



# BRIGHTVIEW

SENIOR LIVING

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C O L U M B I A

## **Design Advisory Panel Submission**

**Howard County, Maryland**

**August 24, 2017**





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# 01 Project Overview & Vision



## DEVELOPMENT VISION

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

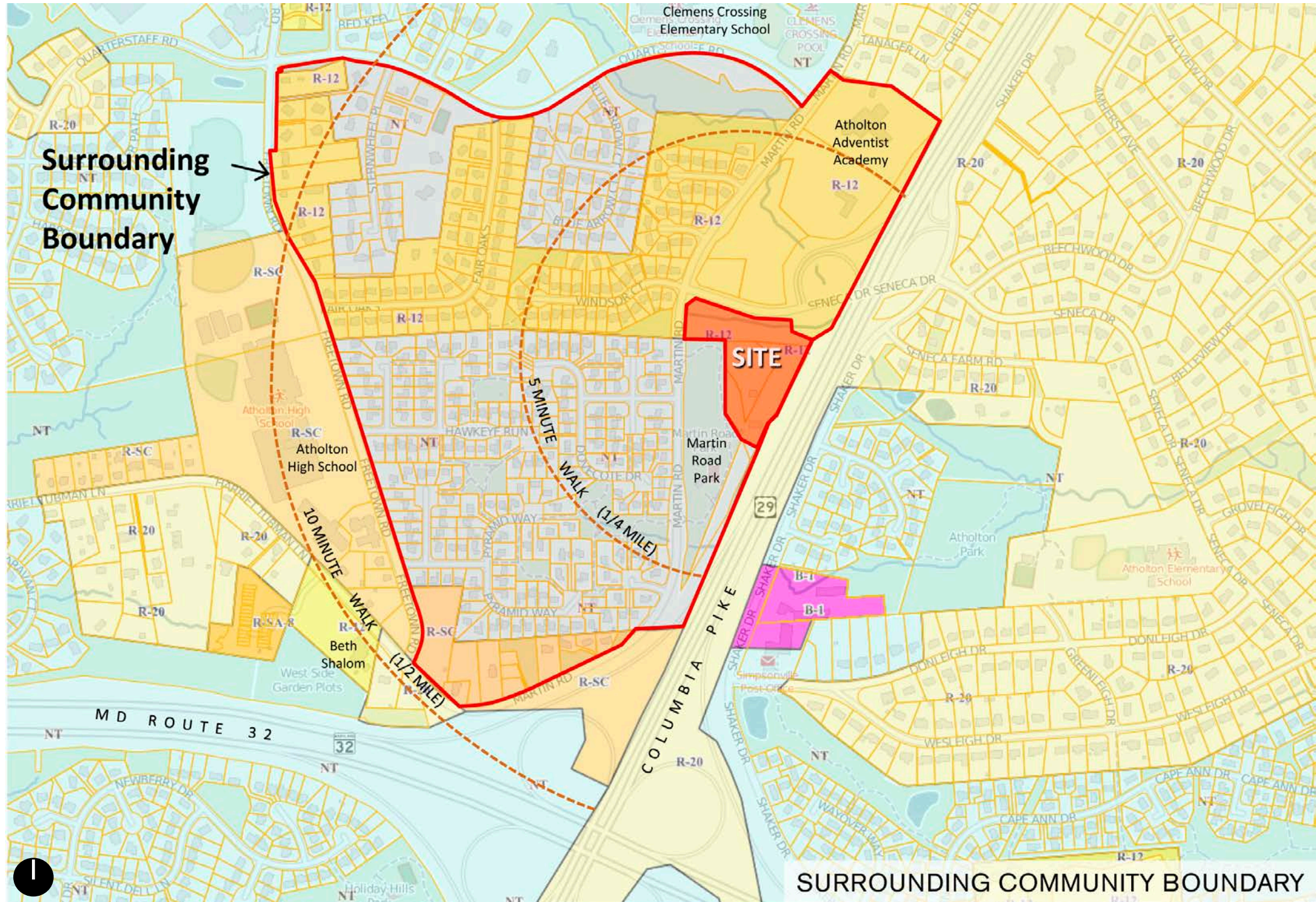
- Preserve and Renovate Athol Manor
- Create a New Senior Community that Contributes to the Surrounding Neighborhood
- Provide for Pedestrian Connectivity and Safety
- Protect the Environmental Features
- Improves the Community's Park Assets



