

February, 2019  
PAI # 15-1016



# sycamore springs senior apartments

A Planned Unit Development



# Table of Contents

- 2-6**    **Introduction**
  - Vicinity Map/Development Team
  - Resolution No. 74-18
  - Existing Conditions Map/Background Information
  
- 7**      **Land Planning**
  - Description of PUD Proposal
  - PUD Proposal Map & Schematic Landscape Plan
  
- 8-19**   **Architecture**
  - 8    Design Guidelines and Standards
  - 9    Apartment
  - 15  Architectural Narrative
  - 18  Garage
  
- 20-24**   **Landscape Architecture**
  - Amenities and Site Details
  
- 24-29**   **Compatibility Analysis**
  - Neighborhood Map
  - On-Site Photos
  - Off-Site Photos
  - Compatibility Report
  
- 29**      **Zoning Requirements**
  - Modifications of Standards
  
- 29**      **Community Benefit**
  
- 31**      **Projected Impacts of Development**



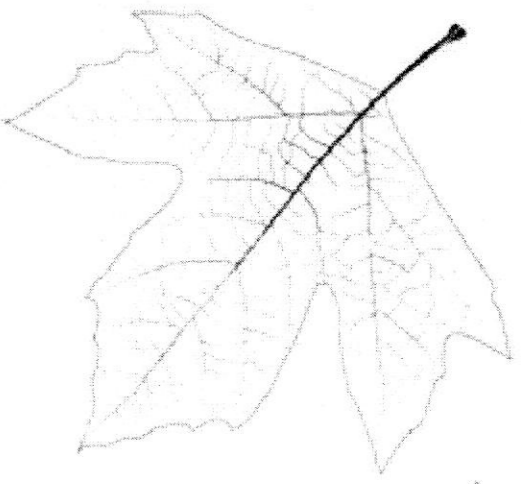
**Note:**

The elevations and plans contained in this Pattern Book are preliminary schematic representations and are intended to serve as guidelines for this project.

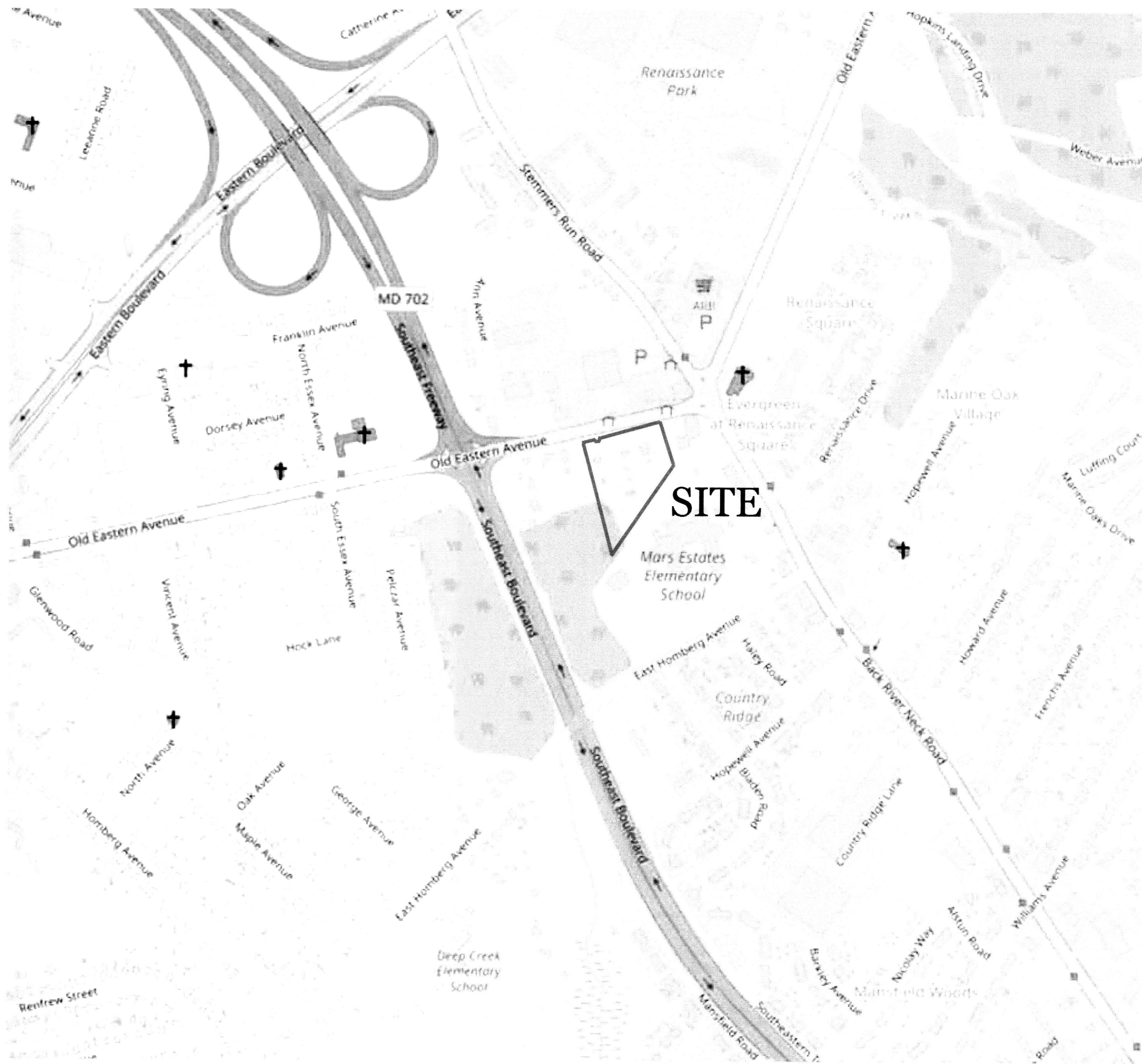
It is intended that this development will be constructed in a manner consistent with the representations herein. Modifications may be required as the project evolves to final design.

After the approval of the PUD Development Plan, the Director of the Department of Planning shall have discretion to administratively approve non-material modifications to the Plan and Pattern Book.

Pattern Book may not reflect changes shown on the Redlined Development Plan made in response to comments raised by other Baltimore County agencies at the Development Plan Conference.







### Development Team

---

Applicant      Herman & Kittle Properties, Inc.  
 500 East 96th Street, Suite 300  
 Indianapolis, Indiana 46240  
 321.537.2199  
 Contact: David Willmarth

---

Civil Engineer      D.S. Thaler & Assoc., LLC  
 7115 Ambassador Road  
 Baltimore, Maryland 21244-7428  
 410.944.3647  
 Contact: Stacey A. McArthur  
 smcarthur@dsthaler.com

---

Attorney      Venable, LLP  
 210 W. Pennsylvania Ave.  
 Suite #500  
 Towson, Maryland 21204  
 410.494.6200  
 Contact: Patricia A. Malone, ESQ.

---

Architect      Herman & Kittle Properties, Inc.  
 500 East 96th Street, Suite 300  
 Indianapolis, Indiana 46240  
 317.663.6828  
 Contact: Elizabeth Eby



Introduction

Resolution No. 74-18

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2018, Legislative Day No. 13

Resolution No. 74-18

---

Mr. Todd Crandell, Councilman

---

By the County Council, August 6, 2018

---

A RESOLUTION of the Baltimore County Council to approve the review of a proposed planned unit development in accordance with County law.

WHEREAS, County law requires that an application for approval of a site for a planned unit development be submitted to the County Council member in whose district the development is proposed to be located; and

WHEREAS, Hermann & Kittle Properties, Inc. ("Applicant") has submitted an application for review and approval of a 4.5± acre development site located on the south side of Old Eastern Avenue, west of Back River Neck Road, in the 7<sup>th</sup> Councilmanic District, to be developed as a general development planned unit development ("PUD"); and

WHEREAS, the site consists of four separate tax parcels (1513-1519 Old Eastern Avenue) and is zoned a mix of R-O-A (Residential – Office, Class A), C.B. (Community Business), B.L.-A.S. (Business, Local – Automotive Services), and D.R.5.5 (Density Residential, 5.5 dwelling units per acre) (the "Property"). The Property is located within the Urban Rural Demarcation Line ("URDL"); and

WHEREAS, Applicant proposes to develop the Property with a new residential community, to be known as Sycamore Springs Senior Apartments, featuring 84 rental apartment units for seniors (62 years of age and older) and related amenities. The units will be offered to

seniors with a range of income levels (units offered to seniors with 30% of area median income up to market rate units); and

WHEREAS, the Property's current underlying zoning classifications would not permit the proposed 84 apartment units without utilization of the PUD process under Section 430 of the Baltimore County Zoning Regulations and Section 32-4-242(d)(2) of the Baltimore County Code; and

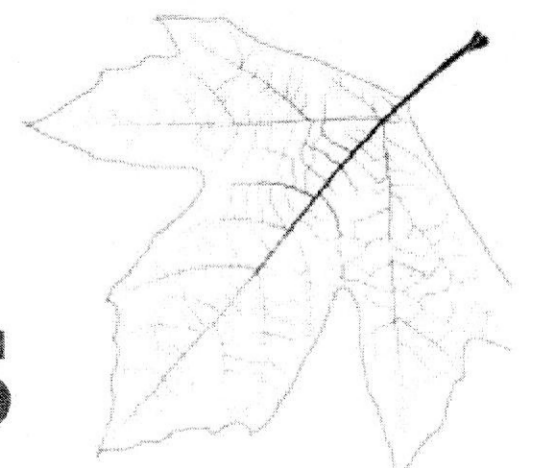
WHEREAS, Applicant proposes, as a community benefit, a capital improvement benefit in the amount of \$60,000 in compliance with the requirements of Section 32-4-242(b)(6)(iii) of the Baltimore County Code; and

WHEREAS, Applicant has submitted copies of the application to the Department of Permits, Approvals and Inspections, and the appropriate County reviewing agencies have provided a written preliminary evaluation of the proposed PUD to the Council member; and

WHEREAS, Applicant has conducted a post-submission community meeting in compliance with BCC Section 32-4-242(e) and has compiled comprehensive minutes of the meeting, together with a record of the names, addresses, and electronic mail addresses, if available, of the attendees. Applicant has forwarded the same to the Council member in whose district the property is located and to the Department of Permits, Approvals and Inspections; and

WHEREAS, after review of the application and related materials, written preliminary evaluation from County agencies, and input from attendees of the post-submission community meeting, the County Council finds that the proposed PUD will achieve a development of substantially higher quality than a conventional development and will achieve a compatible and efficient use of land; and

sycamore springs senior apartments





## Introduction

### Resolution No. 74-18

WHEREAS, having considered the *Baltimore County Master Plan 2020*, the Council finds this proposed development to be consistent with the site's classifications as T-4 (General Urban Zone) and T-5 (Urban Center) on the Proposed Land Use Map and the goals and objectives of the *Master Plan 2020*, particularly the goal of providing more affordable housing options for its senior residents; and

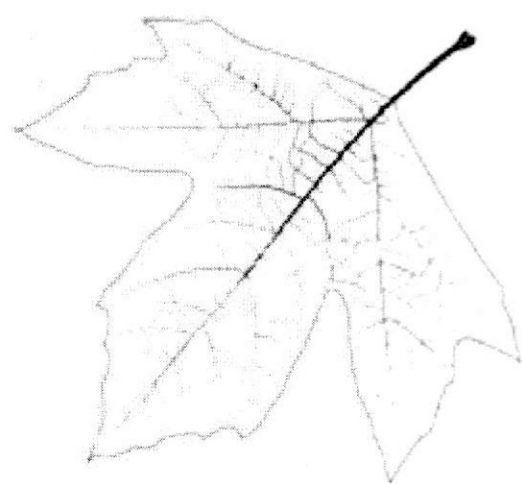
WHEREAS, the Council finds the proposed development of the Property as described in the application to be appropriate and hereby modifies the uses and/or densities permitted to allow the PUD site to be developed with a maximum of 84 apartments (84 dwelling units) pursuant to BCC Section 32-4-242(d)(2), with the agreement of Applicant to restrict occupancy to residents 62 years of age and older for a period of no less than 40 years; and

WHEREAS, the Council finds Applicant's proposed community benefit as outlined above in this Resolution, totaling \$60,000, to be an appropriate capital improvement benefit. The community benefit shall be used for project(s) according to the requirements of Section 32-4-242(b)(6)(iii) of the County Code in consultation with the Councilman in whose District the PUD project is located and area community groups; and

WHEREAS, Applicant has posted the subject property at least 10 business days prior to the final vote on the resolution in accordance with BCC Section 32-4-242(d)(1), providing the required public notice; and

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development planned unit development, filed by Applicant, is eligible for County review in accordance with BCC Section 32-4-241, et seq.; and be it further;

RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of Permits, Approvals and Inspections and the Department of Planning for processing the PUD plan in accordance with law.



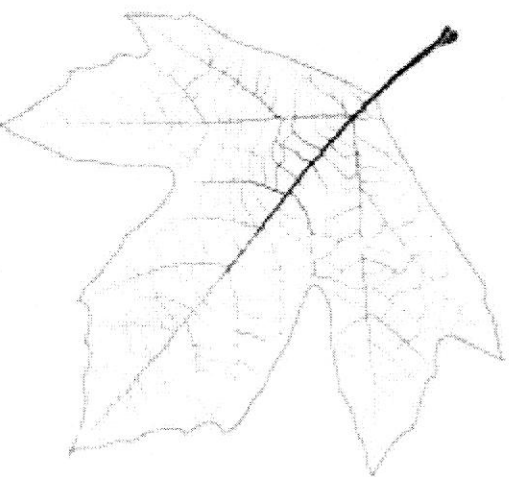


## Existing Conditions Map / Background Information



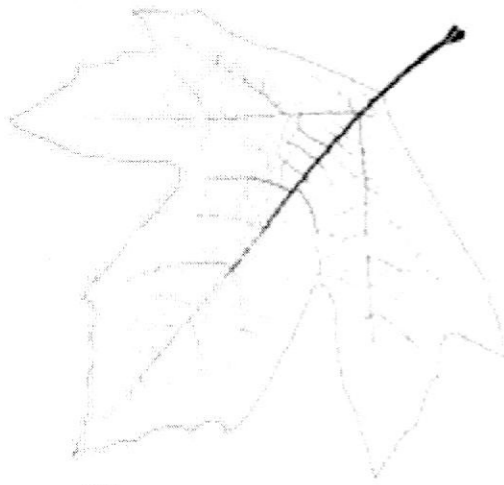
<b>Site Address</b>	1513, 1517 & 1519 Old Eastern Avenue
<b>Gross Acreage</b>	4.49 Acres +/-
<b>Net Acreage</b>	4.77 Acres +/-
<b>Current Zoning</b>	ROA, CB, BL-AS, DR-5.5
<b>Existing Land Use</b>	Residential
<b>Proposed Land Use</b>	Residential
<b>Election District</b>	15
<b>Councilmanic District</b>	7
<b>ADC Map Location</b>	37F9
<b>Zoning Map</b>	GIS tiles 097B1
<b>Parcels</b>	787, 786 and 788
<b>Tax Map</b>	97
<b>Watershed</b>	Back River
<b>Regional Planning District</b>	Essex
<b>Land Management Area</b>	Community Conservation
<b>Schools</b>	Mars Estates Elementary Stemmers Run Middle Kenwood High

sycamore springs senior apartments

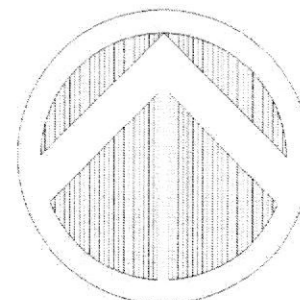




Existing Conditions



sycamore springs senior apartments





# Site Proposal:

## DESCRIPTION OF PUD PROPOSAL:

The PUD site is located on the south side of Old Eastern Avenue, west of Back River Neck Road, and is split-zoned ROA (Residential Office, Class A), CB (Community Business), BL-AS (Business, Local – Automotive Services), and DR 5.5 (Density Residential, 5.5 dwelling units per acre). The PUD site consists of four separate tax parcels and is currently improved with three single-family dwellings. These structures will be razed to allow for development of 84 apartments for seniors (62 years of age and older). The new community, to be known as Sycamore Springs Senior Apartments, will offer units to seniors with a range of income levels.

Sycamore Springs Senior Apartments, as proposed, will feature a single four-story, elevator building with 84 apartment units. The building will include a central core on the ground level with a community room, warming kitchen, game room, exercise room, business center with computer stations, lobby for residents and visitors, and a covered building entry. The leasing office and maintenance department will also be located on the ground level, and staff will be available on-site during business hours.

Having all units centralized in one building allows for generous setbacks to adjacent properties. This arrangement also provides residents with convenient access to amenities and helps create a sense of community. The development will include an outdoor picnic area, landscaped open space, and a limited number of covered garages/storage spaces, which will be available to rent for an additional fee.

The PUD site is conveniently located in the downtown Essex commercial district and is in close proximity to schools, shopping, and public transportation. According to the *Master Plan 2020*, the Land Management Area map identifies the property as being a Community Conservation Area and describes such areas as being "suitable for compact, mixed-use, walkable, transit oriented development." The *Master Plan's* Proposed Land Use map designates the property as T-4 (General Urban), which recommends multifamily housing within a mixed-use setting.

The property is within the Maryland State Priority Funding Area; the Essex Core Sustainable Community; the Essex Commercial Revitalization District (partially); and an Opportunity Zone as nominated by the Maryland Department of Housing and Community Development. Each of these program designations is designed to encourage investment in and revitalization of older communities, such as Essex. This project would help advance the goals of these programs.



# sycamore springs senior apartments



# Architectural Design Guidelines & Standards

1. Orient the front of the dwelling toward the street and incorporate prominent entries such as porches or stoops into front biding facades.

2. Design decks, balconies and porches as components of the building following dominant building lines, proportions and style, and in a scale appropriate to the available space on the site.

3. Carry all attached façade materials down to finish grade elevation on all sides of the building.

4. Use similar design elements on all building facades and articulate all building facades using coordinated architectural features such as porches, windows, doors, chimneys, gables, dormers or other manufactured features.

5. Side Building Façade – For purposes of these regulations, an interior side façade is a façade that does not face a public or private right-of-way, or public or HOA open space. For example, an interior side façade may face another building or wooded open area, etc.

Any interior side facing façade shall incorporate various architectural features so as not to be left as blank walls. Architectural elements shall be allowed to encroach up to 2 feet into any required yard setback.

6. Street Frontage Side Facades. A street frontage side façade is a façade that faces a public or private road right-of-way or open space. These street facades are visible to the general public from a street.

Any side façade that faces a public or private road right-of-way shall incorporate various architectural feature so as not to be left as blank walls.

