

River Hill Square / a Re-Development of River Hill Garden Center
Design Advisory Panel (MD Route 108)
PROJECT NARRATIVE

Project Overview:

The River Hill Garden Center development is located to the southeast from the intersection of Sheppard Lane and MD Route 108 in Clarksville, Maryland. The 7.00 acre parcel, with direct frontage on MD Route 108, will be a Re-Development of the existing River Hill Garden Center site. The proposed project is a re-development of the current commercial use, in compliance with the B-I (Business: Local) zoning district.

The project will consist of two (2) main multi-tenant commercial buildings and a separate free-standing building. The first building will be approximately 23,700sf total consisting of; six proposed 1400sf spaces; a single 10,000sf space; and a single 5,300sf space (currently proposed as a Post Office). The second building will be approximately 13,100sf total consisting of; six proposed 1400sf spaces; a single 5,000sf restaurant space w/outdoor seating; and a single 8,100sf space which will be occupied by the River Hill Gift Shop and Nursery. The single free-standing building will be approximately 3,000sf with drive-thru access (currently proposed as a bank).

The proposed development with its extensive frontage along MD Route 108, will greatly enhance and activate this section of the Clarksville Pike corridor. The local community will benefit greatly from the intersection improvements at Sheppard Lane. There are plans for improvements at the Sheppard Lane intersection with MD Route 108 which will create a new four way signalized intersection at the corner of the property.

Project Goal:

The project's main goal is to provide the surrounding community with a diversity of support retail and office space, culminating in a vital and enriched pedestrian oriented development along the MD Route 108 corridor.

Architectural Design:

The River Hill Square Retail Center has been designed to emulate and respect the existing Garden Center, which has become a local landmark to the community.

The main entry drive between the two main buildings will be emphasized by a "greenhouse" glass portal supported by metal framing. "Greenhouse" glass corner elements will frame the corners of the two adjacent buildings. Additional facade articulation is achieved with the use of vertical towers at each end of each building frontage, as well as at the mid-point of building 1 frontage elevation.

Extensive use of both vertical and horizontal corrugated metal siding at feature elements, fieldstone wall base and piers, and exposed structural steel beams and columns all suggest a link to agricultural buildings prominent among the areas past history.

Lush landscaping around the site and building foundation will transition into interior courtyards and spaces in order to reinforce the reverent association with the Garden Center and former nursery.

Other materials common to modern retail centers shall be used sparingly, kept to what is minimally necessary to provide retail identity and to manage the cost of construction. In so doing, every effort shall be made to reinforce deference to agricultural history, including the existing Garden Center, and maintain a contextual relationship to comparable nearby development.

These materials include composite metal panels at sunshades and tower cornices, insulating finish systems at upper wall elevations, pedestrian scale decorative exterior lighting, overhead fabric canopies, and halo-lit raceway mounted reverse channel letter signage.

Energy Efficiency:

The project will incorporate numerous energy efficient (green) elements into its design to insure that the buildings conserve our natural resources, such as energy and water. The buildings will include water efficient plumbing fixtures and energy efficient light fixtures and building equipment. A rainwater collection and storage system may be utilized to provide irrigation for the extensive landscaping proposed.

While there are no plans to attain a certain level of LEED certification presently, the team is evaluating several existing and proposed county programs that promote LEED certification. The extent to which these programs provide sufficient incentive to the Owner to attain formal LEED certification at one level or another attractive, will determine if LEED certification is sought.

MD Route 108 Guidelines:

In order to make best use of the site and provide required parking, as well as to preserve retail identity and promote wayfinding, the project structures have been situated on the site at a distance from the street as needed to be conducive to these values. This setback affords further opportunity to provide landscaping and vegetative screening of parking consistent with the former Garden Center. Connectivity with walk and bike paths will be provided, and travel in this manner encouraged through provision of ample bike storage facilities, the attractive respite of lush, cooling vegetation, and anchor destination retail outlets. The proposed restaurant and Garden Center are both intended to provide ample exterior seating areas which will further soften the building appearance and directly relate to the user experience at a pedestrian scale.

Amenities and fixtures within the interior of the site shall be supplied in adequate quantity to address refuse collection, visitor seating needs, pedestrian wayfinding, and lighting. Fixtures and equipment will be selected in a transitional motif that is harmonious with both the traditional elements of the streetscape, and the more modern elements of River Hill Square Retail Center.

The building vernacular exhibits design elements which relate to pedestrian scale. The facades are comprised of discrete base, middle, and top elements, and use a variety of materials and surface planes in order to reduce the scale of the buildings to relate to human form and to provide visual interest.