ATHOL MANOR



## 02 Site Context



COMMUNITY BOUNDARY

# SITE CONTEXT

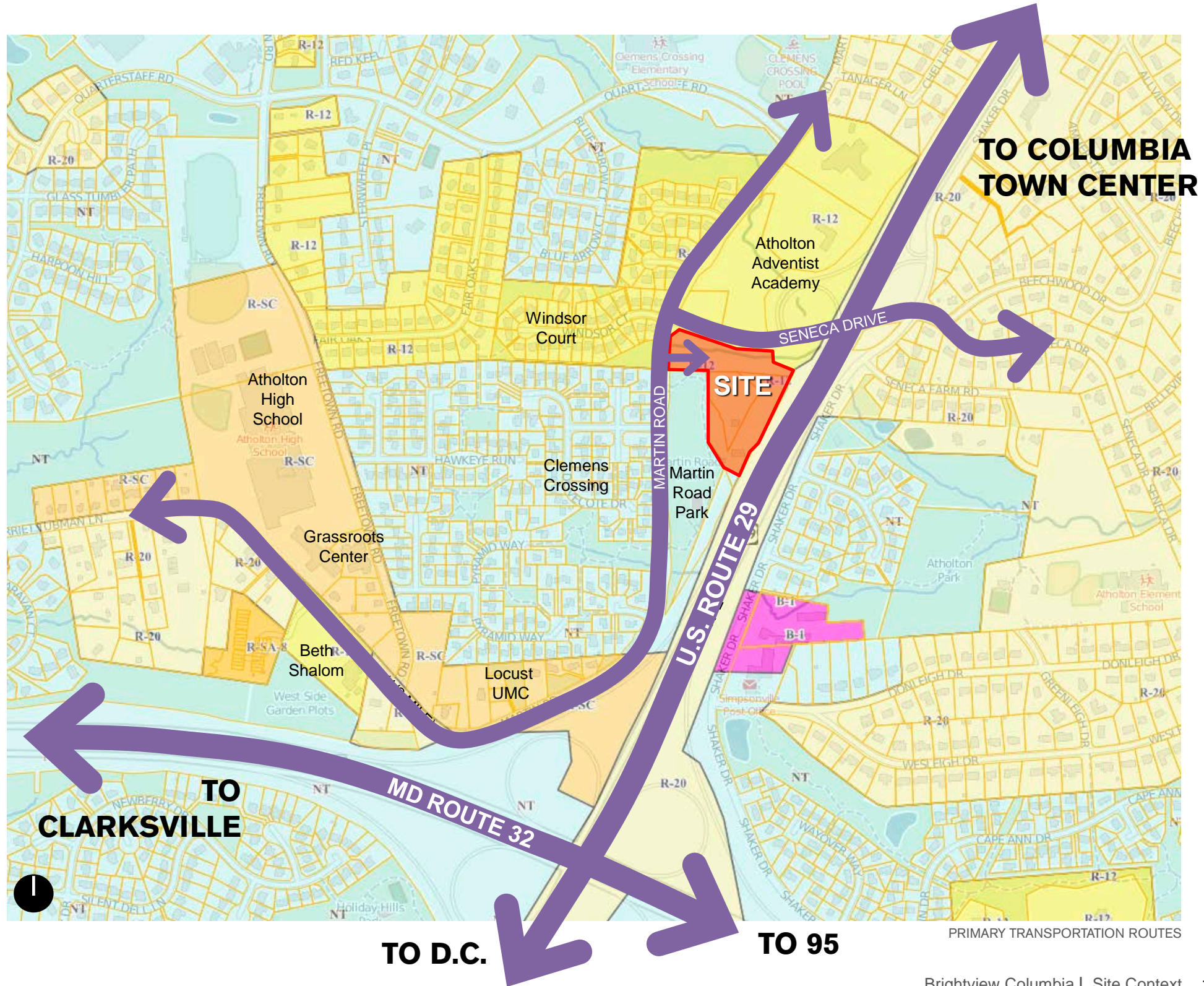
## Greater Columbia Context

The Brightview Columbia site is located at the edge of the Village of Hickory Ridge in Columbia, Maryland. The site confronts portions of the Clemens Crossing neighborhood. The site is accessed from Martin Road, classified as a major collector road. The site has proximate access to regional highways including Columbia Pike (US Route 29) located to the east and accessed via Seneca Drive. Brightview Columbia is in proximity to retail and civic services located in Columbia. These include Downtown Columbia, Howard Community College and Howard County General Hospital.

## Surrounding Community Context

The Brightview Columbia site is within a defined boundary within a +/- 10 minute walking distance. Contained or in close proximity to this boundary is a mixture of uses including single-family homes, institutional and recreational uses. These include Martin Road Park, the Hickory Ridge Village Center, Atholton High School, Clemens Crossing Elementary School, the Atholton Adventist Academy and Beth Shalom.

The site is bounded to the east by Columbia Pike (US Route 29), a limited access highway. Abutting the site from the west and south is the 6 acre Martin Road Park. Confronting the site access point on Martin Road is the Windsor Court subdivision. Confronting the site to the north on Seneca Drive is the Atholton Adventist Academy property.





ATHOLTON HIGH SCHOOL



GRASSROOTS CENTER



BETH SHALOM



LOCUST UNITED METHODIST CHURCH



MARTIN ROAD PARK



ATHOLTON ADVENTIST ACADEMY



WINDSOR COURT HOMES



HIGH BENCH HOMES (CLEMENS CROSSING)