To ensure walls will not be left blank, any side façade facing a public or private road right-of-way shall be subject to 6 elements based on the unit's side square footage.

Other high visibility side facades may be identified by the Office of Planning as street frontage side facades where they are highly visible due to topography, road curvature, etc.

Below is a list of architectural features that are appropriate and their use is encouraged. Since each element below adds a unique architectural interest, each element counts towards the minimum architectural elements required. The elements are as follows yet may not be limited to only these items.

## ARCHITECTURAL ELEMENTS

- 1 - Chimney-Masonry, Chimney extending above the roof.
- 1 - Chimney-Vinyl chimney extending above the roof.
- 1 - Faux Shutter window with Header.
- 1 - Gable vent.
- 1 - Gas fireplace with a reverse gable.
- 1 - Head feature over window (Header).
- 1 - Masonry- Corner masonry wrap on side elevation.
- 1 - Masonry- Full side (stone or brick).
- 1 - Masonry- Watertable up to 2nd floor (stone or brick).
- 1 - Roof- full roof return.
- 1 - Roof - Partial roof return on each end (bird boxes).
- 1 - Shutters on all single windows (where possible).
- 1 - Side main entry.
- 1 - Side main entry with porch.
- 1 - Siding - Cementitious or similar.
- 1 - Siding - Upgraded vinyl-beaded, shake or scallop.
- 1 - Bay.
- 1 - Window- Box bay.
- 1 - Window- Double or large decorative.
- 1 - Window - Faux.
- 1- Window- Individual. Less than 10SF acceptable when

used in combination with other elements.

1 - Window - Triple.

1 - Wrap- around of Porch (5 ft min. wrap)

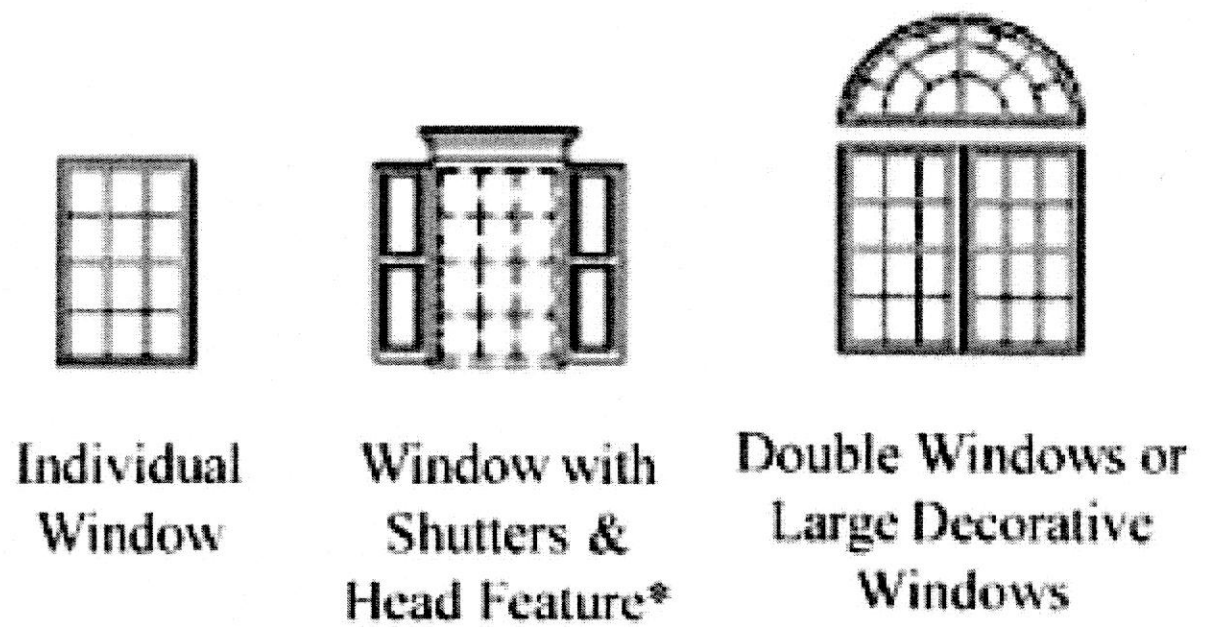
1 -12" Roof overhang when used in combination with other elements.

Varies \*\* - Other elements not contemplated here.

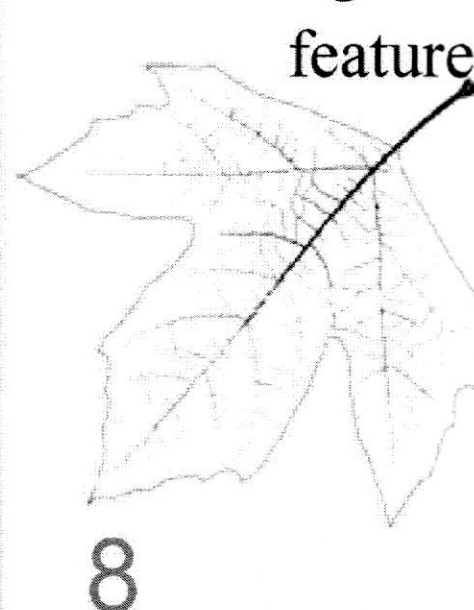
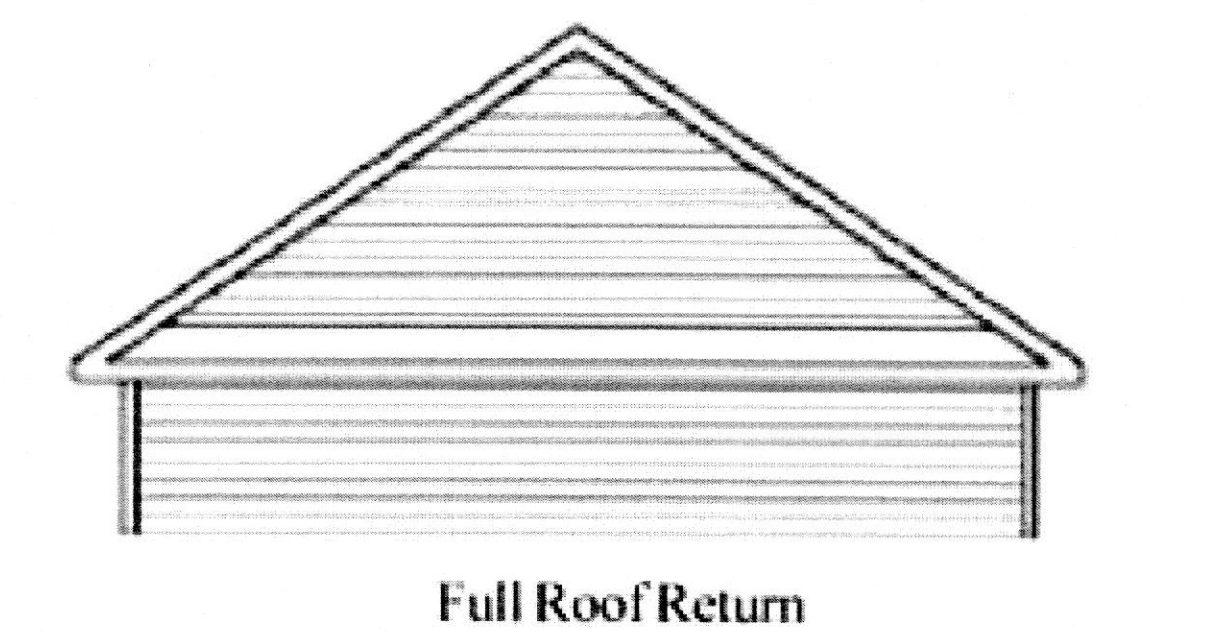
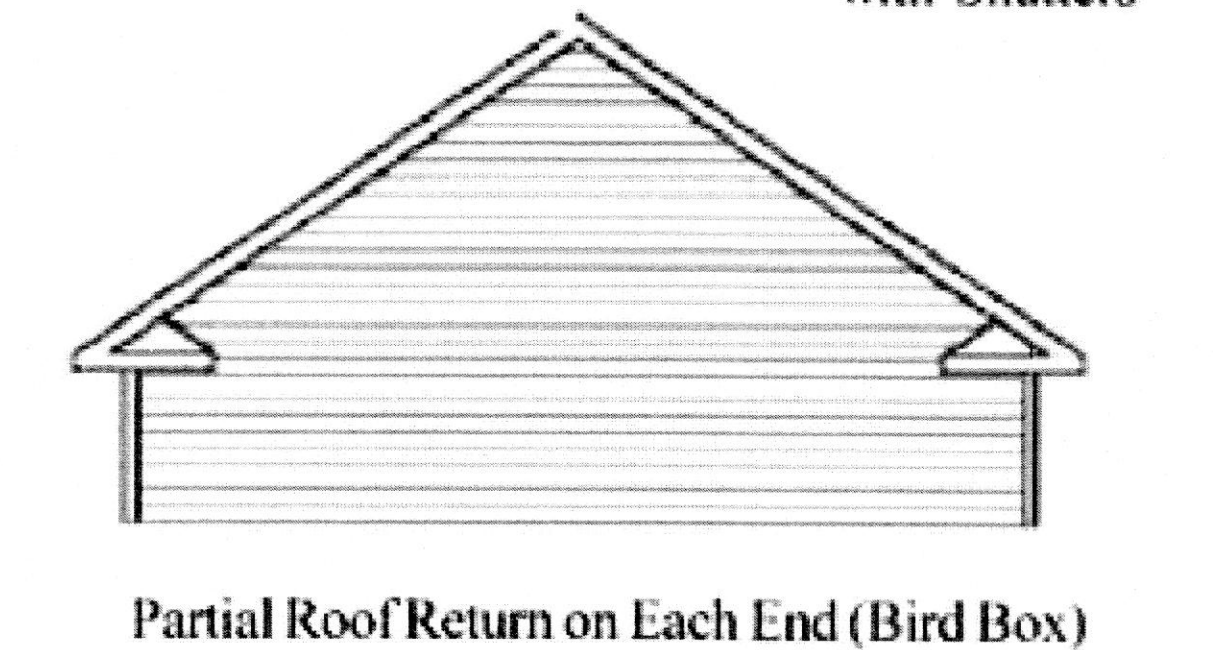
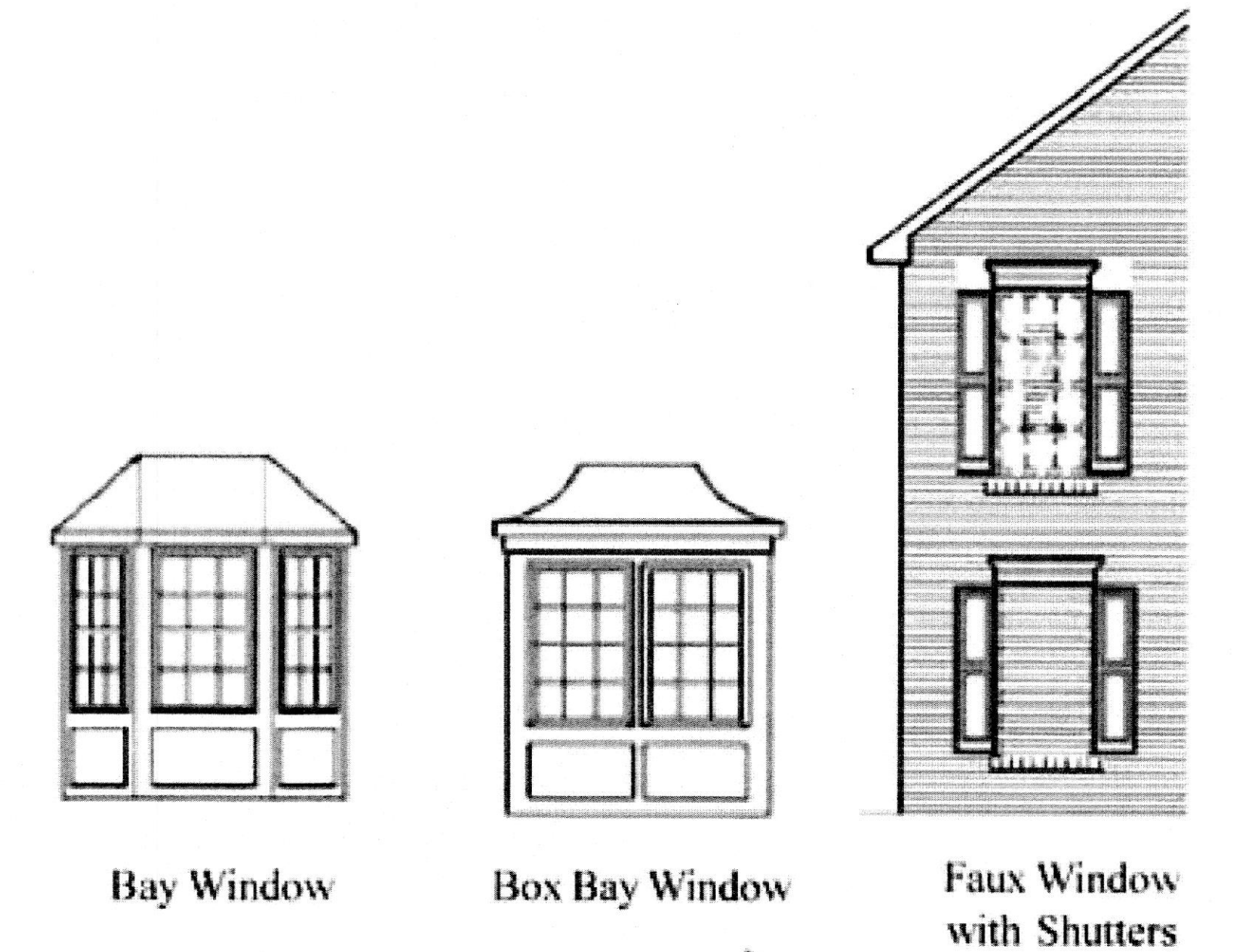
\*\* - Other architectural elements not contemplated above shall be reviewed and approved by the Office of Planning.

7. A window pattern that is uniform and well organized shall be required on the front façade and side elevations facing a public or private right-of-way. Windows on the side elevations shall be provided on multiple floors and the window configuration shall be aligned in a uniform pattern unless a floor plan demonstrates that this not possible. Providing additional elements is strongly encouraged.

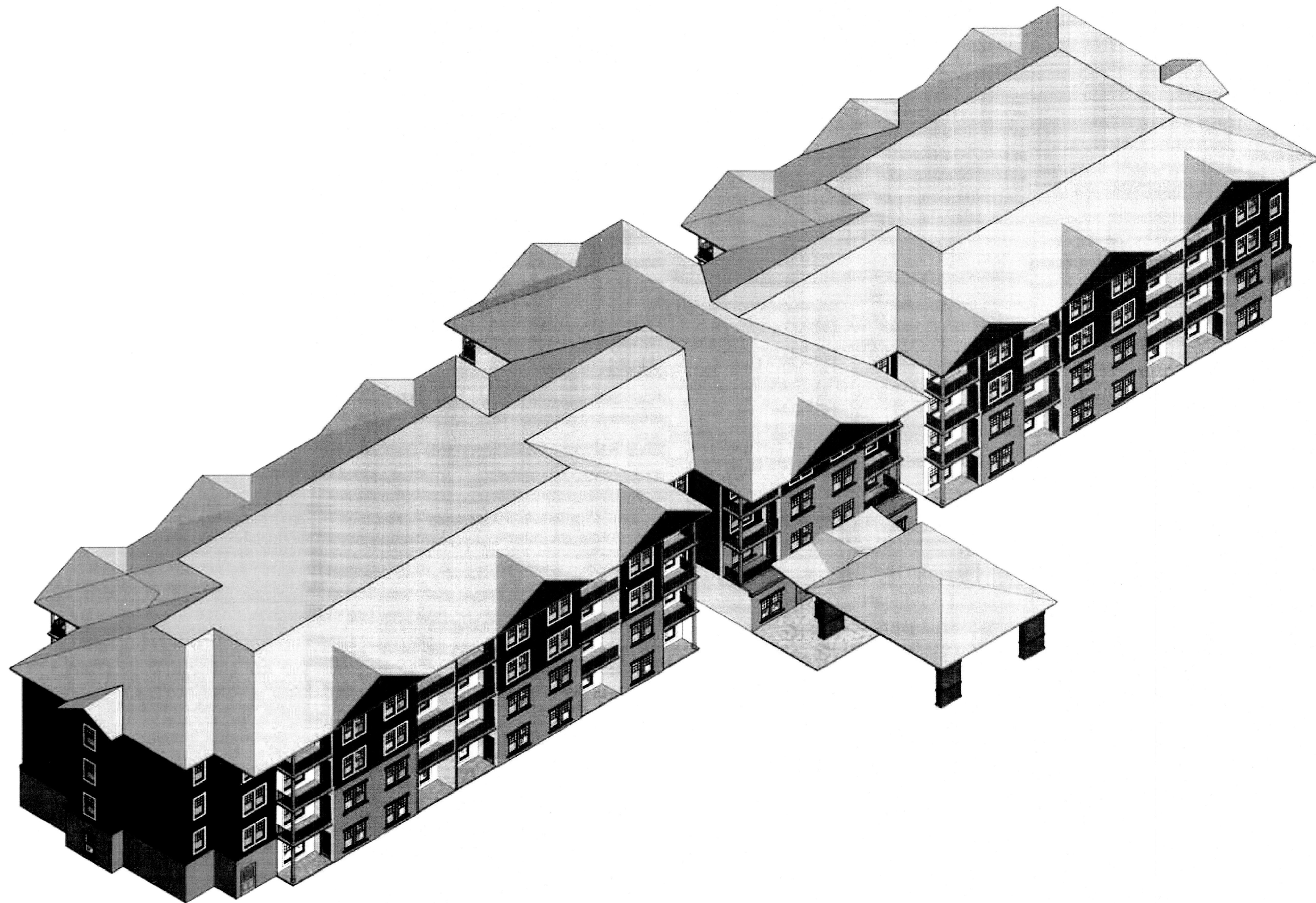
8. Be advised that changes in building location or orientation, or proposed driveway location, at the time of building permit may require a determination from the zoning office for possible amendment to the Final Development Plan (FDP).



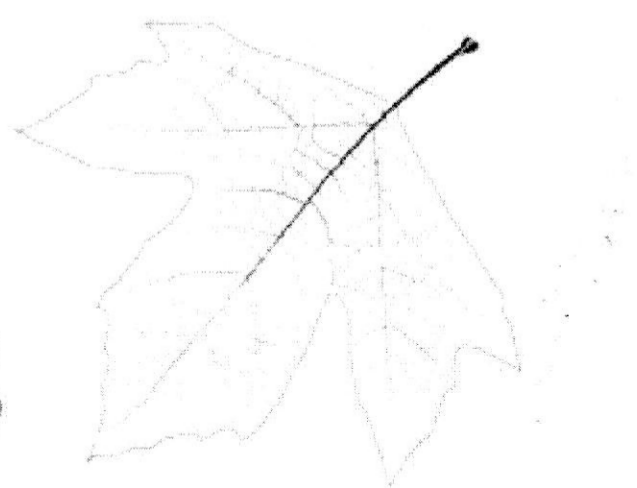
\* For shutters and head pieces to count as an element, they must be applied to at least three windows on a single facade.