While the pad building is as yet undefined, and will be greatly dependent on the ultimate user, it is intended that development conditions shall be placed that mandate observance of the Clarksville Pike Streetscape Guidelines, and require harmony with the other buildings of the site. This will include a general subordination with the vernacular of the other buildings and conformance with building standards regarding exterior materials, glazing systems, lighting, signage, and other key elements. Future development will be expected to comply with these requirements.

Conclusion:

New construction shall fully comply with all applicable codes and regulations, including those statutes required for Energy Conservation and Sustainable Design. It is also intended to respect relevant passages the Clarksville Pike Streetscape Guidelines. Adherence to these regulations and guidelines will result in a high performance building that is most sympathetic and integral with its environment as intended.

PROPOSED REDEVELOPMENT OF
RIVER HILL GARDEN CENTER /

“RIVER HILL SQUARE RETAIL CENTER”



DEVELOPED BY:

RIVER HILL SQUARE, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041



ARCHITECT:

BRASHER DESIGN
5560 STERRETT PLACE
SUITE 300
COLUMBIA, MARYLAND 21045
TEL. (410) 995-0015

WWW.BRASHERDESIGN.COM



CIVIL ENGINEER:

BENCHMARK ENGINEERING
8480 BALTIMORE NATIONAL PIKE
SUITE 315
ELLICOTT CITY, MARYLAND
TEL. (410) 465-6105

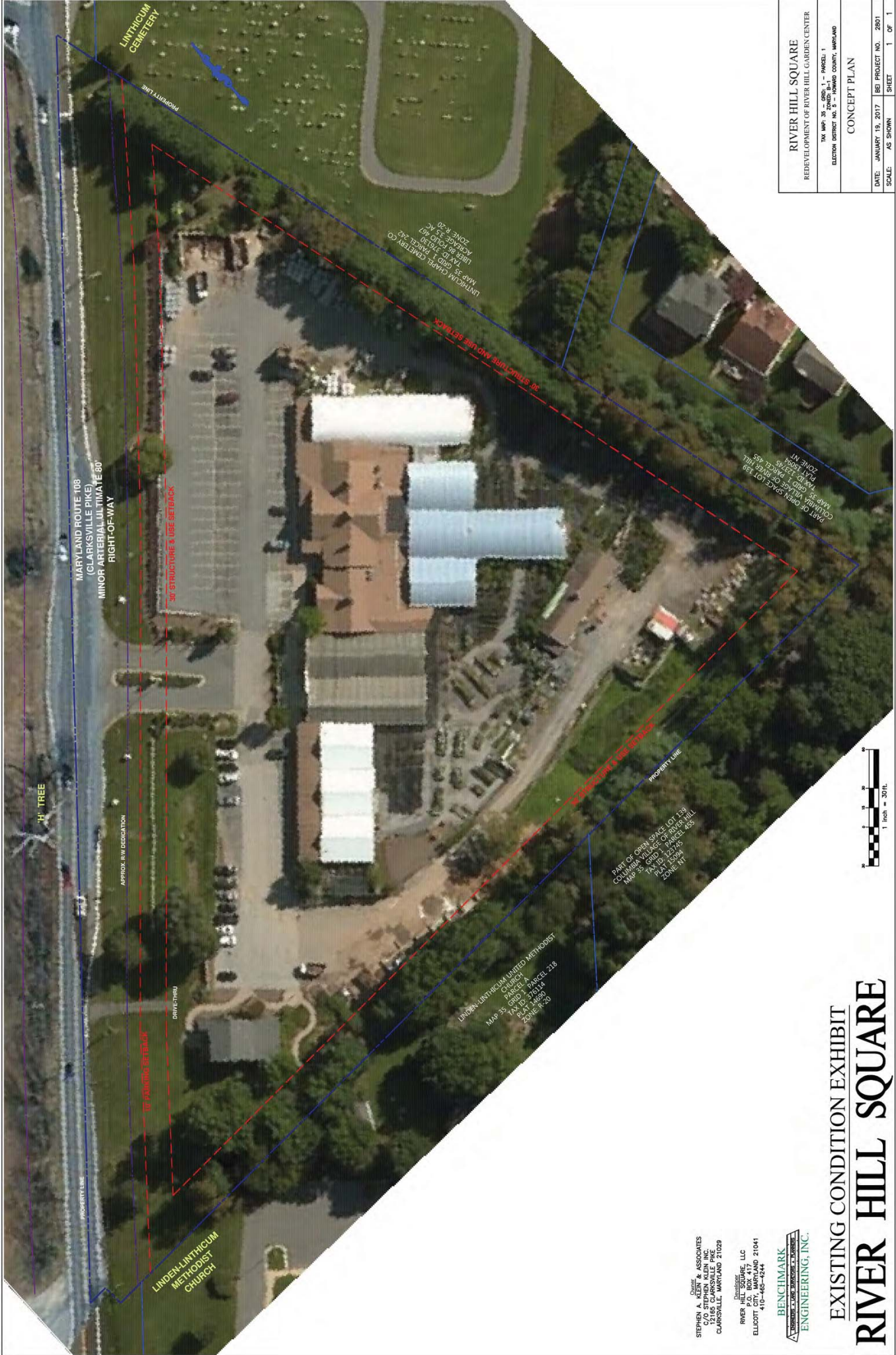
WWW.BEI-CIVILENGINEERING.COM



LANDSCAPE ARCHITECT:

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD
SUITE 801
TOWSON, MARYLAND 21204
TEL. (410)821-7900

WWW.BOHLERENGINEERING.COM



10' TREE

MARYLAND ROUTE 108
(CLARKSVILLE PIKE)
MINOR ARTERIAL UTMATE 80'
RIGHT-OF-WAY

LINDEN LUTHICUM
CEMETERY

LINDEN LUTHICUM
METHODIST
CHURCH

10' PARKING SETBACK

DRIVE-THRU

APPROX. R/W DEDICATION

30' STRUCTURE & USE SETBACK

30' STRUCTURE AND USE SETBACK

PROPERTY LINE

LINDEN LUTHICUM UNITED METHODIST
CHURCH - A
Parcel 1
Map 35, GRID, PARCEL 218
P.O. BOX 485
CLARKSVILLE, MD 21031
ZONE R-20

PART OF OPEN SPACE LOT 129
COLUMBIA VILLAGE OF RIVER HILL
Map 35, GRID, PARCEL 485
P.O. BOX 485
CLARKSVILLE, MD 21031
ZONE RT

PART OPEN SPACE LOT 180
COLUMBIA VILLAGE OF RIVER HILL
Map 35, GRID, PARCEL 485
P.O. BOX 485
CLARKSVILLE, MD 21031
ZONE RT

LINDEN LUTHICUM CHURCH, CO
Parcel 2
Map 35, GRID, PARCEL 485
P.O. BOX 485
CLARKSVILLE, MD 21031
ZONE R-20

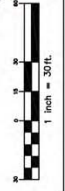
Client
STEPHEN A. KEIN & ASSOCIATES
C/O STEPHEN KEIN, INC.
1000 W. CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21039

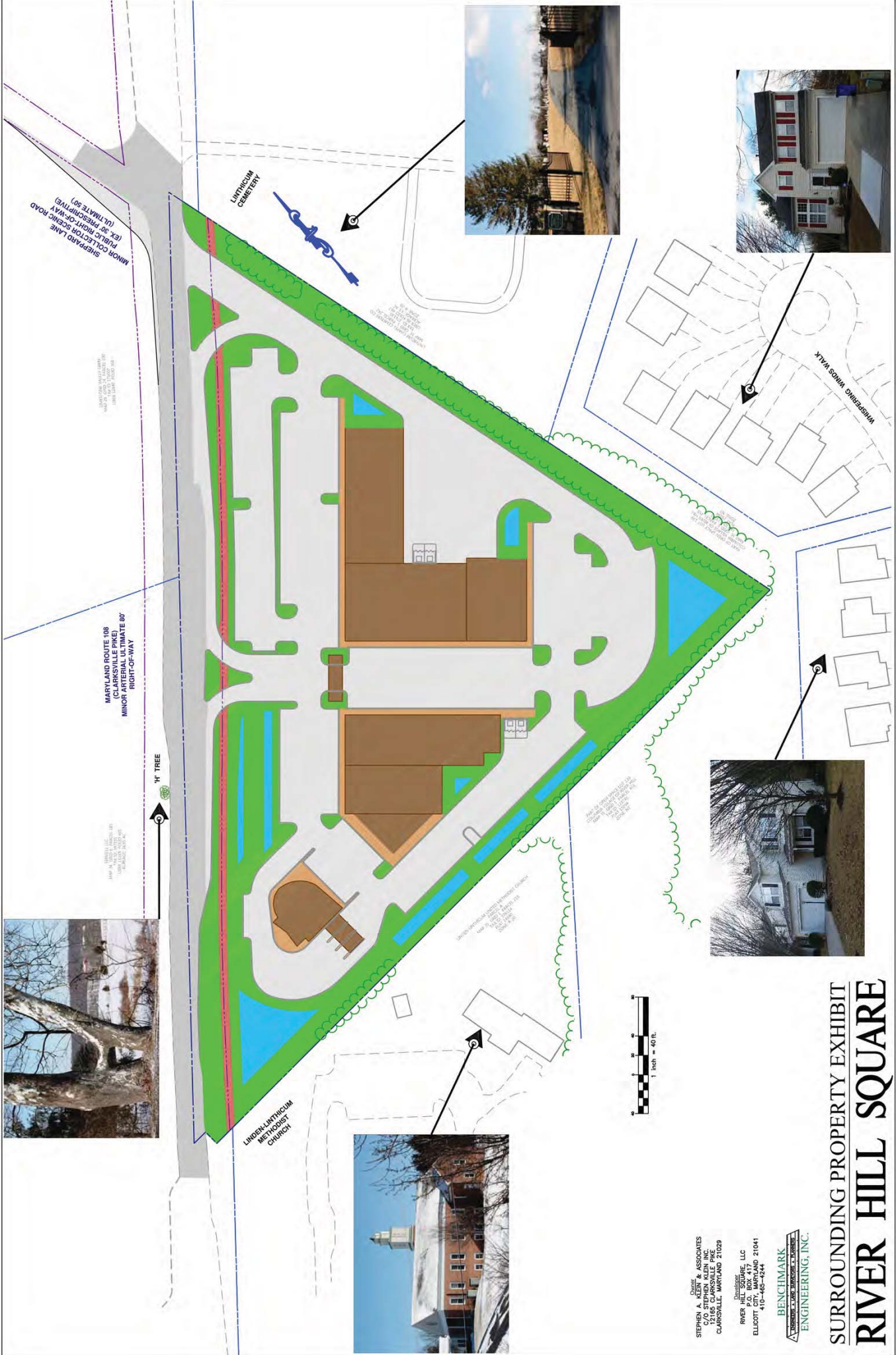
PROJECT
RIVER HILL SQUARE, LLC
P.O. BOX 417
ELLCOTT, MD 21041
410-465-4244