# 03 Existing Conditions



EXISTING CONDITIONS

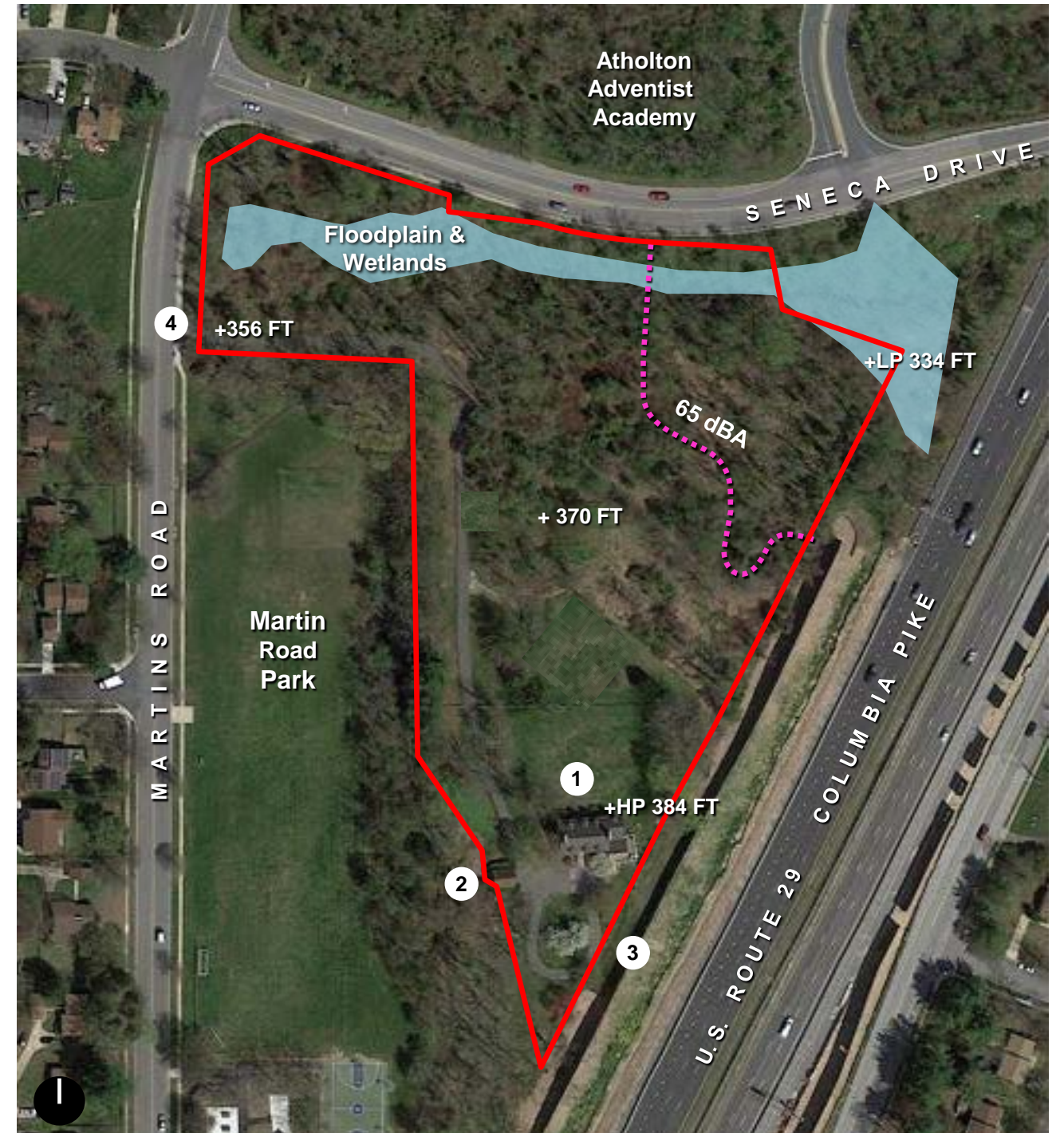
## EXISTING SITE CONDITIONS

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

## ENVIRONMENTAL FEATURES

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

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



ENVIRONMENTAL FEATURES



ATHOL MANOR HOUSE (FRONT VIEW)



ATHOL MANOR (REAR VIEW)



