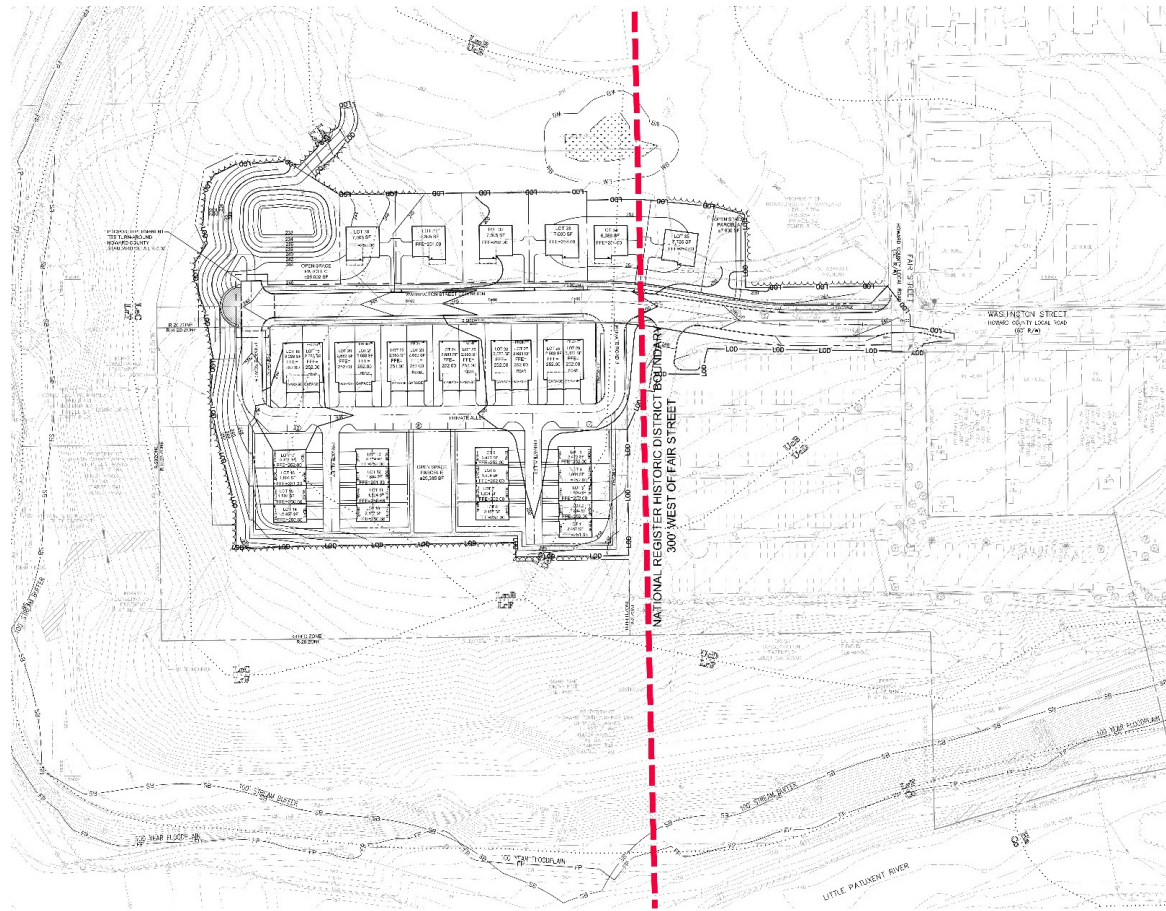
Aerial Photograph with Proposed Site Plan