EXISTING CONDITION EXHIBIT
RIVER HILL SQUARE

RIVER HILL SQUARE REDEVELOPMENT OF RIVER HILL GARDEN CENTER	
TAX MAP: 35 - GRID: 1 - PARCEL: 1	
ELECTION DISTRICT NO. 8 - HOWARD COUNTY, MARYLAND	
CONCEPT PLAN	
DATE: JANUARY 19, 2017	BEI PROJECT NO.: 2801
SCALE: AS SHOWN	SHEET 1 OF 1





MINOR COLLECTOR ROAD (ULTIMATE 80)
 SHEPHERD LANE
 PUBLIC RIGHT-OF-WAY (EX. 30 DESCRIBED)
 LITHICUM CEMETERY

MARYLAND ROUTE 08
 (CLARKSVILLE PIKE)
 MINOR ARTERIAL ULTIMATE 80'
 RIGHT-OF-WAY

1" TREE

LUTHICUM
 METHODIST
 CHURCH

WHISPERING WINDS WALK

Client:
 STEPHEN A. KEENE & ASSOCIATES
 C/O STEPHEN KEENE INC.
 CLARKSVILLE, MARYLAND 21029

PROJECT:
 RIVER HILL SQUARE, LLC
 P.O. BOX 417
 ELLICOTT, MARYLAND 21041
 410-465-4244

BENCHMARK
 ENGINEERING, INC.