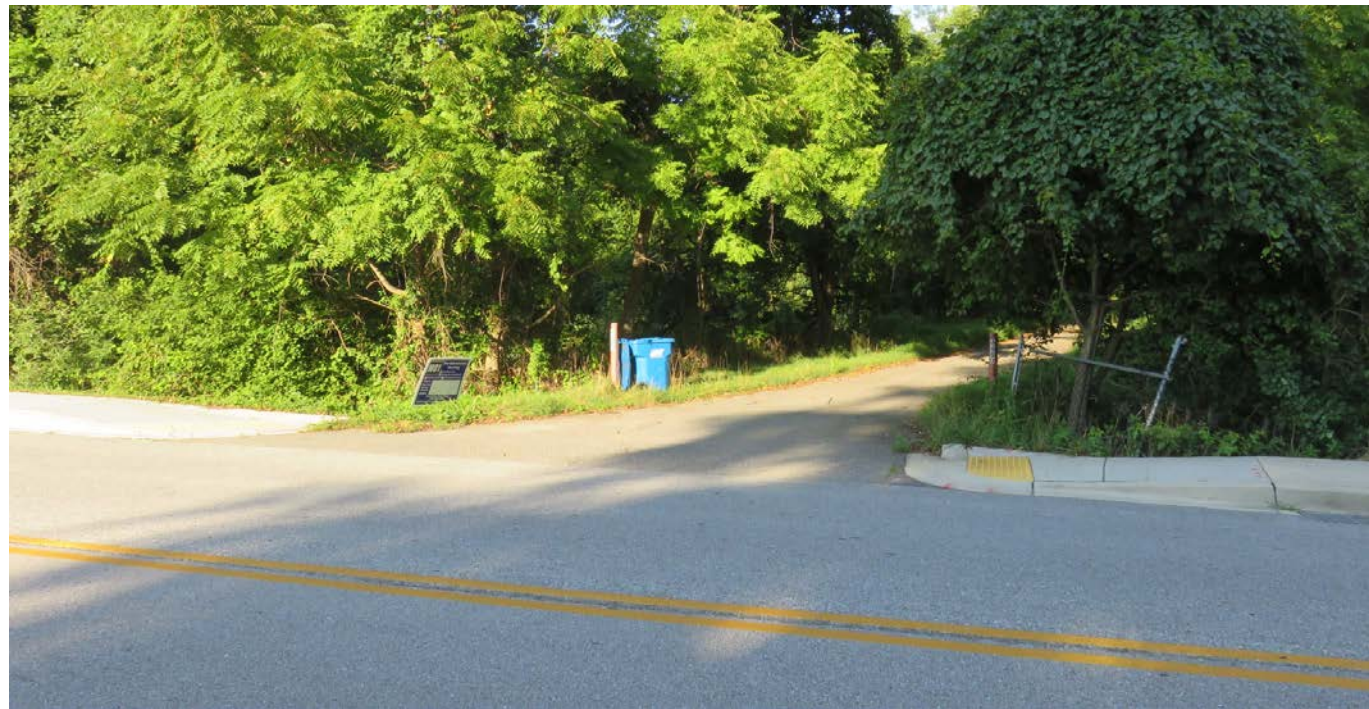
SOUND WALLS



GARAGE



ATHOL MANOR APPROACH FROM THE NORTH



ACCESS POINT AT MARTIN ROAD



# 04 Development Plan



AERIAL VIEW

## SITE DESIGN ELEMENTS

Preservation and Renovation of Athol Manor

Front Façade Orientation Towards Park

Environmental Preservation

## DEVELOPMENT PROGRAM

170 Senior Living Residences

- 80 Assisted Living
- 90 Independent Living

Renovated Athol Manor

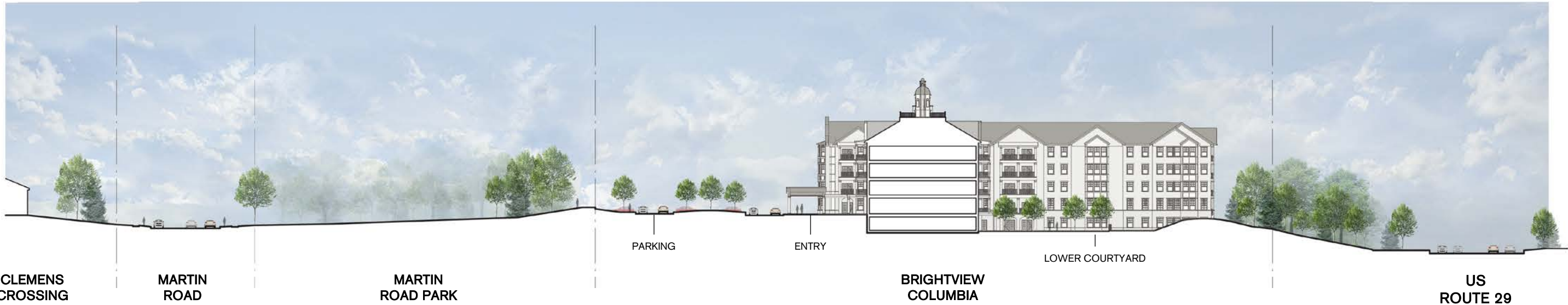
- Offices
- Community Use



# SITE SECTION AA



# SITE SECTION BB





## ARCHITECTURAL DESIGN

The design for Brightview Columbia is influenced by the rich fabric of the surrounding community, which features an eclectic mix of architectural styles. Brightview is adjacent to the historic 18<sup>th</sup> Century Athol Manor, one of the oldest remaining buildings in Howard County. The topography of the historic site was such that the manor house was placed at the highest peak, overlooking its surrounds. As a starting point, this began to inform Brightview Columbia's placement on the site also as a grand manor house on the hill. After entering through monumental piers at Martin Road, a sweeping driveway leads past vast lawns, creating a strong sense of arrival and a beautifully framed first impression. To further expand that idea, Brightview symbolically uses Martin Road Park as a grand lawn, serving as a visual extension of the grounds, complete with a park overlook.