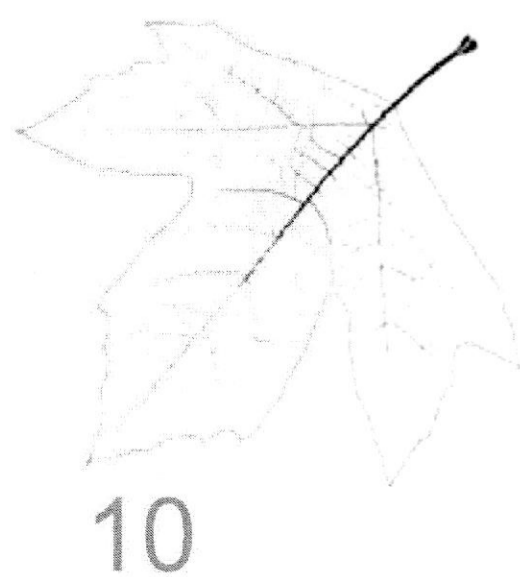




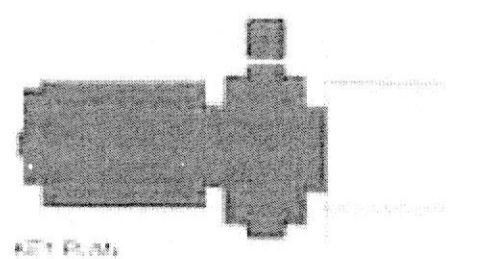
sycamore springs senior apartments



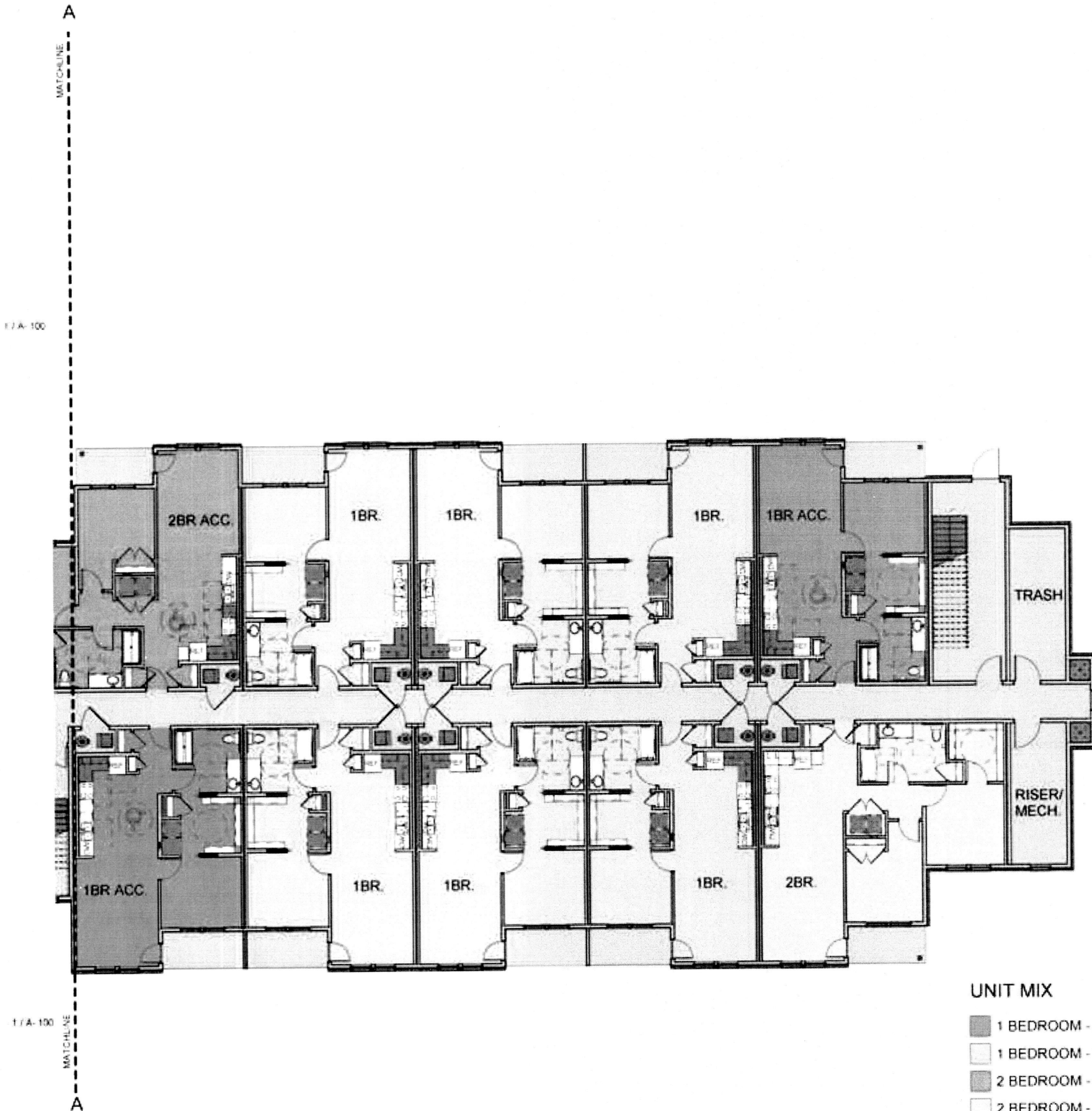




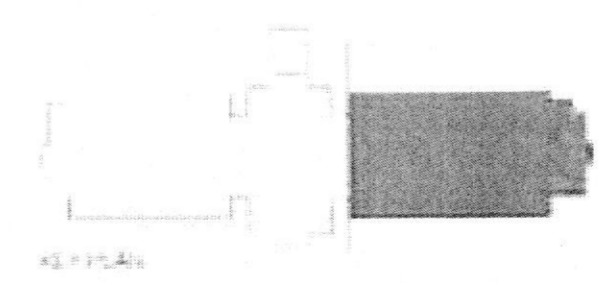
# sycamore springs senior apartments





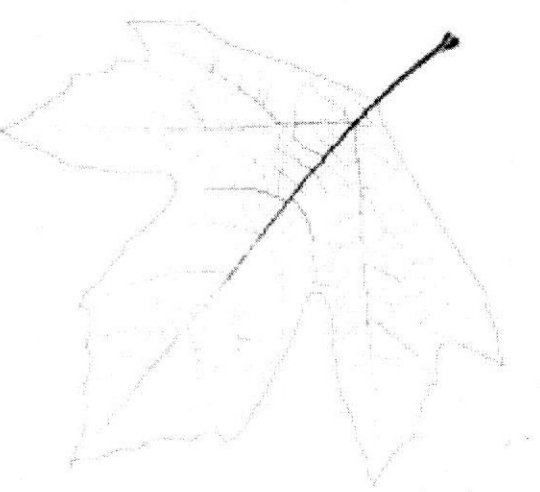


- UNIT MIX**
- 1 BEDROOM - ACCESSIBLE
  - 1 BEDROOM - TYPICAL
  - 2 BEDROOM - ACCESSIBLE
  - 2 BEDROOM - TYPICAL
  - CIRCULATION AND MECH.

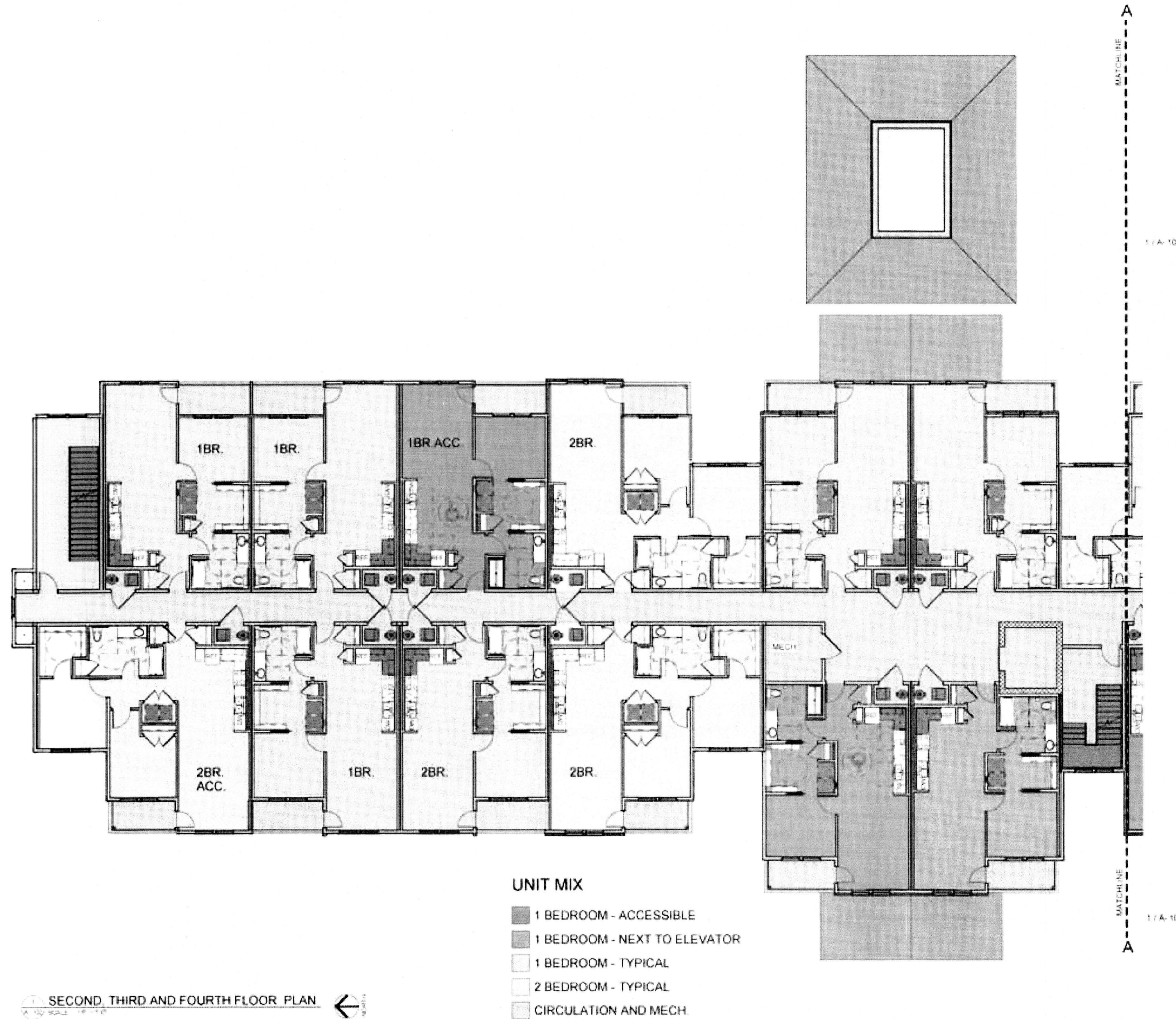


FIRST FLOOR PLAN  
SCALE: 1/4\"/>

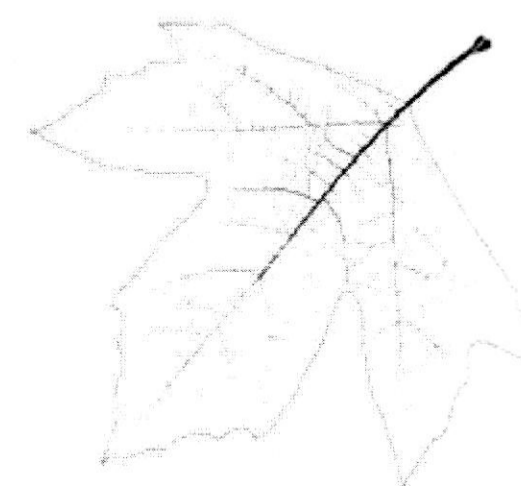
# sycamore springs senior apartments



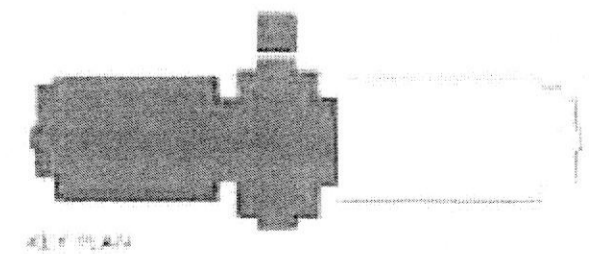




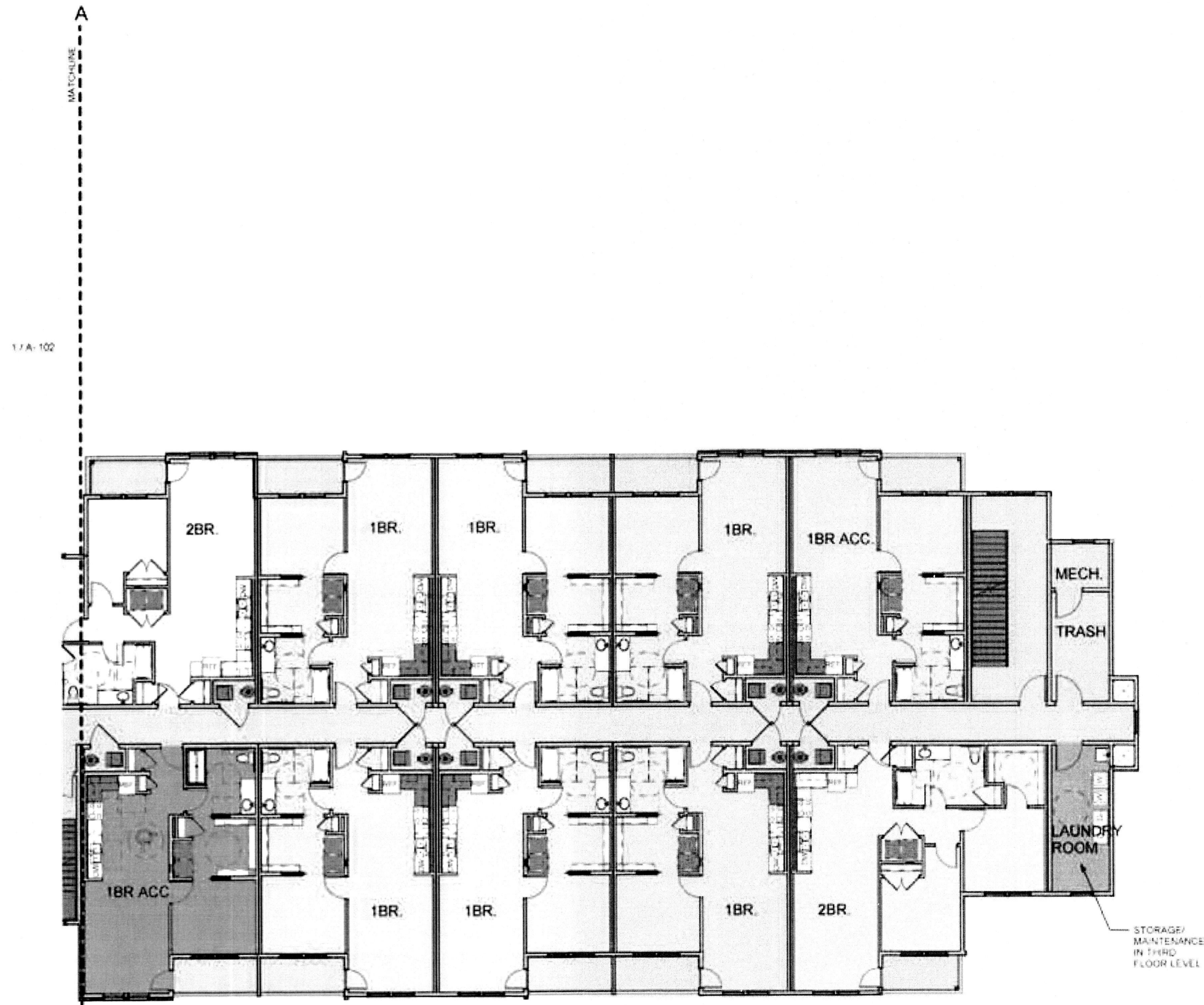
1 SECOND, THIRD AND FOURTH FLOOR PLAN



# sycamore springs senior apartments







1/A: 102

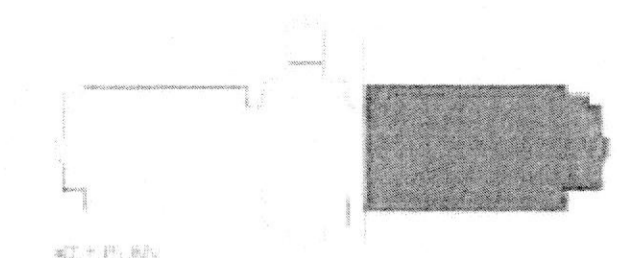
1/A: 102

SECOND, THIRD & FOURTH FLOOR PLAN

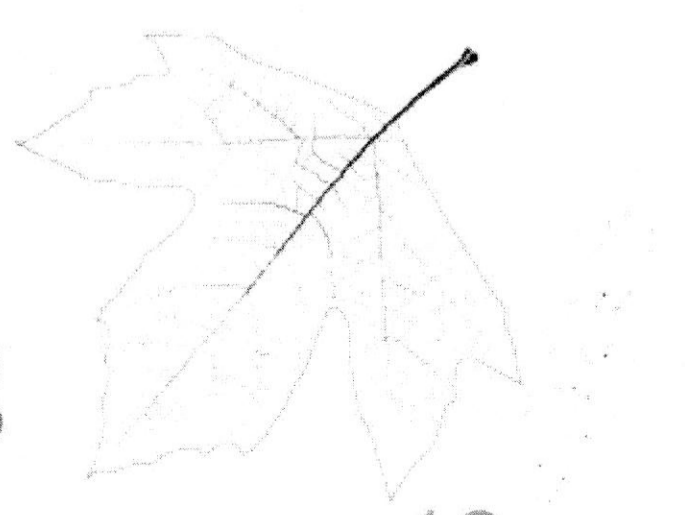


UNIT MIX

- 1 BEDROOM - ACCESSIBLE
- 1 BEDROOM - TYPICAL
- 2 BEDROOM - TYPICAL
- AMENITIES
- CIRCULATION AND MECH.