SURROUNDING PROPERTY EXHIBIT
RIVER HILL SQUARE



ILLUSTRATIVE PLAN

RIVER HILL SQUARE
HOWARD COUNTY, MARYLAND



BOHLER
ENGINEERING



01/27/17
MDL173001

SITE PERSPECTIVE 1

RIVER HILL SQUARE
HOWARD COUNTY, MARYLAND



BOHLER
ENGINEERING



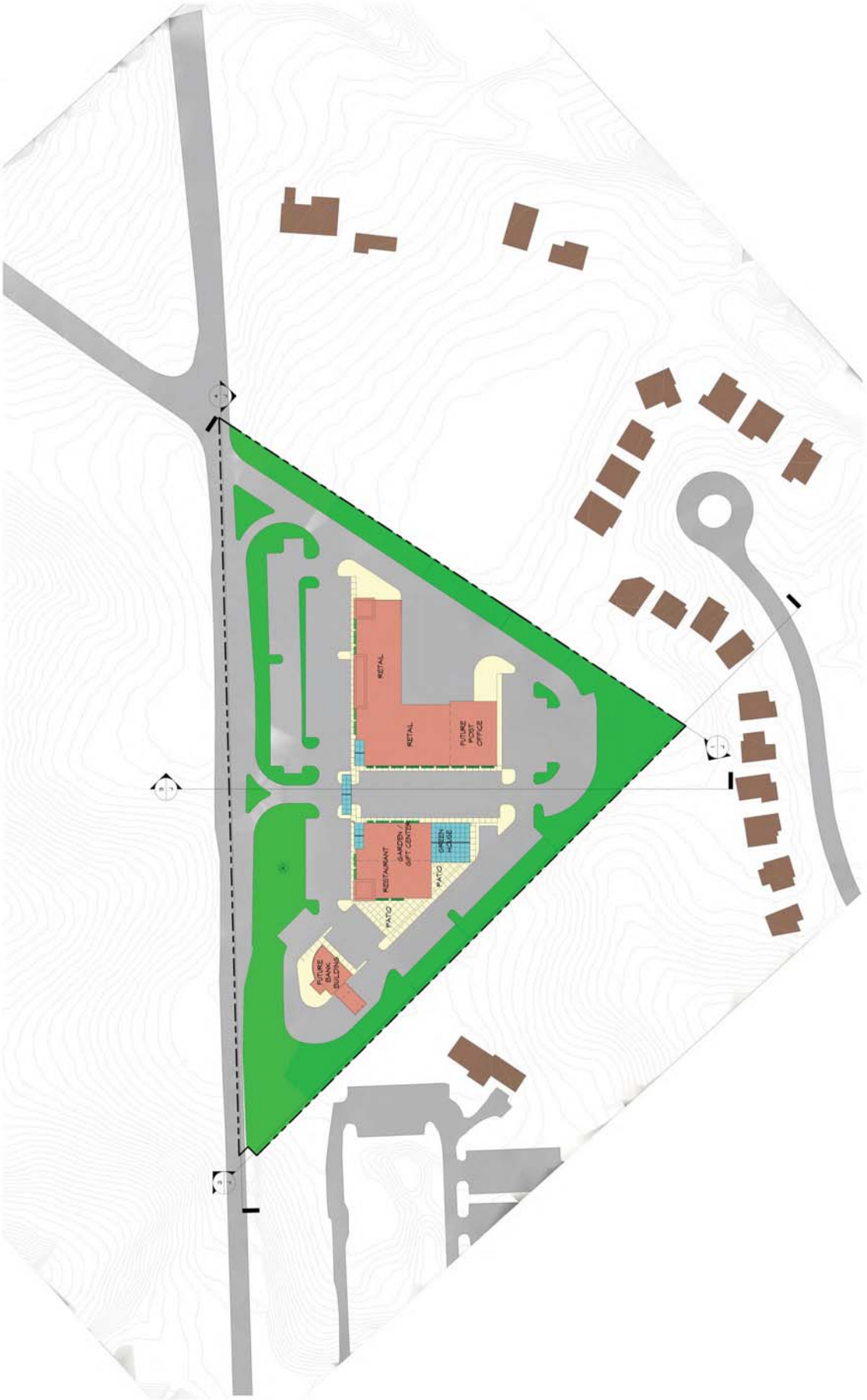
SITE PERSPECTIVE 2

RIVER HILL SQUARE
HOWARD COUNTY, MARYLAND

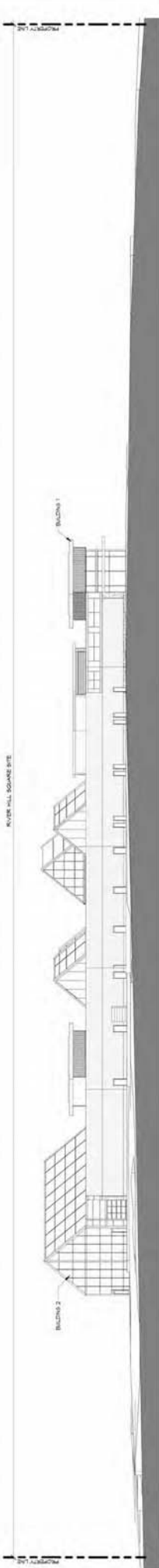


BOHLER
ENGINEERING

01/27/13
MDL173003



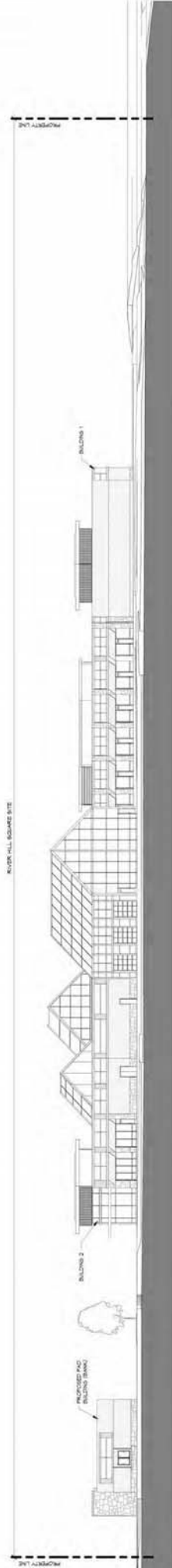
RIVER HILL SQUARE RETAIL CENTER
 CLARKSVILLE, MD
 DEVELOPED BY - SECURITY DEVELOPMENT