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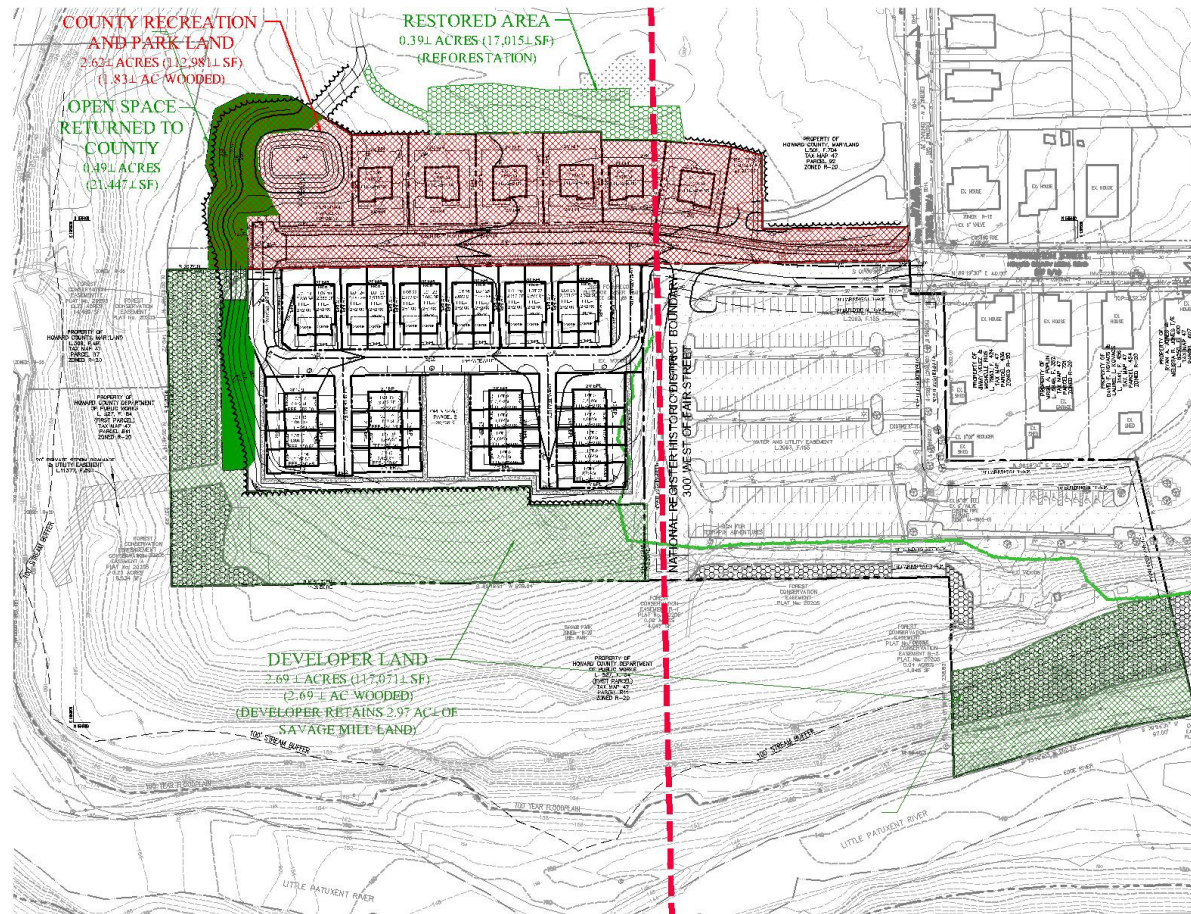
Proposed Site Plan