The building itself draws from the classical nature of Athol Manor. The historic stone was quarried on the property, and new manufactured stone veneers will be carefully selected to complement them. Colonial and Georgian detailing creates a stately impression that will blend with both the historic home and the surrounding residential neighborhoods. A cupola further enhances the building through both visual organization and hierarchy. Stately stone chimney details and elongated windows draw inspiration from the manor house. The full height portico signifies a grand entrance. Careful selection and application of both the color and material of the facades achieves the goal of relating to the residential scale of the residences in the surrounding community.

The main entry to the building is centrally located with a strong axial connection to a park overlook and shade structure. The entrance is conveniently located to provide direct access to Martin Park, onsite walking paths and public sidewalks. This meets the goal of providing a walkable destination and an important connection to the community. There will be fully landscaped courtyards and a memory care garden, complete with green spaces, patios, shade features and exterior seating areas which provide privacy, recreational opportunities, and a feeling of serenity for the residents.

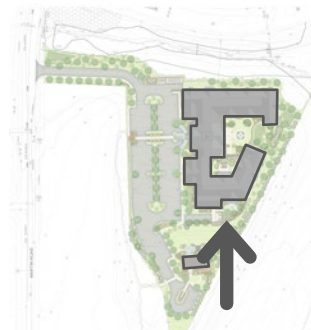




WEST (FRONT) ELEVATION

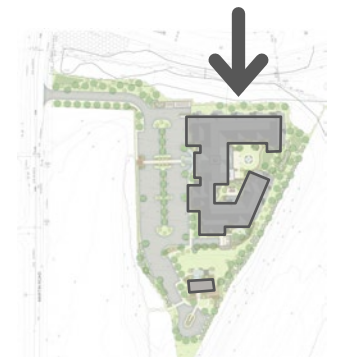


SOUTH ELEVATION





EAST ELEVATION



NORTH ELEVATION



# LANDSCAPE DESIGN



The landscape design borrows inspiration from the historic Athol Manor House, where orderly spaces transition to the distant landscape. A sequence of terraced patios, gardens, lawns, site walls and landscape material create well-defined gathering spaces close to buildings with access to natural landscape at the periphery. Vistas across lawns and gardens visually connect residents and visitors with distant gardens and wildlife. The landscape palette, outdoor places and pathways unify the historic manor house with the new residential building creating a complete campus.

# LANDSCAPE PLACES



NTS

ATHOL MANOR SITE



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



NTS  
 MAIN ENTRANCE / COURTYARD LANDSCAPE

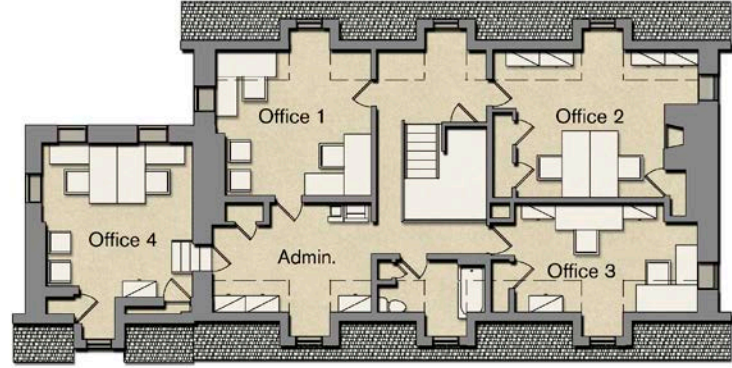
- |                       |                                 |
|-----------------------|---------------------------------|
| 1. Connection to Park | 7. Independent Living Courtyard |
| 2. Shade Structure    | 8. Assisted Living Courtyard    |
| 3. Sidewalk           | 9. Patio                        |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