1 SECTION- VIEW FROM NE

SCALE: 1" = 20'-0"

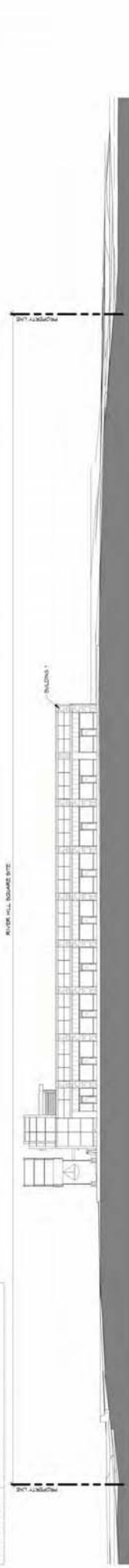
A



2 SECTION- VIEW FROM S

SCALE: 1" = 20'-0"

A



3 SECTION- VIEW FROM SE

SCALE: 1" = 20'-0"

A



4 SECTION- VIEW FROM NW

SCALE: 1" = 20'-0"

A

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 CLARKSVILLE, MD
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TRASH RECEPTACLE



BENCH



BIKE RACK



LIGHT POLE



LIGHT BOLLARD

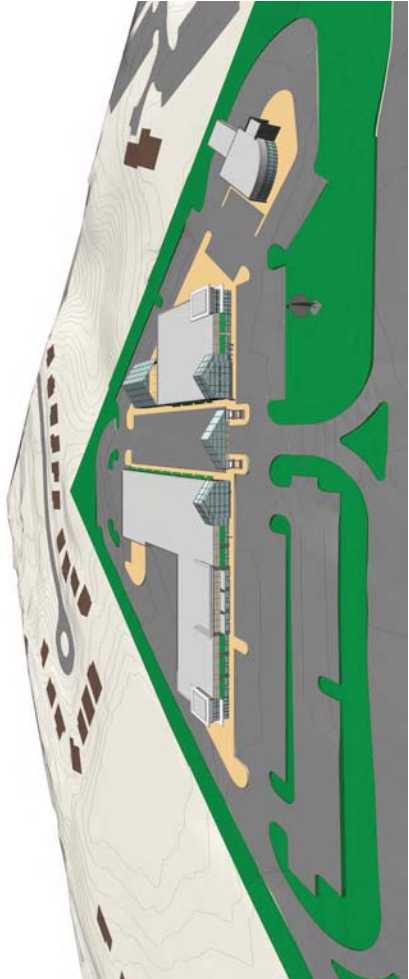


DUMPSTER ENCLOSURE

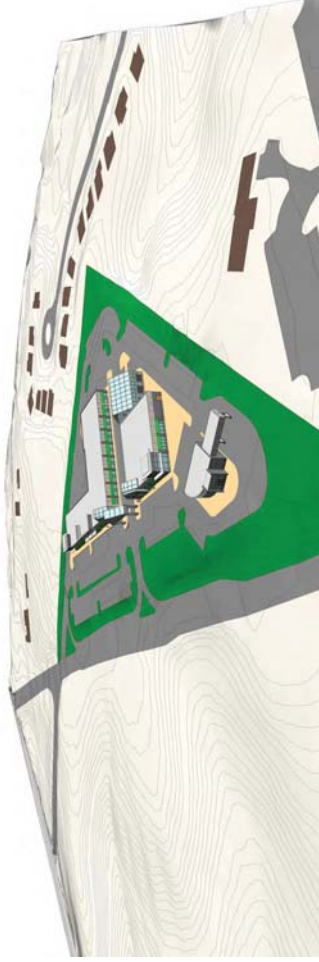


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CLARKSVILLE, MD
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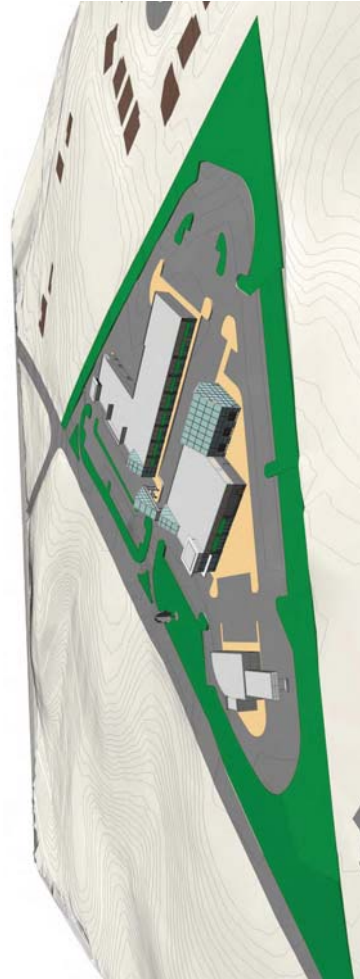




1 BIRDS EYE VIEW - SE
SCALE: 1/2" = 1'-0"



3 BIRDS EYE VIEW - NE
SCALE: 1/2" = 1'-0"



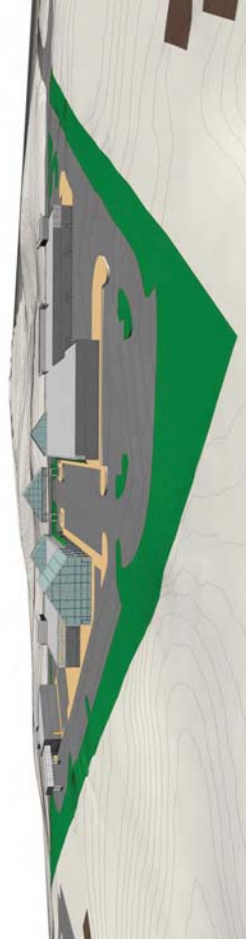
2 BIRDS EYE VIEW - N
SCALE: 1/2" = 1'-0"



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1	BIRDS EYE VIEW - S
SCALE: 1/2" = 1'-0"	



2	BIRDS EYE VIEW - NW
SCALE: 1/2" = 1'-0"	



3	BIRDS EYE VIEW - SW
SCALE: 1/2" = 1'-0"	



RIVER HILL SQUARE RETAIL CENTER
 CLARKSVILLE, MD
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1 NORTH ELEVATION - BLDG A