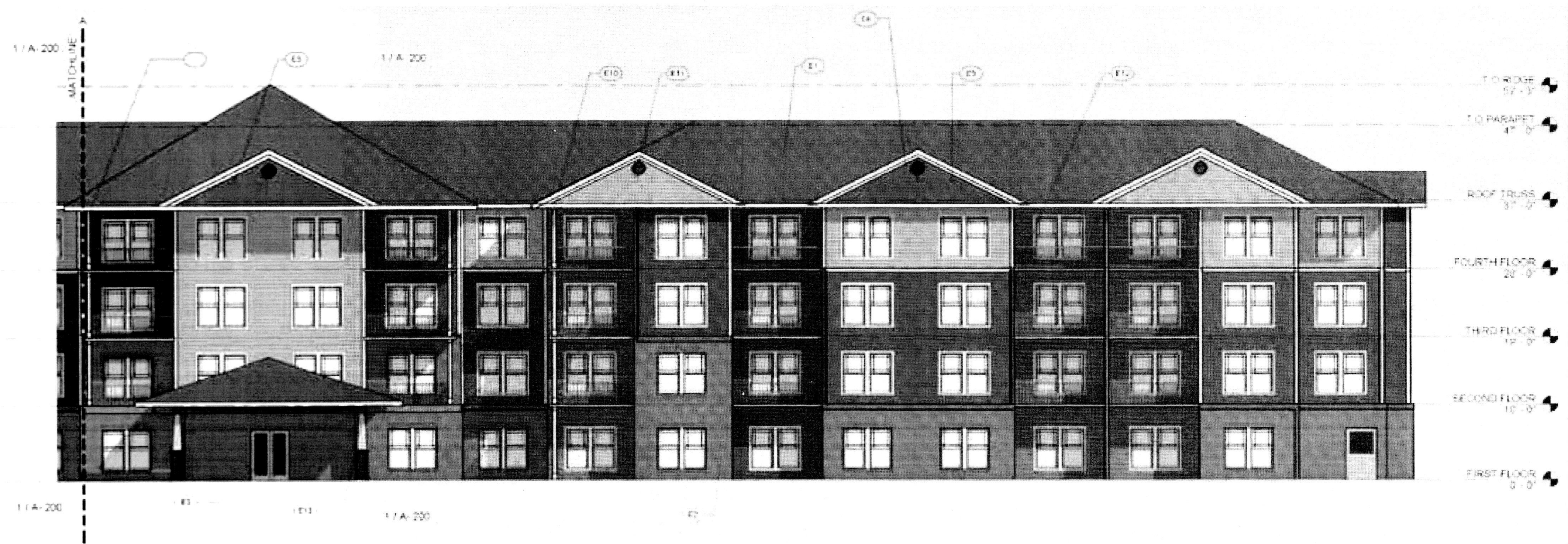
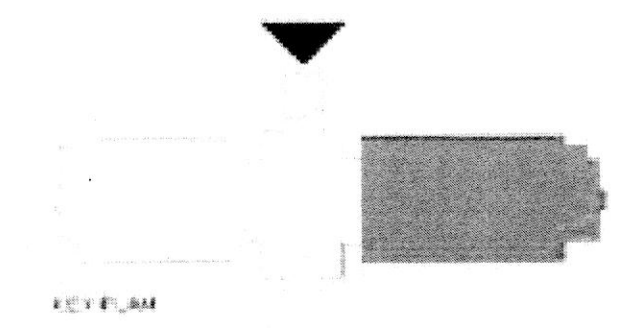
sycamore springs senior apartments





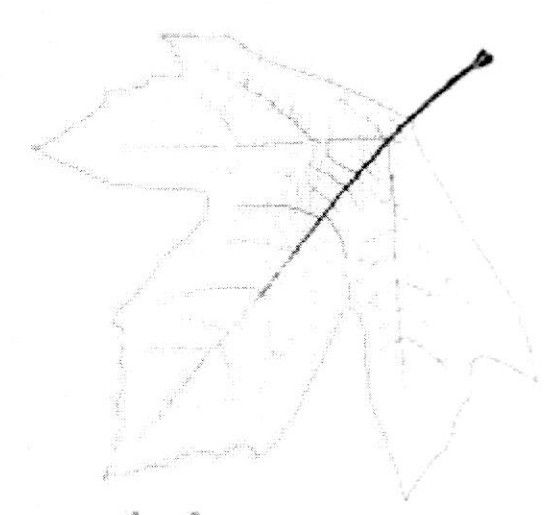
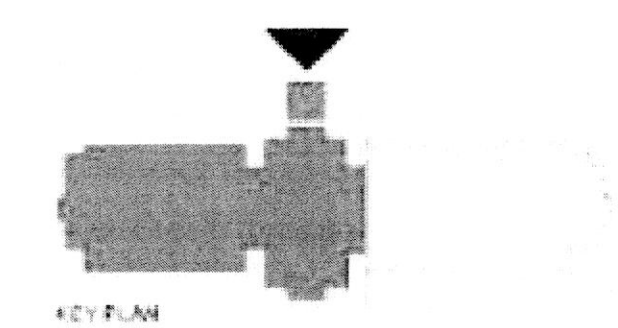


FRONT ELEVATION  
A-200 SCALE 1/8"=1'-0"



FRONT ELEVATION  
A-200 SCALE 1/8"=1'-0"

NO.	DESCRIPTION
1	GENERAL CONTRACTOR
2	ARCHITECT
3	ENGINEER
4	INTERIOR DESIGNER
5	LANDSCAPE ARCHITECT
6	PLANNING
7	CONSTRUCTION MANAGER
8	PROPERTY MANAGER
9	LEASING
10	MAINTENANCE
11	SECURITY
12	UTILITIES
13	INSURANCE
14	LEGAL
15	FINANCIAL
16	MARKETING
17	REPAIRS
18	RENOVATIONS
19	REMODELING
20	REPAIRS
21	RENOVATIONS
22	REMODELING
23	REPAIRS
24	RENOVATIONS
25	REMODELING
26	REPAIRS
27	RENOVATIONS
28	REMODELING
29	REPAIRS
30	RENOVATIONS
31	REMODELING
32	REPAIRS
33	RENOVATIONS
34	REMODELING
35	REPAIRS
36	RENOVATIONS
37	REMODELING
38	REPAIRS
39	RENOVATIONS
40	REMODELING
41	REPAIRS
42	RENOVATIONS
43	REMODELING
44	REPAIRS
45	RENOVATIONS
46	REMODELING
47	REPAIRS
48	RENOVATIONS
49	REMODELING
50	REPAIRS



# sycamore springs senior apartments





1 REAR ELEVATION  
A 201 SCALE 1/8" = 1'-0"

### Architectural Narrative

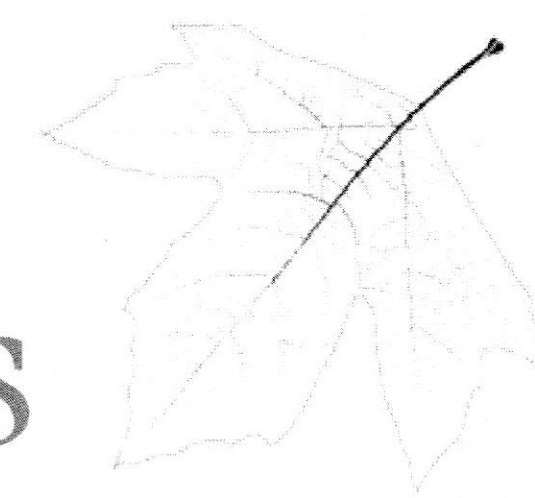
The architectural standards proposed for the Sycamore Springs Senior Apartments create a cohesive and harmonious fit within the site and overall community. This development is composed of a single four-story senior apartment building, featuring a port-cochere, and a free-standing garage building with rentable storage units. The parking is centrally located between the two structures and includes landscaping and environmental site design features. The building orientation parallels the stream, which serves as a buffer between this development and the adjacent single-family residences. A streetscape is created along Old Eastern Avenue, the remaining perimeter of the site is planted with trees and shrubs, filtering the view of the structure and while defining the space.

The apartment structure is a modern craftsman-style building with residential-scale details. The materials and colors also pull from a traditional residential palette and are compatible with the local neighborhoods. High quality, sustainable materials, such as brick and cement board lap siding, have been selected for a high-quality, low maintenance exterior. The siding will have board-and-batten details at the gable ends. The building façade is richly populated with open air balconies and railings that provide a pleasing rhythm. Between each row of stacking balconies, the façade is comprised of brick and siding, in varying heights, which provides even more interest to the elevations. These features serve to articulate the façade and break down the scale of the building, thus mitigating the perceived height.

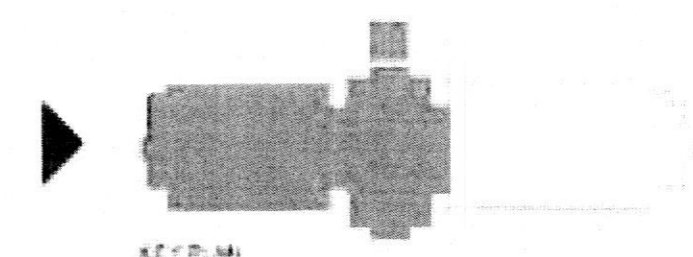
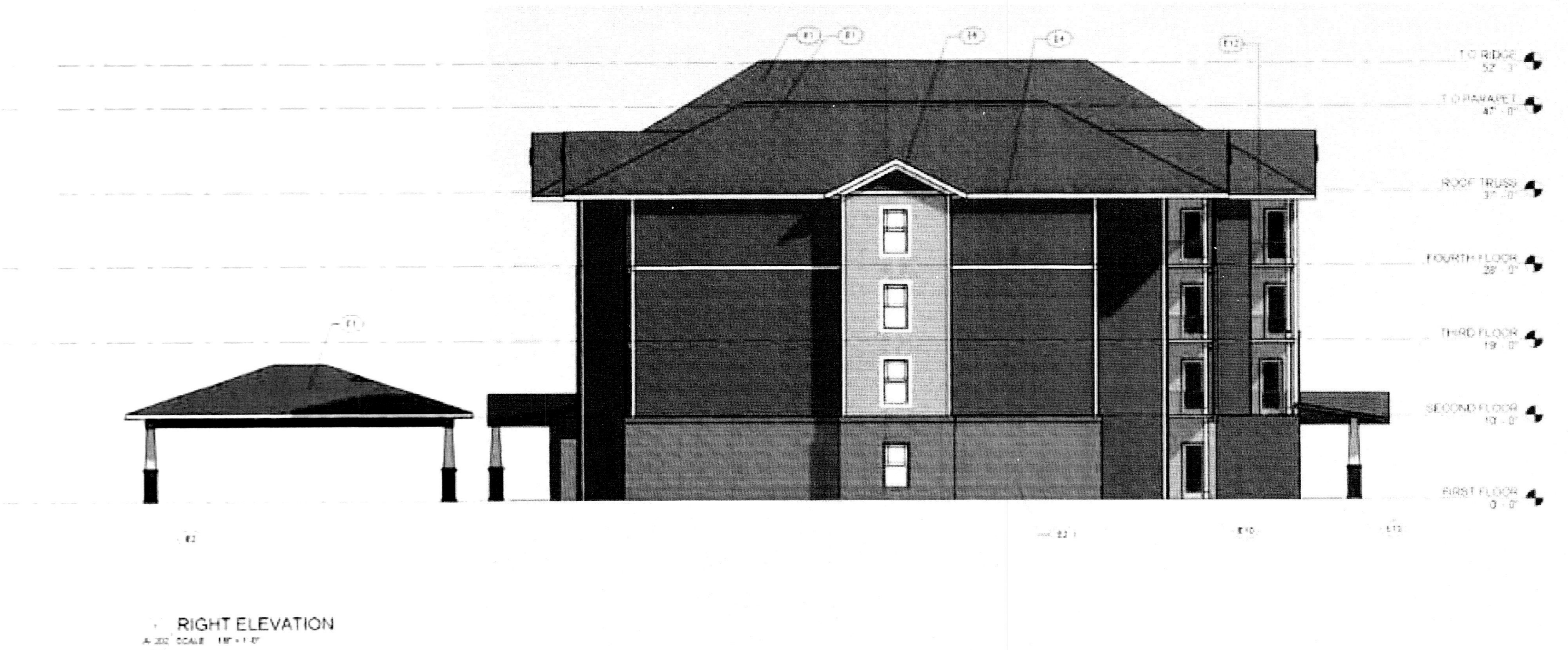
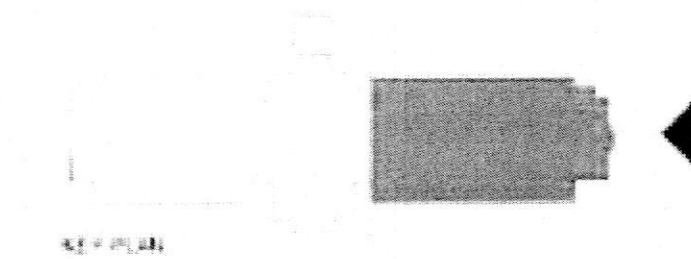
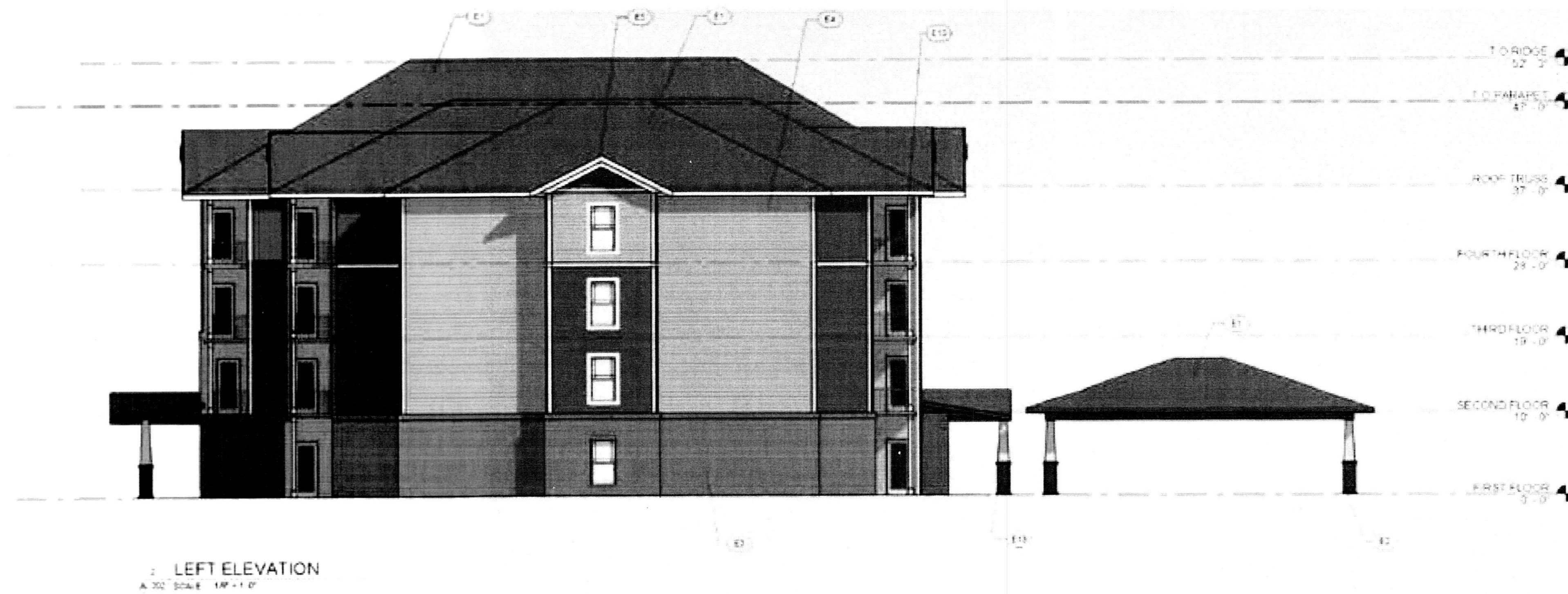
The roof is comprised of a series of hip structures with a concealed flat roof beyond. This approach lowers the roof height and allows for a portion of the mechanical units to be concealed on the flat roof. The free-standing garage structure is designed to blend with the main apartment building. It is clad in lap siding with board-and-batten details to match the main building. All structures are generously detailed with high-quality, sustainable, and maintenance free materials to help insure that the development maintains its original character over time.