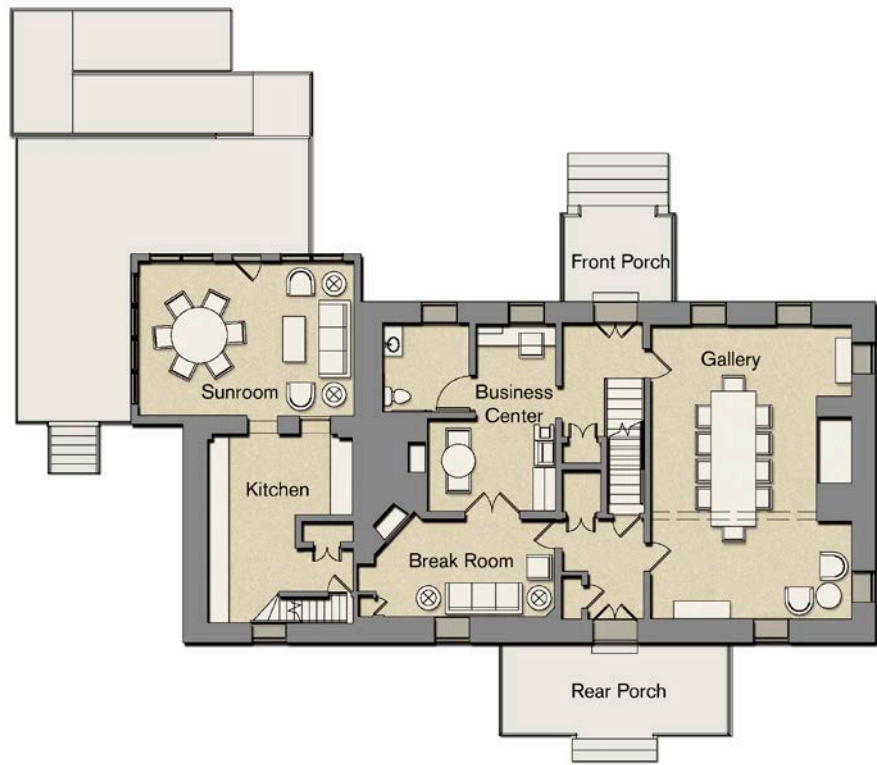
## LANDSCAPE PRECEDENTS



# 05 Community Enhancements



2<sup>nd</sup> LEVEL



GROUND LEVEL

## Community Enhancement 1 – ADAPTIVE REUSE OF THE ATHOL MANOR

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



## Community Enhancement 2 – IMPROVEMENTS TO MARTIN ROAD PARK

- Maintain Neighborhood Park Feel
- Provide Fitness and Recreational Amenities
- Provide Additional Pathway Enhancements
- Provide Community Gathering Spaces