SCALE: 1/8" = 1'-0" E



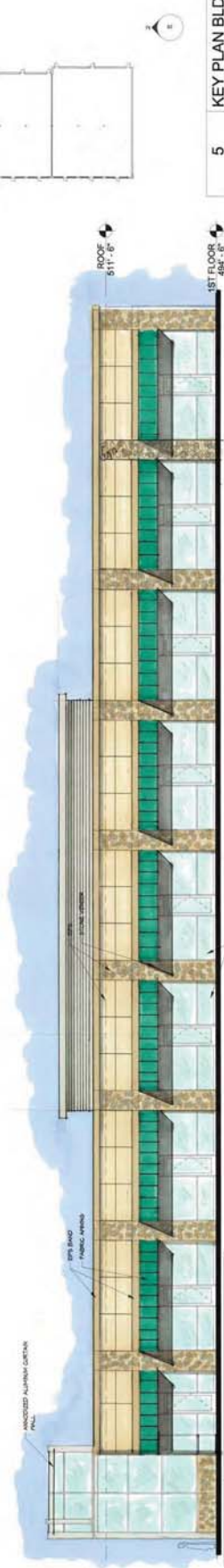
2 SOUTH ELEVATION - BLDG A

SCALE: 1/8" = 1'-0" E



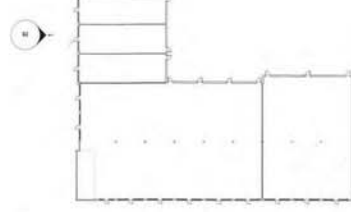
3 EAST ELEVATION - BLDG A

SCALE: 1/8" = 1'-0" E



4 WEST ELEVATION - BLDG A

SCALE: 1/8" = 1'-0" E

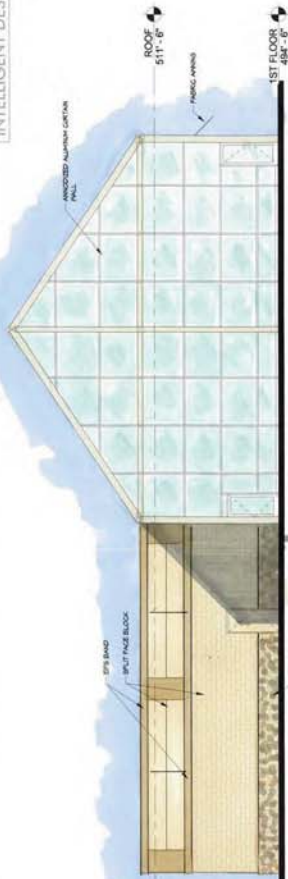


5 KEY PLAN BLDG. A

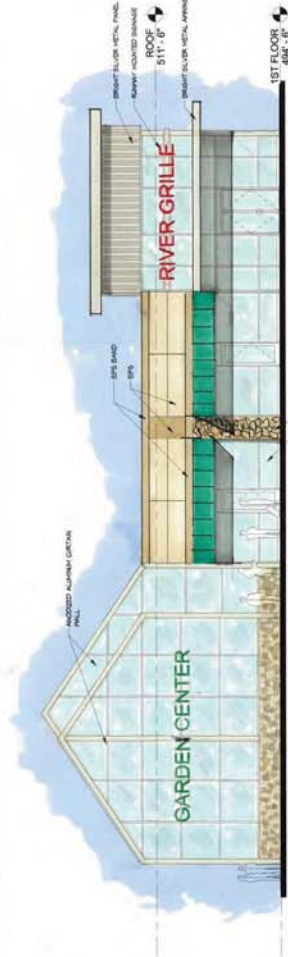
SCALE: 1" = 40'-0" B

RIVER HILL SQUARE RETAIL CENTER
 CLARKSVILLE, MD
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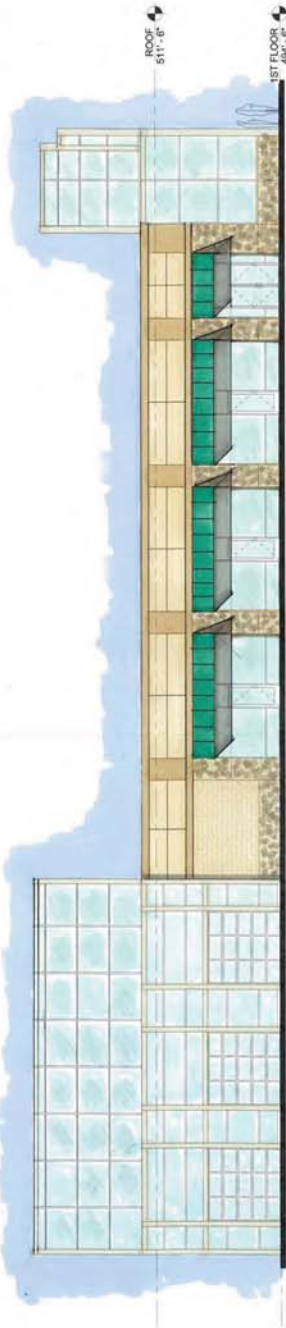




4 SOUTH ELEVATION - BLDG B
SCALE: 1/8" = 1'-0"
F



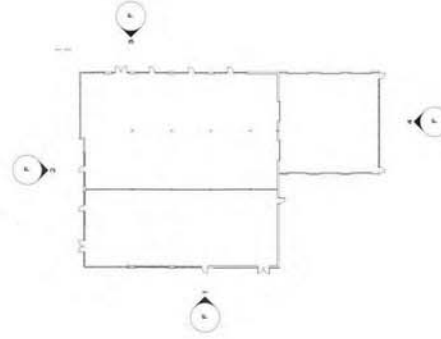
2 NORTH ELEVATION - BLDG B
SCALE: 1/8" = 1'-0"
F



3 EAST ELEVATION - BLDG B
SCALE: 1/8" = 1'-0"
F



1 WEST ELEVATION - BLDG B
SCALE: 1/8" = 1'-0"
F



5 KEY PLAN BLDG. B
SCALE: 1" = 30'-0"
B

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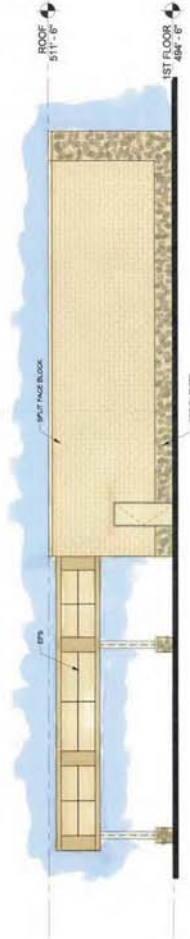
1 NORTH ELEVATION - BANK

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - BANK

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - BANK

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - BANK

SCALE: 1/8" = 1'-0"

RIVER HILL SQUARE RETAIL CENTER
 CLARKSVILLE, MD
 DEVELOPED BY - SECURITY DEVELOPMENT