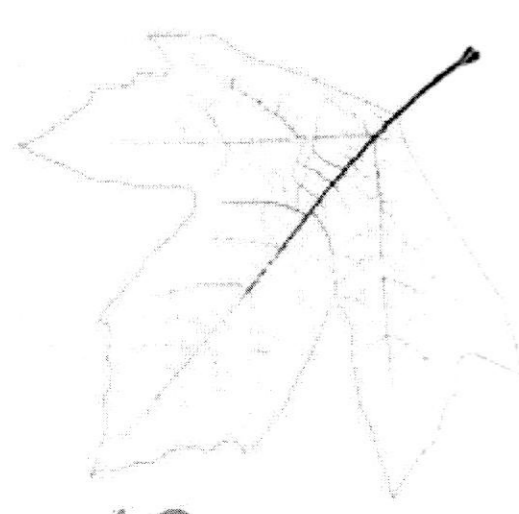
2 REAR ELEVATION  
A 201 SCALE 1/8" = 1'-0"







KEYNOTES	
Key Value	Keynote Text
E 1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E 2	BRICK - STANDARD SIZE - COLOR TO BE DETERMINED BY ARCHITECT
E 4	VINYL LAP SIDING - CERTAINTED RESTORATION CLASSIC 044\"/>

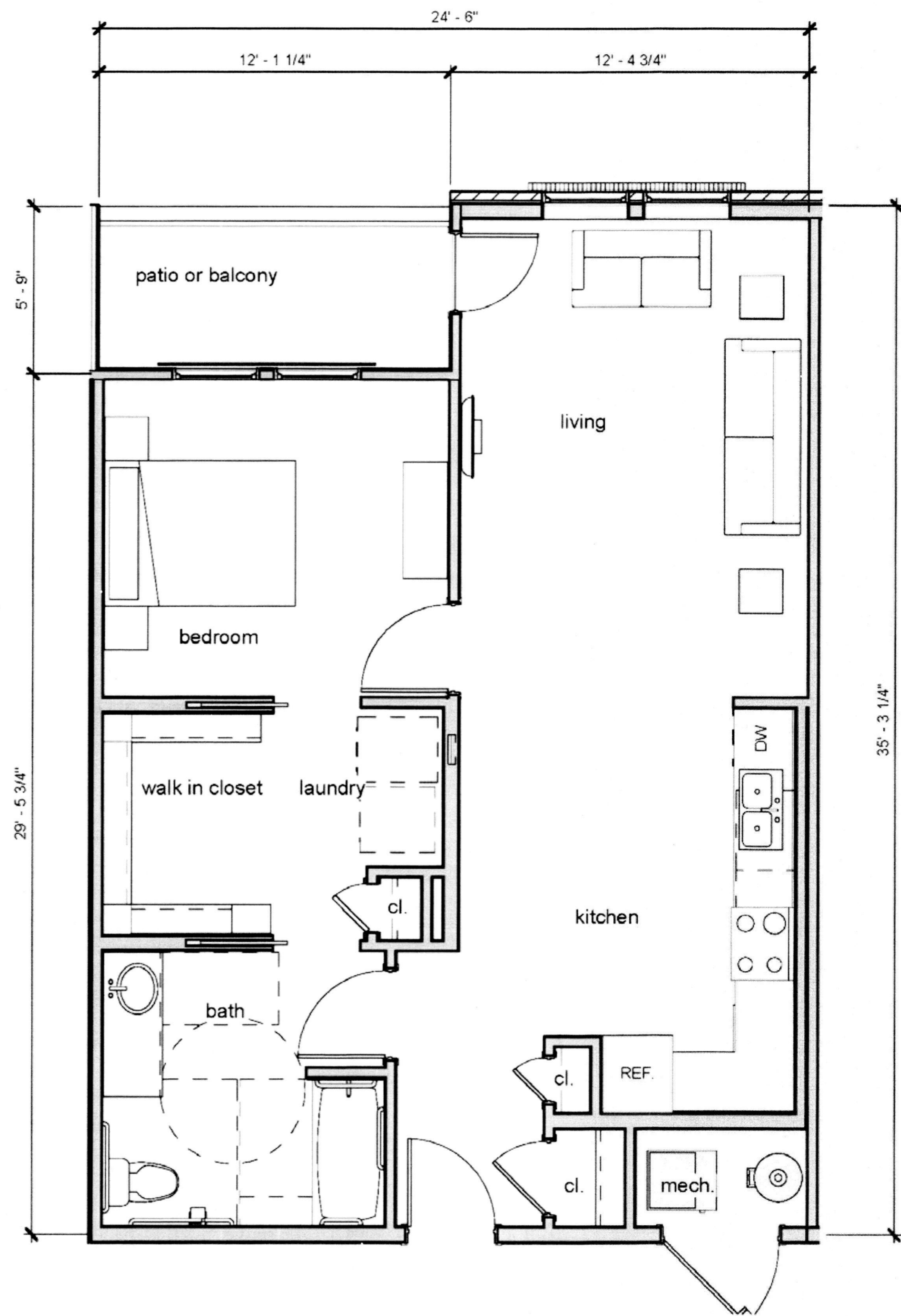


# sycamore springs senior apartments

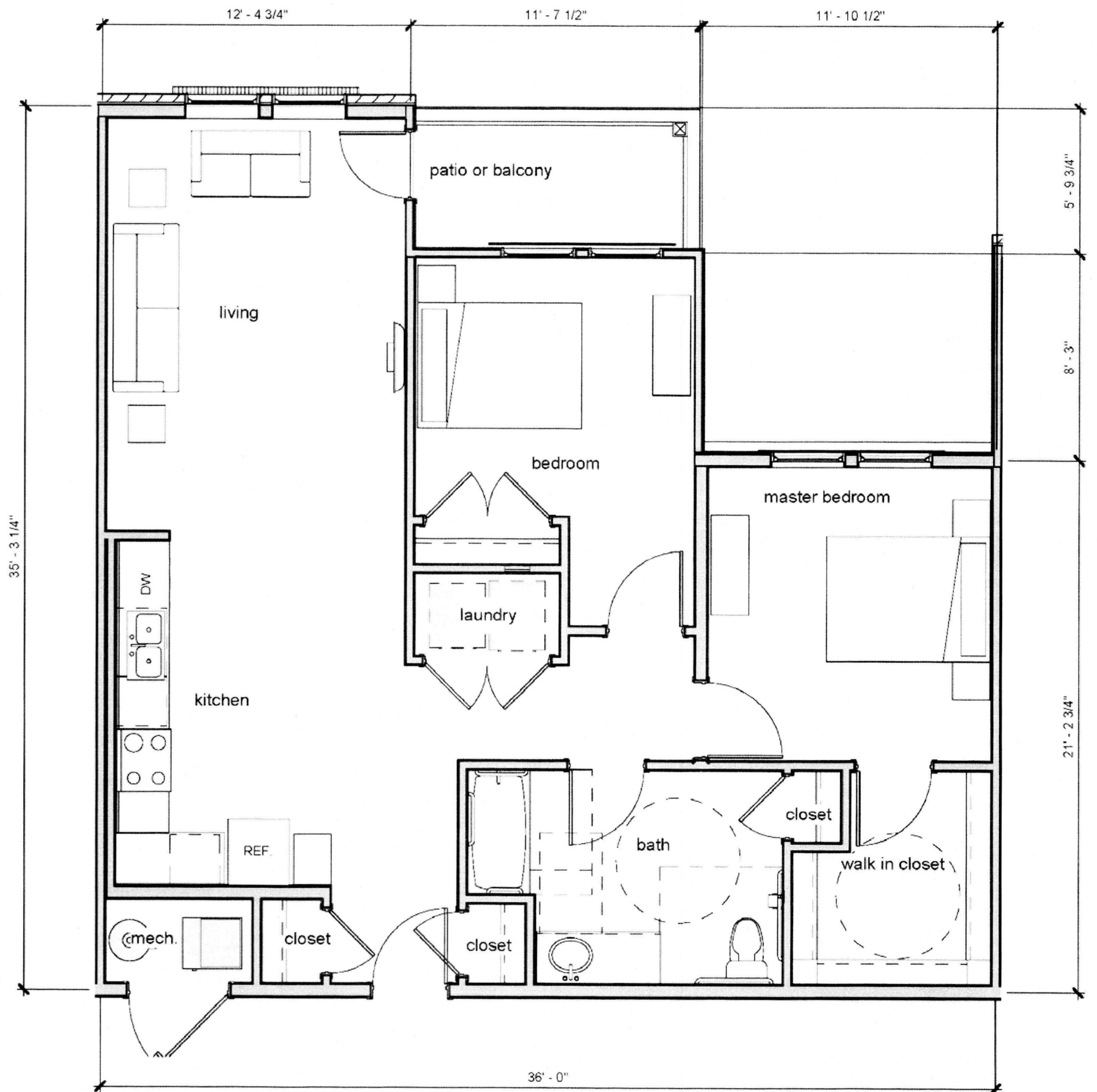


# Architecture

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Architecture\17017 Essex MD LIHTC Dwgs 051618\17017 Essex MD LIHTC Dwgs 051618\_A400.jpg  
 U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Architecture\17017 Essex MD LIHTC Dwgs 051618\17017 Essex MD LIHTC Dwgs 051618\_A401.jpg

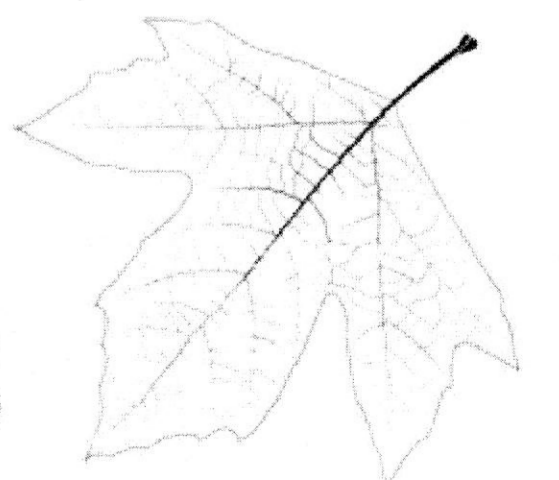


1 BEDROOM UNIT - TYPICAL (737 SF)

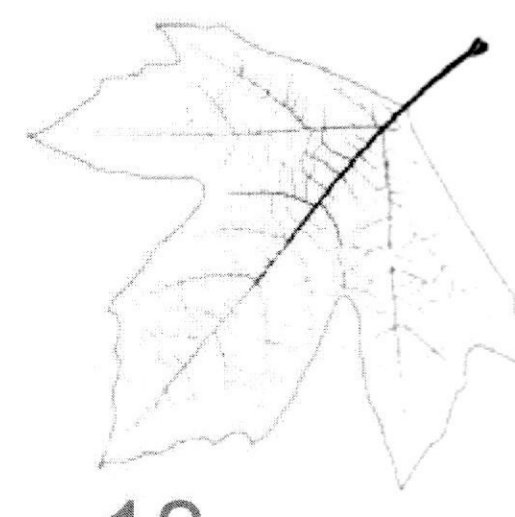
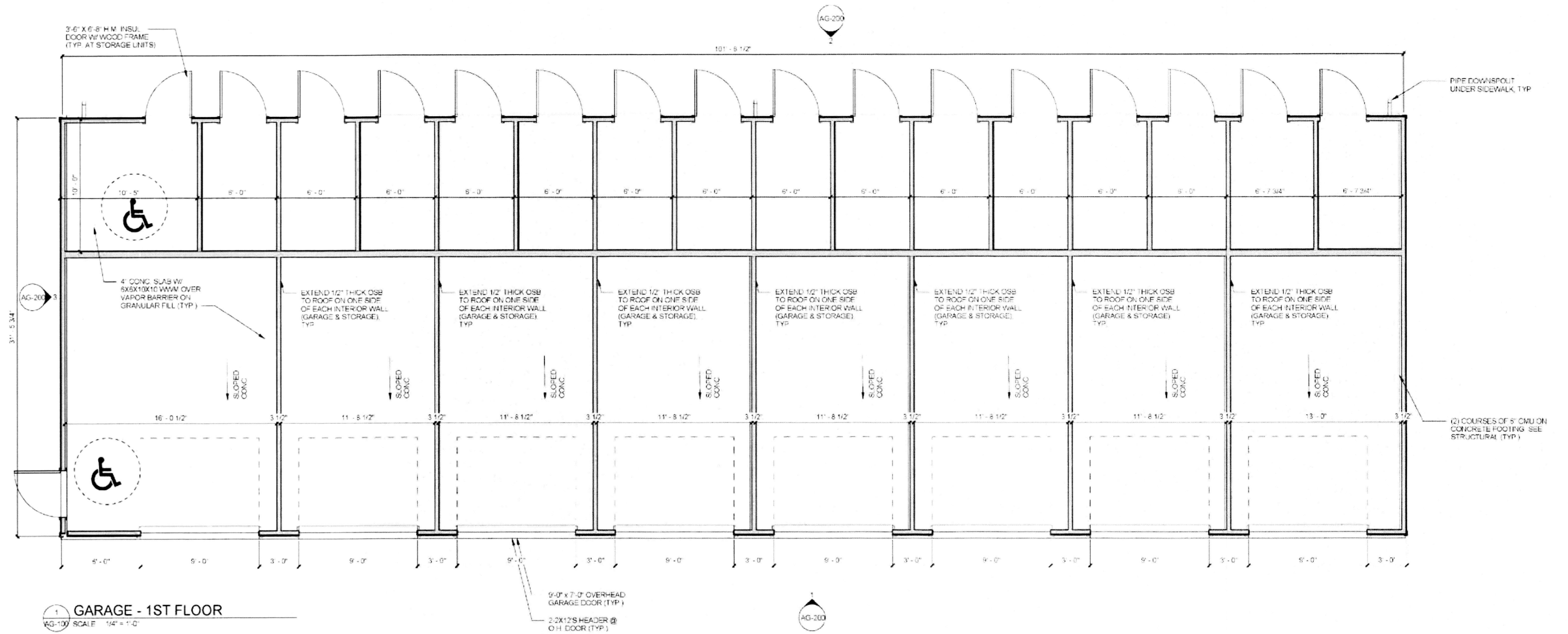


2 BEDROOM UNIT - TYPICAL (967 SF)

sycamore springs senior apartments

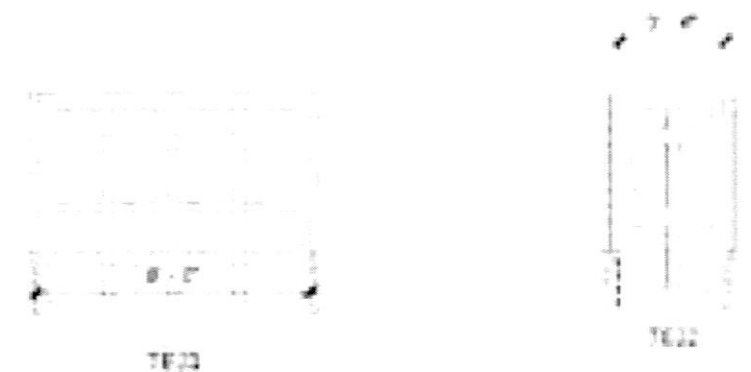




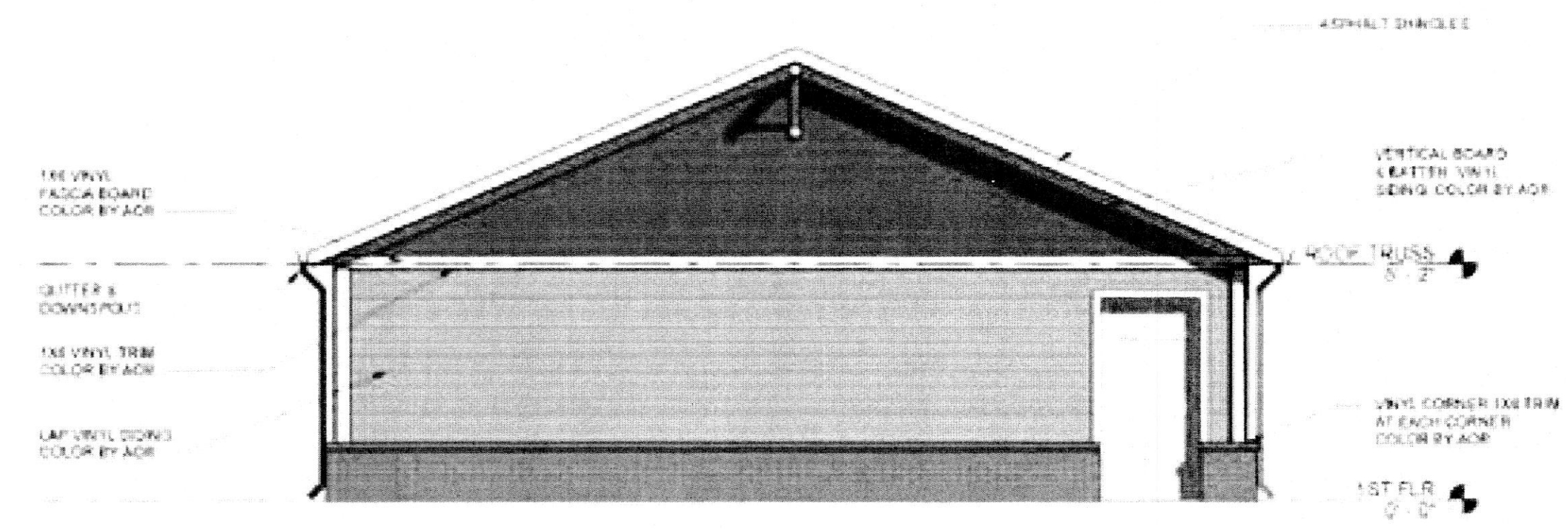


# sycamore springs senior apartments

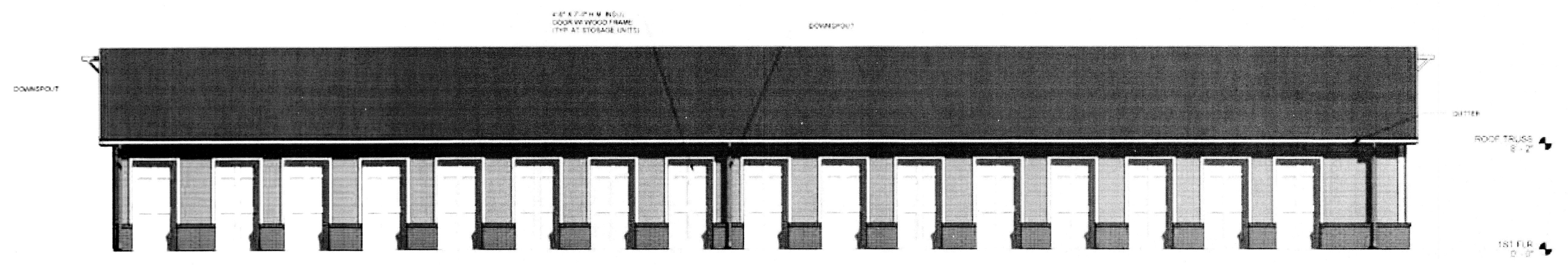




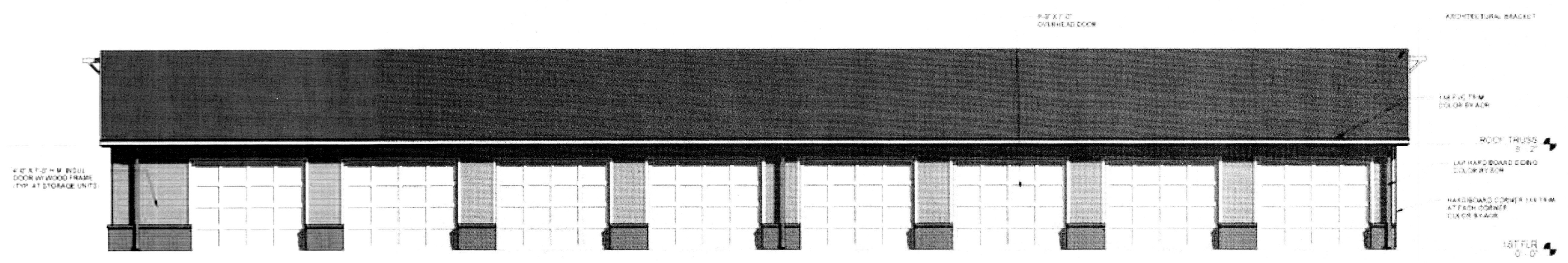
DOOR ELEVATIONS



1 8-BAY GARAGE SIDE 2 ELEVATION  
AS 200 SCALE 1/4" = 1'-0"