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Proposed Land Swap



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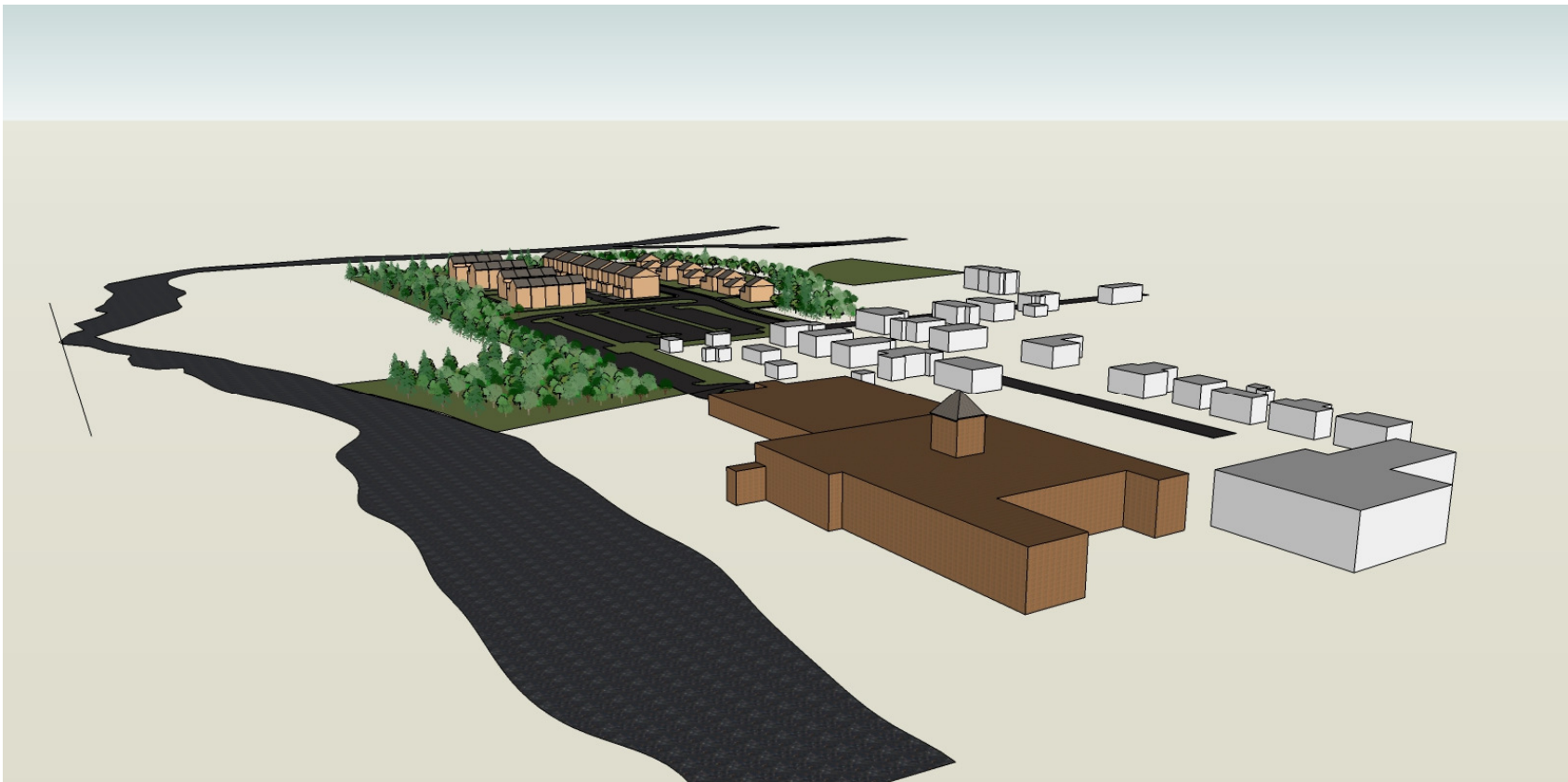
Proposed Site Plan Rendering



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Proposed Massing Plan: Looking Northwest



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Proposed Massing Plan: Looking North



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Proposed Massing Plan: Looking East



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Proposed Massing Plan: Looking Southeast



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Proposed Massing Plan: Looking South



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Proposed Massing Plan:

Looking
West from
Intersection of
Washington and
Fair Streets



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Proposed Massing Plan:

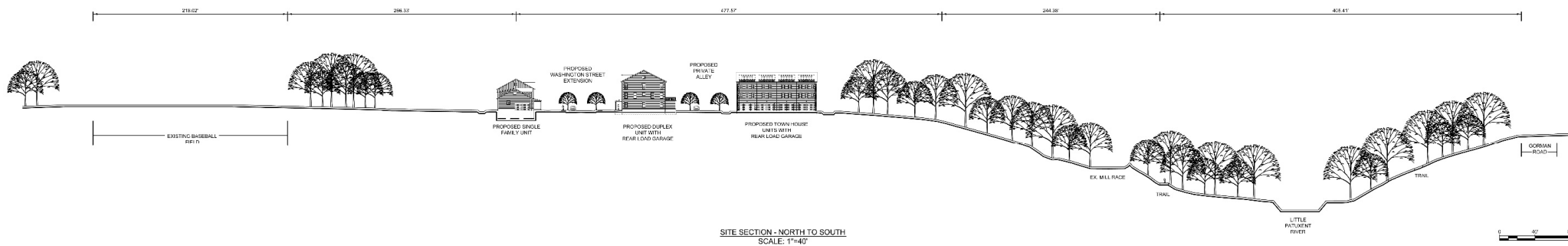
Looking
West from
Parking Lot
Entrance



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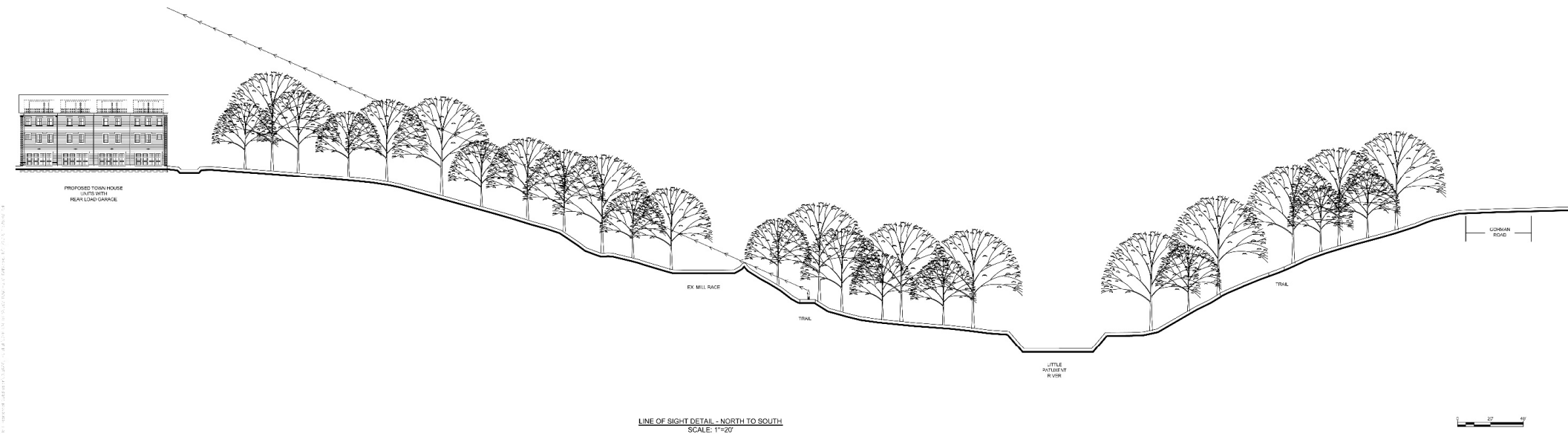
Proposed Site Section North to South



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Detailed Site Section North to South