AERIAL VIEW LOOKING EAST

POTENTIAL IMPROVEMENTS

# Community Enhancement 3 – PEDESTRIAN IMPROVEMENTS TO MARTIN ROAD

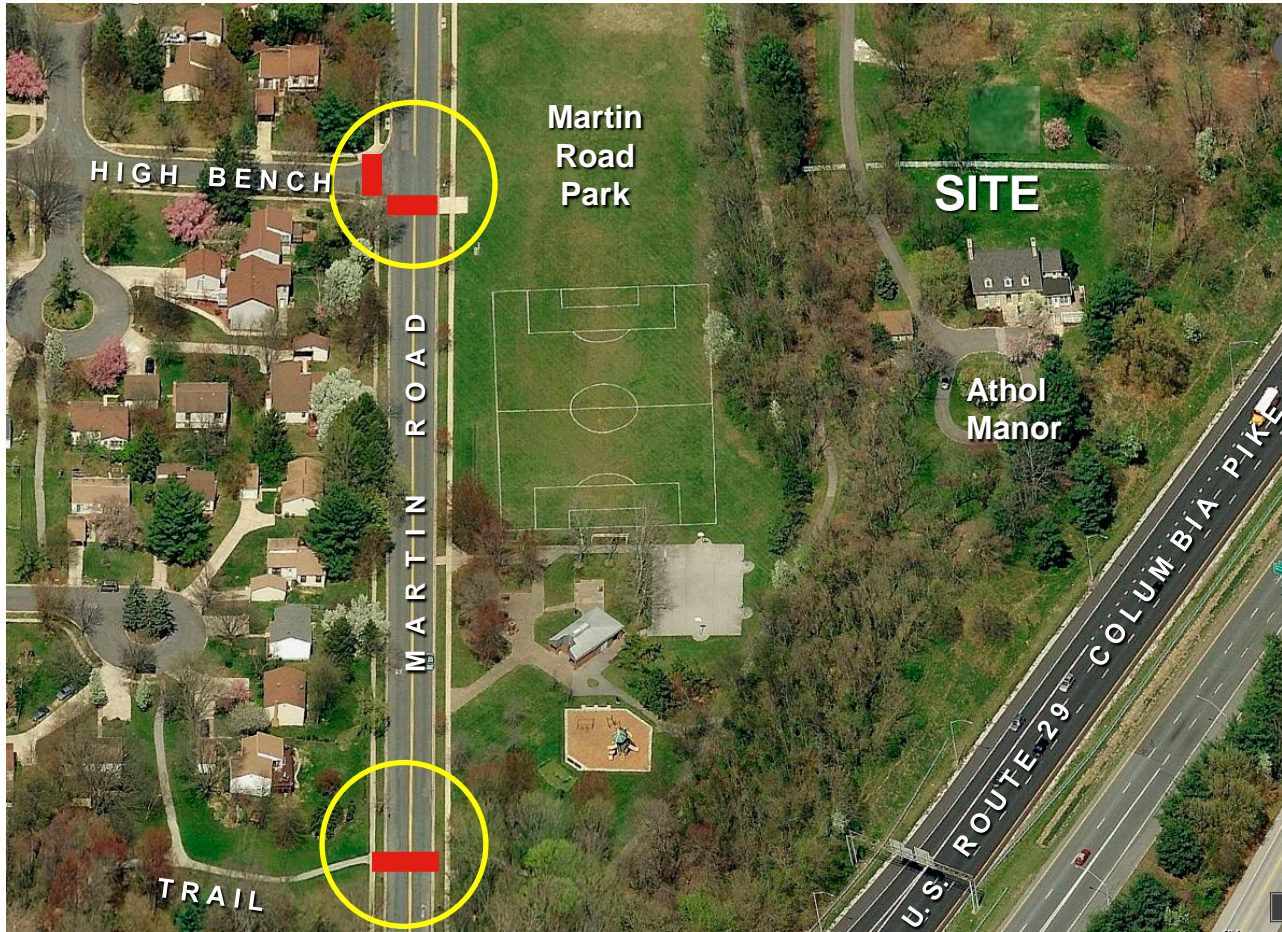
- Potential Crosswalks at High Bench / Martin Road
- Potential Crosswalk at Trail / Martin Road



MARTIN ROAD AT HIGH BENCH



MARTIN ROAD AT TRAIL



MARTIN ROAD

## 06 CEF-M Criteria



## CEF-M District Criteria:

The CEF District is intended to be used in the following ways:

- 1. Allow greater design flexibility and broader range of development alternatives than the underlying zoning.*
- 2. Provide features and enhancements which are beneficial to the community*
- 3. Provide a higher quality site design and amenities than it is possible to achieve under standard provisions*
- 4. Encourage creative architectural design with the most favorable arrangement of site features.*
- 5. Serve as a transitional area by providing a mix of uses compatible with the surrounding properties.*
- 6. Encourage aggregation of under-utilized properties.*