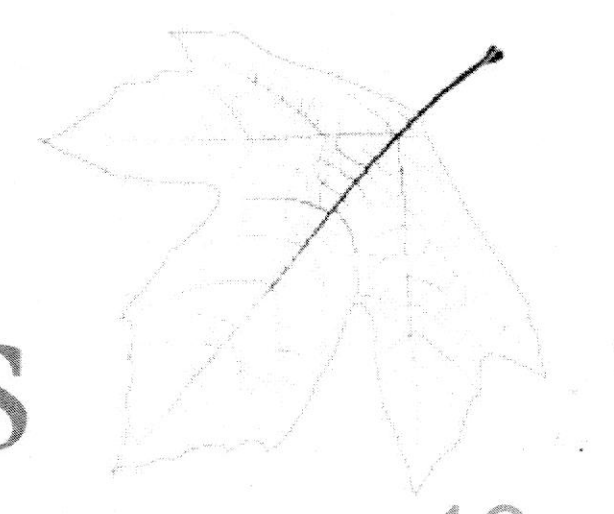


2 8-BAY GARAGE REAR WALL  
AS 200 SCALE 1/4" = 1'-0"



3 8-BAY GARAGE FRONT ELEVATION  
AS 200 SCALE 1/4" = 1'-0"

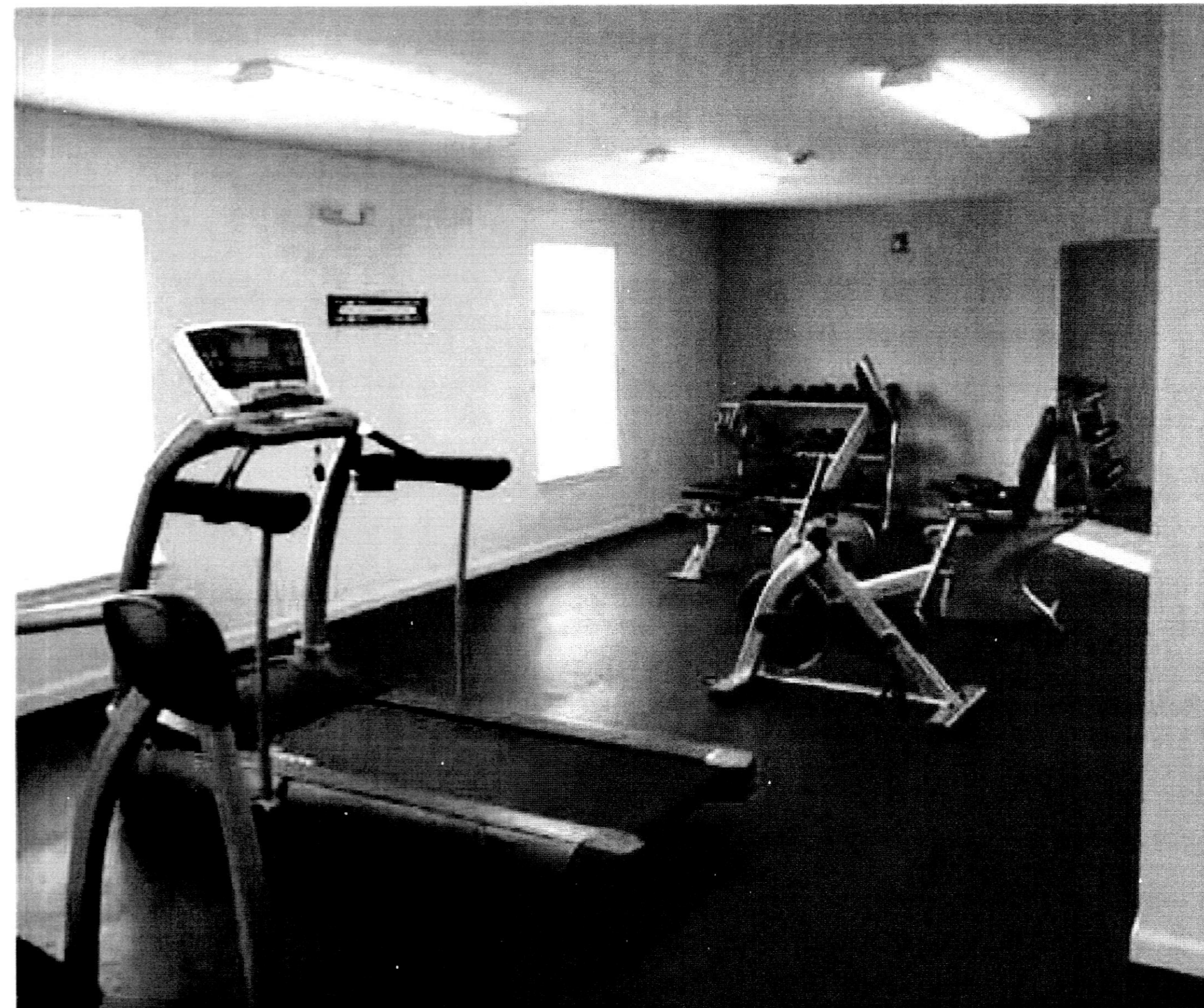
sycamore springs senior apartments







GAME ROOM



FITNESS ROOM

## COMMUNITY SPACES AND AMENITIES

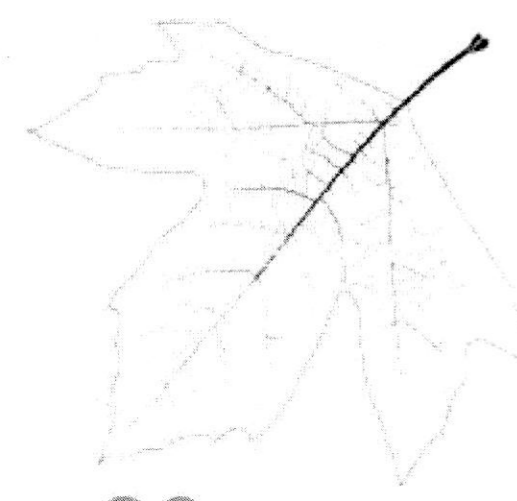
THESE PHOTOGRAPHS ARE FROM FROM ANOTHER HERMAN & KITTLE PROJECT AND REPERESNT THE LEVEL OF INTERIOR FINISHES AND AMENITIES PROVIDED IN OUR LIHTC PROJECTS.



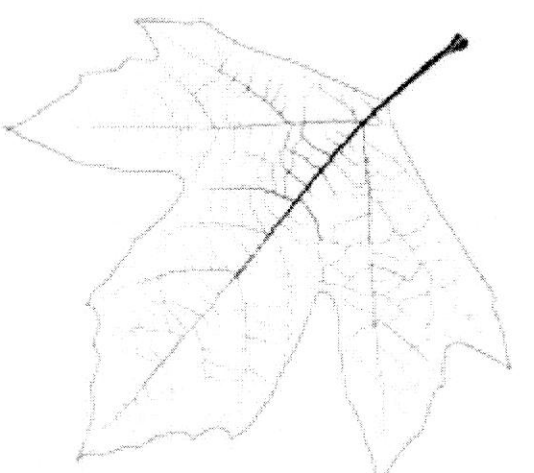
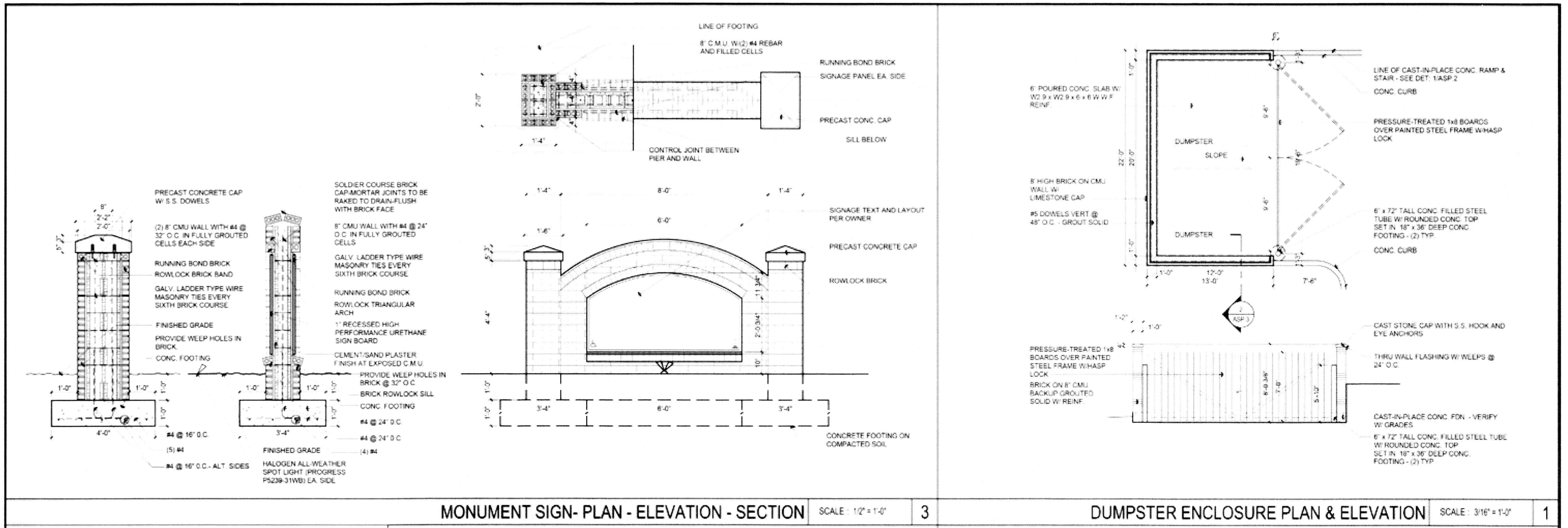
COMMUNITY ROOM



COMPUTER WORK SPACE





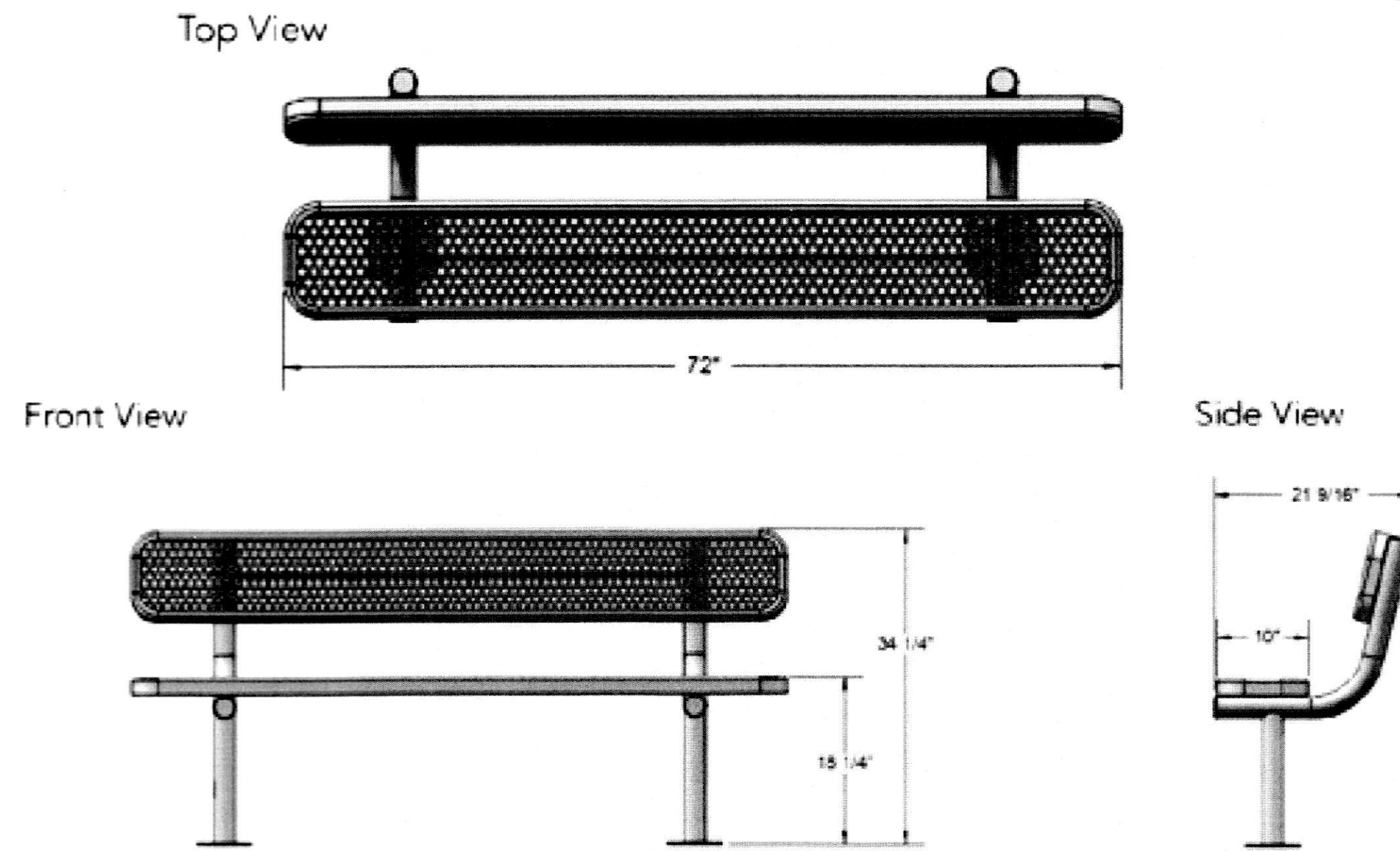




# Amenities & Site Details

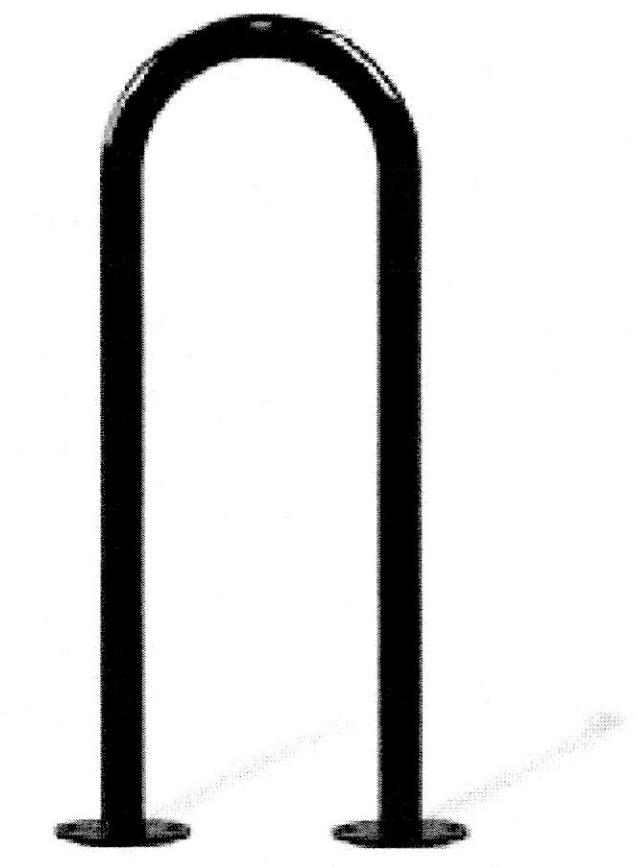
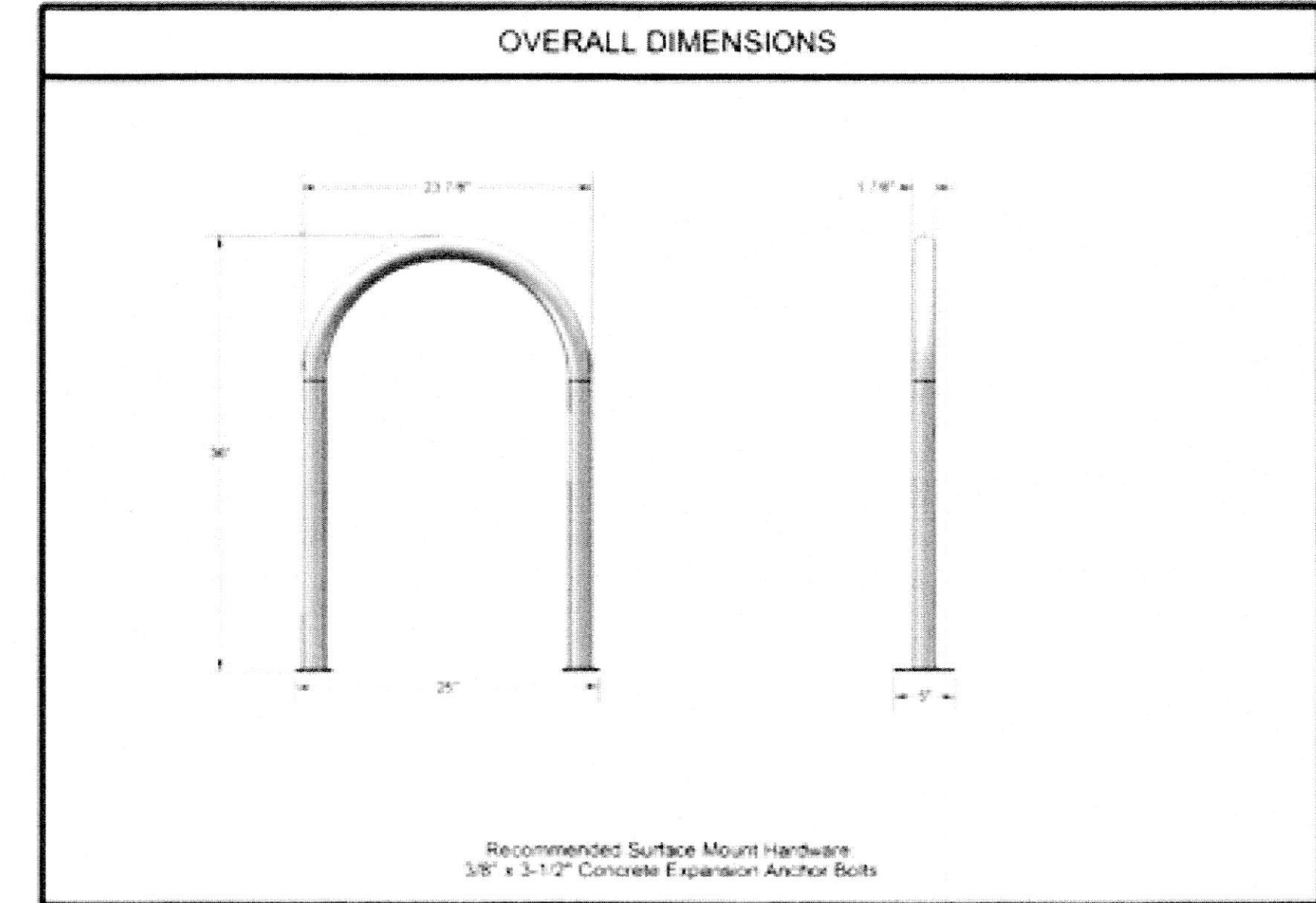
U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Amenities\\_IMG\_0143.jpg  
 U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Amenities\\_Bench.pdf  
 U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Amenities\\_Bike Rack.pdf  
 U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Amenities\\_Trash.pdf