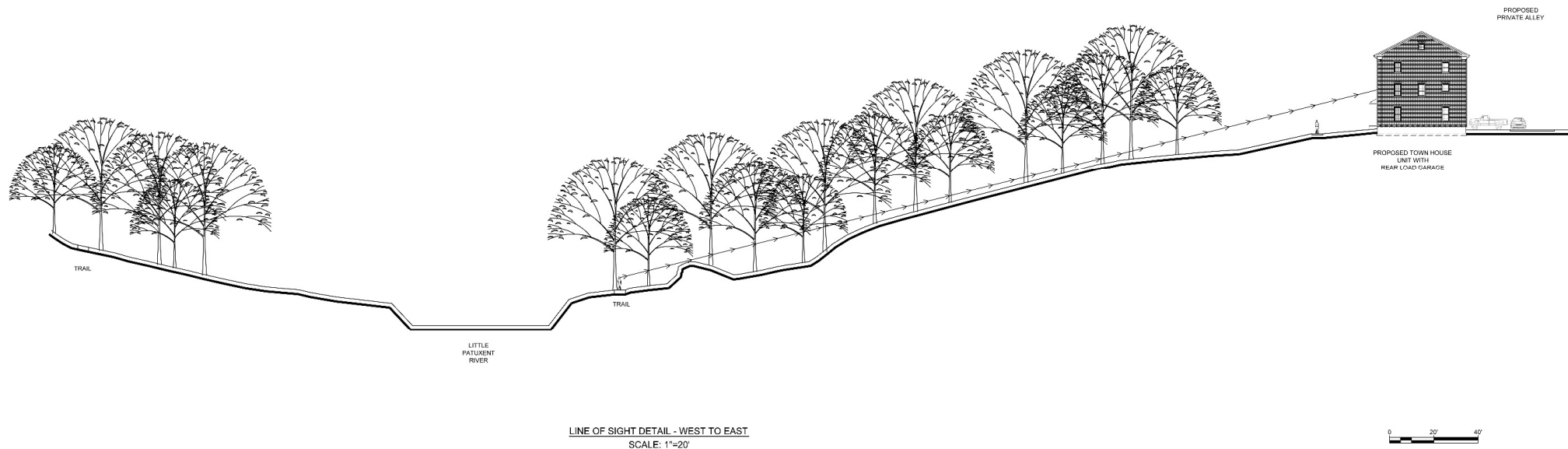
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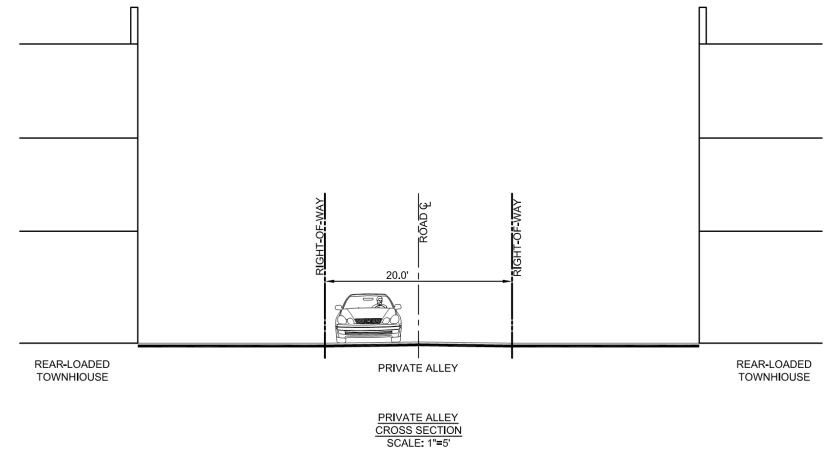
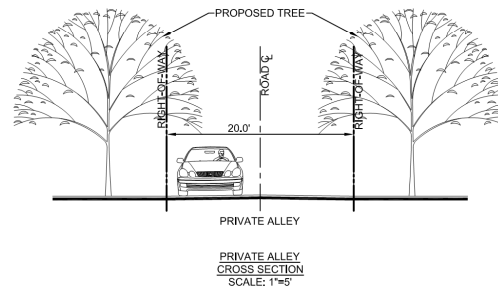
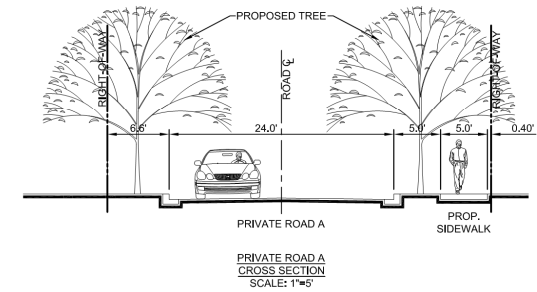
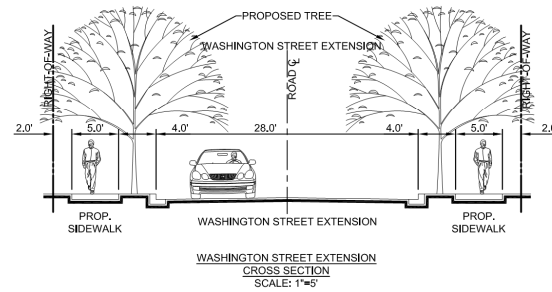
Detailed Site Section West to East



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Proposed Street Sections



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PATUXENT RIVER VIEWSHED ANALYSIS

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PROPOSED ARCHITECTURE

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