## 0 BENCH N.T.S.



- NOTES**
1. SURFACE MOUNTED
  2. MATERIAL: PERFORATED POWDER COATED STEEL
  3. COLOR: BLACK
  4. MANUFACTURER: THE PARK AND FACILITIES CATALOG OR EQUAL  
<https://www.theparkcatalog.com/everest-series-6-ft-park-bench-with-back>

## L BIKE RACK N.T.S.

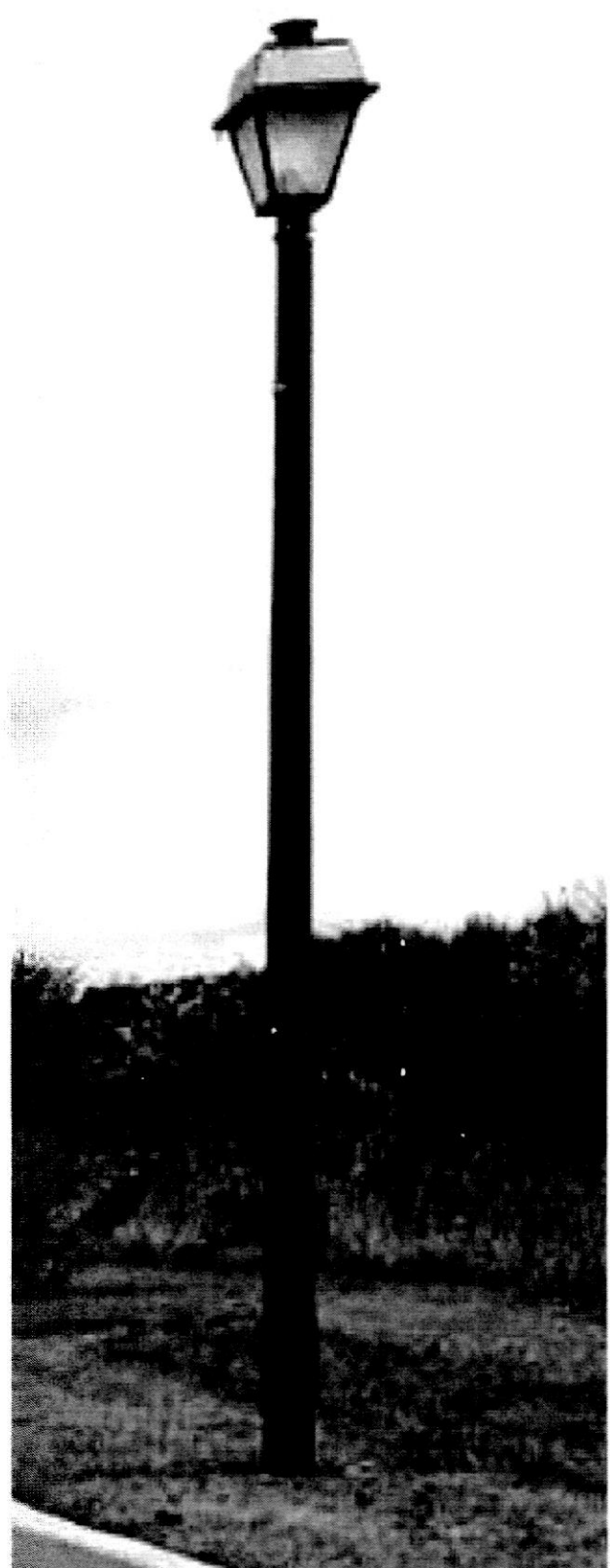


- NOTES**
1. SURFACE MOUNTED
  2. MATERIAL: POWDER COATED STEEL
  3. COLOR: BLACK
  4. MANUFACTURER: THE PARK AND FACILITIES CATALOG OR EQUAL  
<https://www.theparkcatalog.com/u-bike-rack-398-8021>

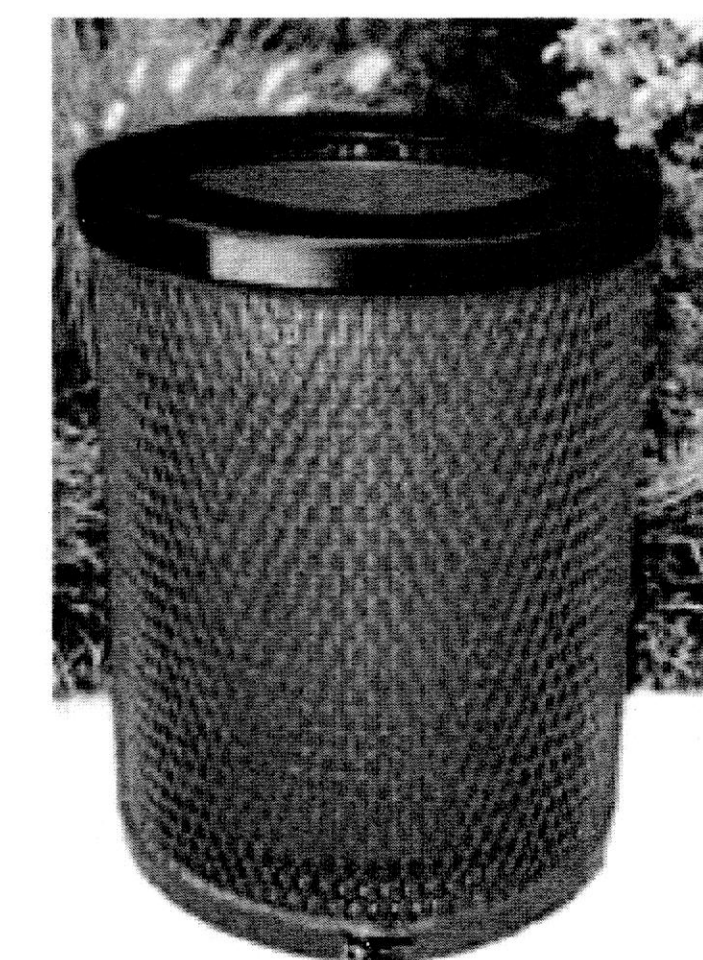
thepark

4/4

Street Light



## I METAL TRASH RECEPTACLE N.T.S.



- NOTES**
1. MATERIAL: POWDER COATED STEEL
  2. COLOR: BLACK
  3. MANUFACTURER: THE PARK AND FACILITIES CATALOG OR EQUAL  
<https://www.theparkcatalog.com/quick-ship-32-gal-expanded-metal-trash-receptacle>

The Park and Facilities Catalog Product Specifications

**32 GALLON TRASH RECEPTACLE**

Receptacle Coating: Oven fused functionalized polyethylene copolymer based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV stability.

Material: 3/4" EB steel expanded metal, 11 gauge x 1-1/2" flat strip border the top and bottom of the expanded metal, and the vertical seam. Bottom plate fabricated from 11 gauge sheet steel laser cut for a precision fit. All electrically MIG welded.

Receptacle Dimensions: 23-1/4" diameter x 29-3/4" high x 32 gallon capacity.

Hardware: Attachment hardware and mounting kit not included (7/16" diameter holes provided in receptacle for mounting).

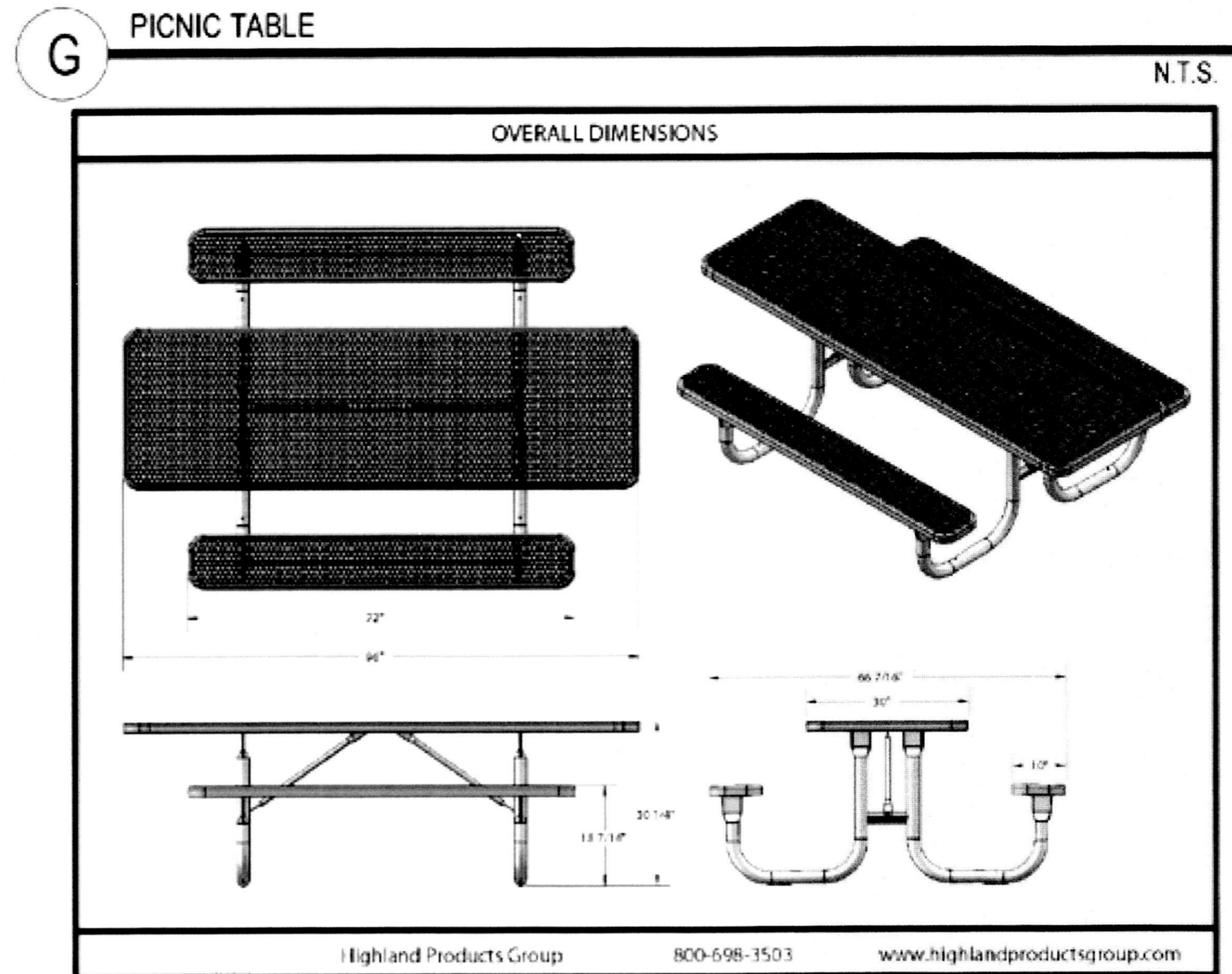
Dimensions: 23 1/4" diameter, 29 3/4" height. Mounting holes are 2 1/2" diameter.

thepark 800-695-3503 www.theparkcatalog.com

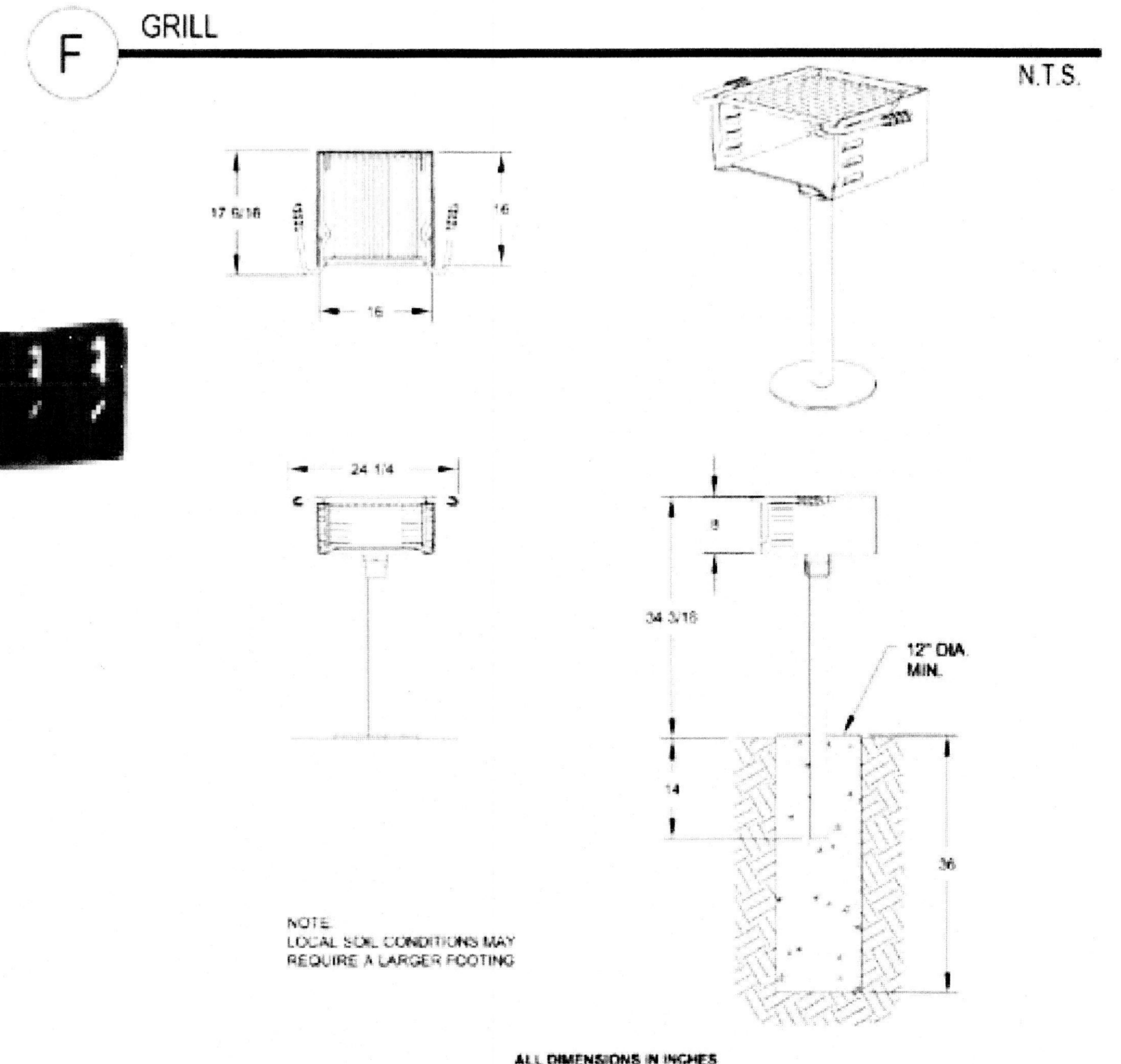


# Amenities & Site Details

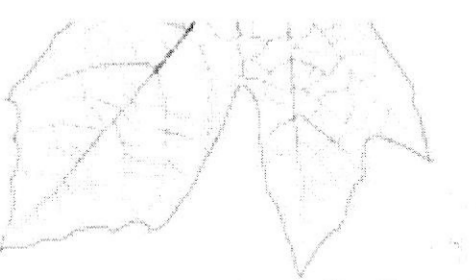
U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Amenities\\_Picnic Table.pdf  
 U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Amenities\\_Grill.pdf  
 U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Amenities\\_Grill Image.jpg



NOTES:  
 1. MATERIAL: PERFORATED POWDER COATED STEEL  
 2. COLOR: BLACK  
 3. MANUFACTURER: THE PARK AND FACILITIES CATALOG OR EQUAL  
<https://www.theparkcatalog.com/everest-series-8-ft-heavy-duty-ada-picnic-table>

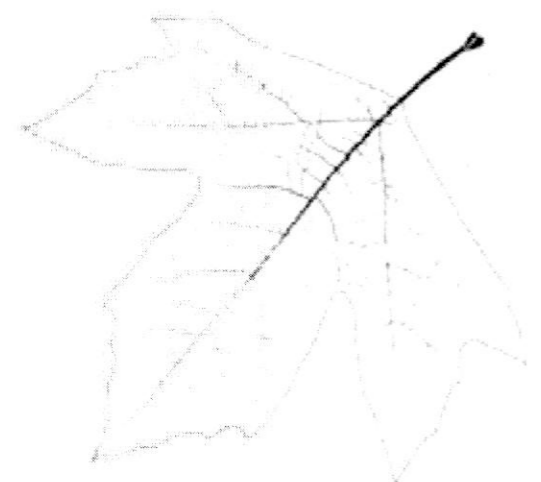
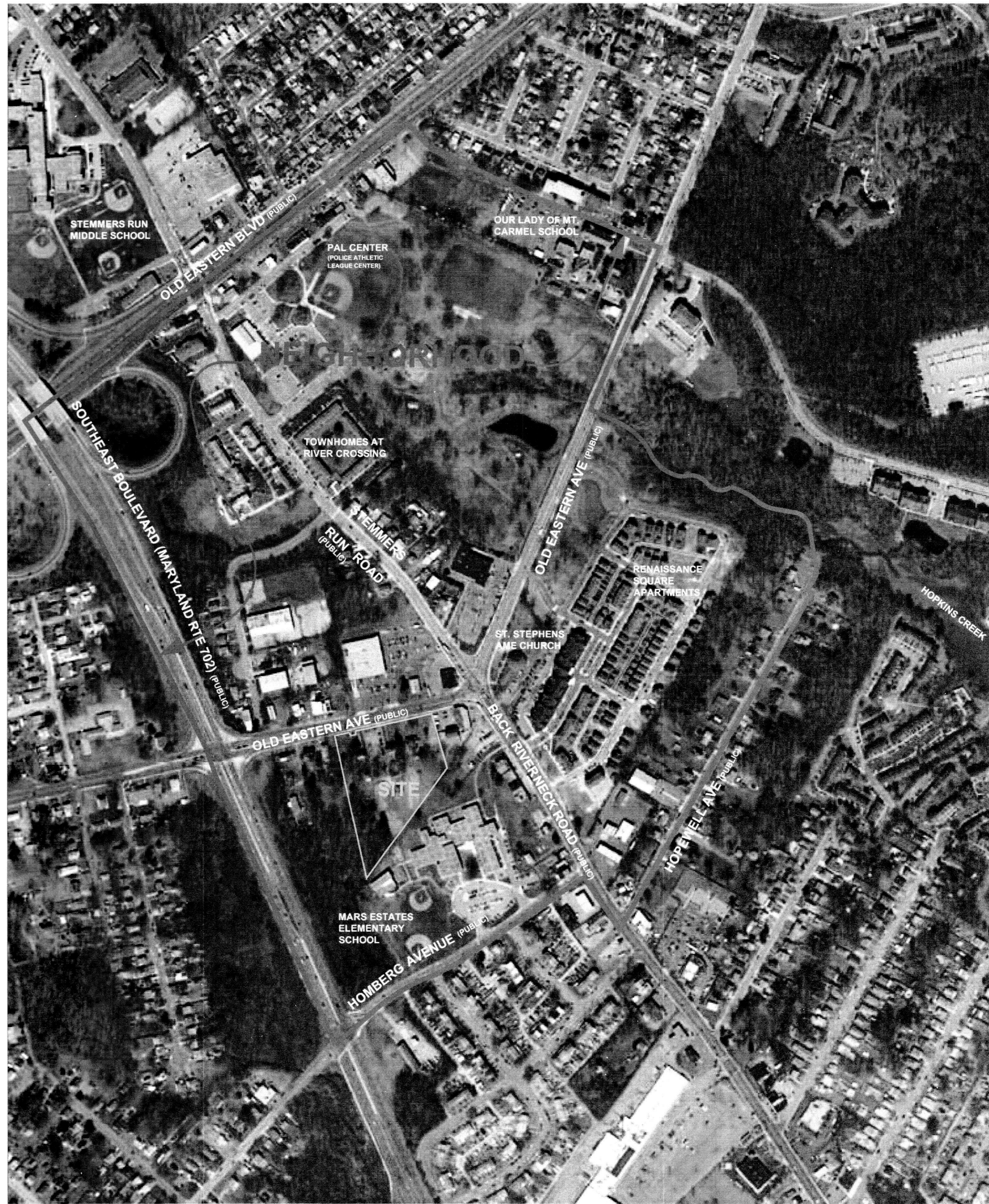


NOTES:  
 1. SURFACE MOUNTED  
 2. MATERIAL: 1/4" THICK STEEL  
 3. MANUFACTURER: THE PARK AND FACILITIES CATALOG OR EQUAL  
<https://www.theparkcatalog.com/300-sq-multiple-camp-site-grill>





# Compatibility Analysis Neighborhood Map

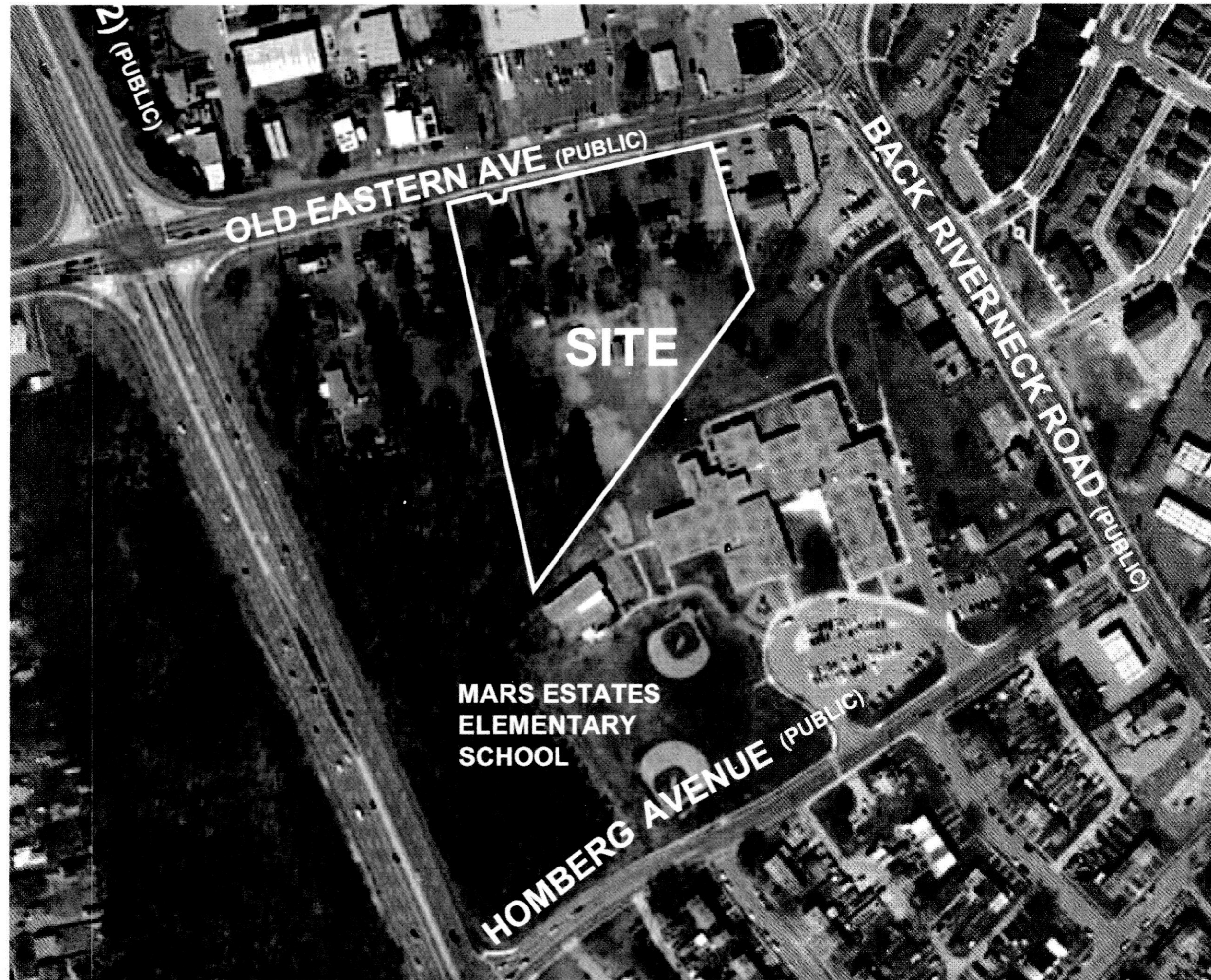




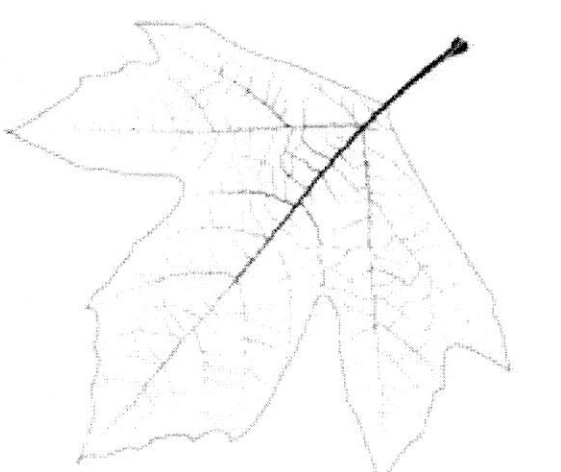
# On-Site Photos

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\CAD Dwgs, PDF, jpg\Photo Location Map.pdf

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\On-Site Images\



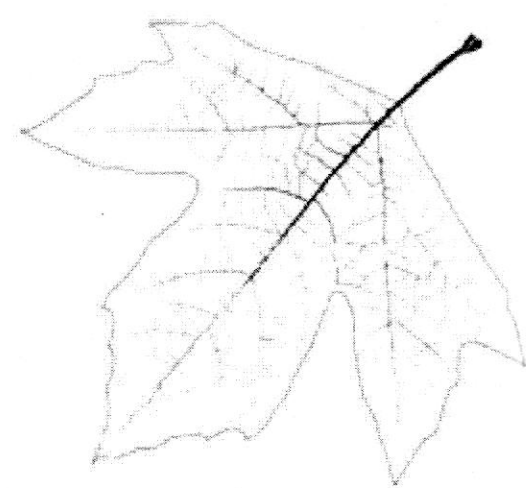
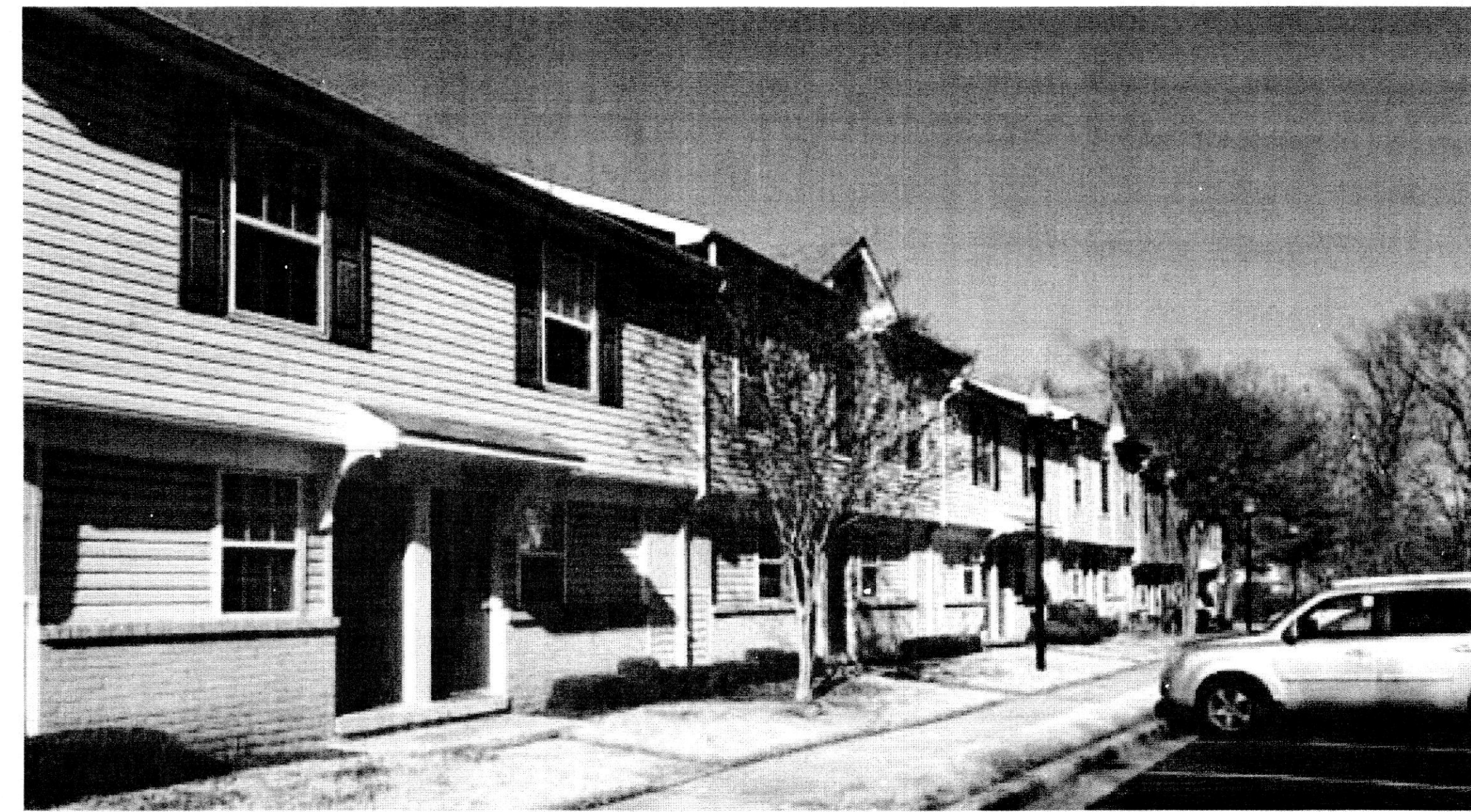
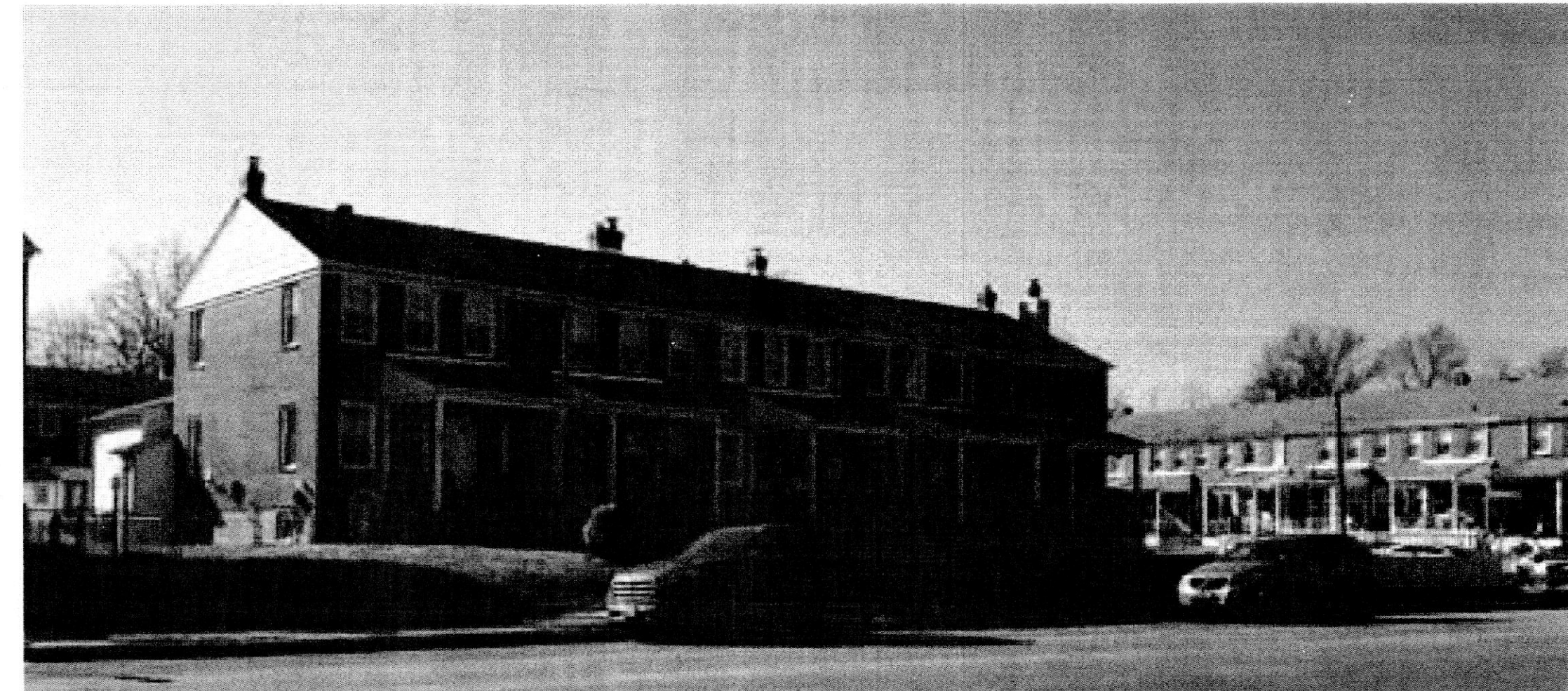
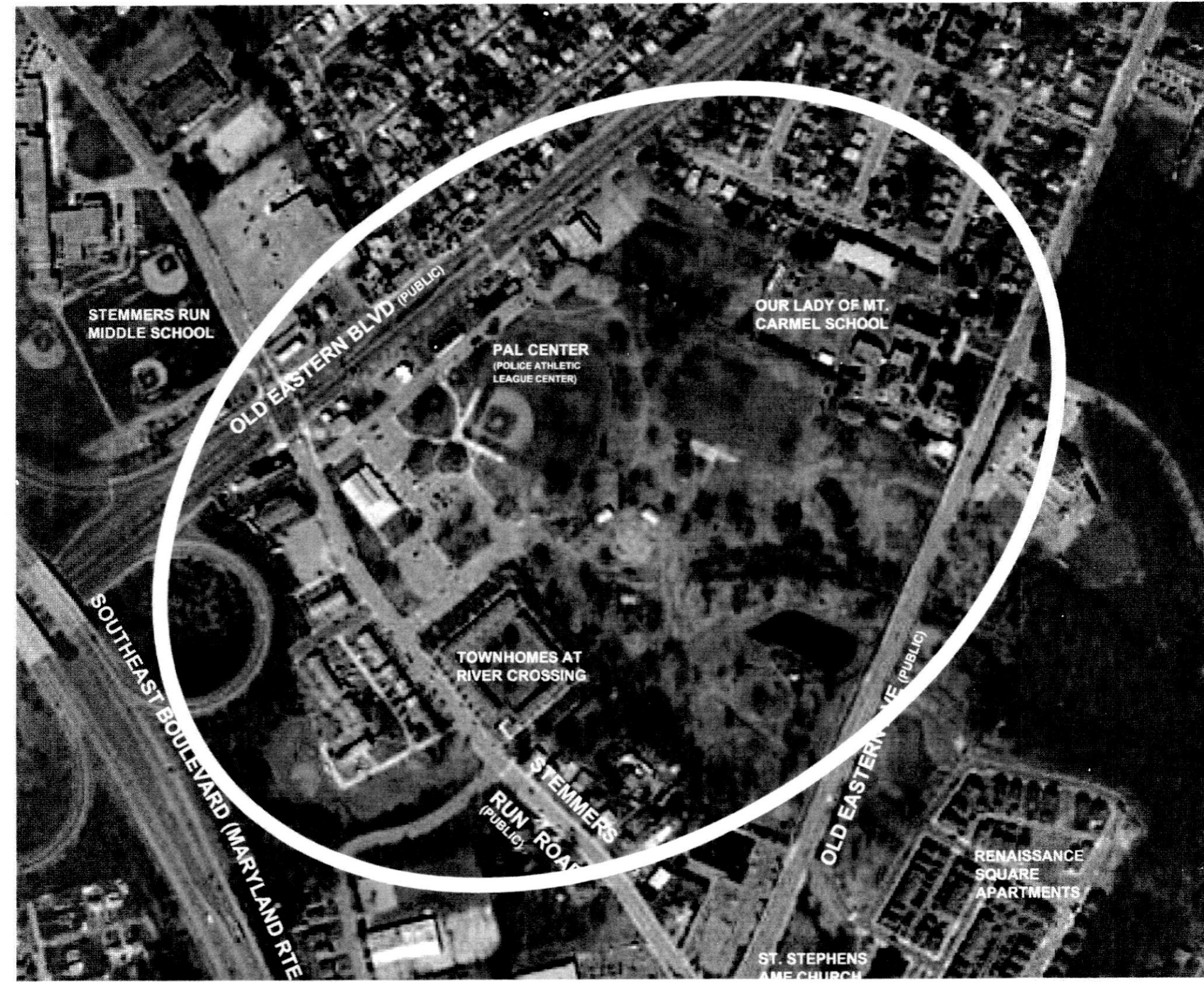
# sycamore springs senior apartments





# Off-Site Photos

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\CAD Dwgs, PDF, jpg\Photo Location Map.pdf  
U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Off-Site Images\



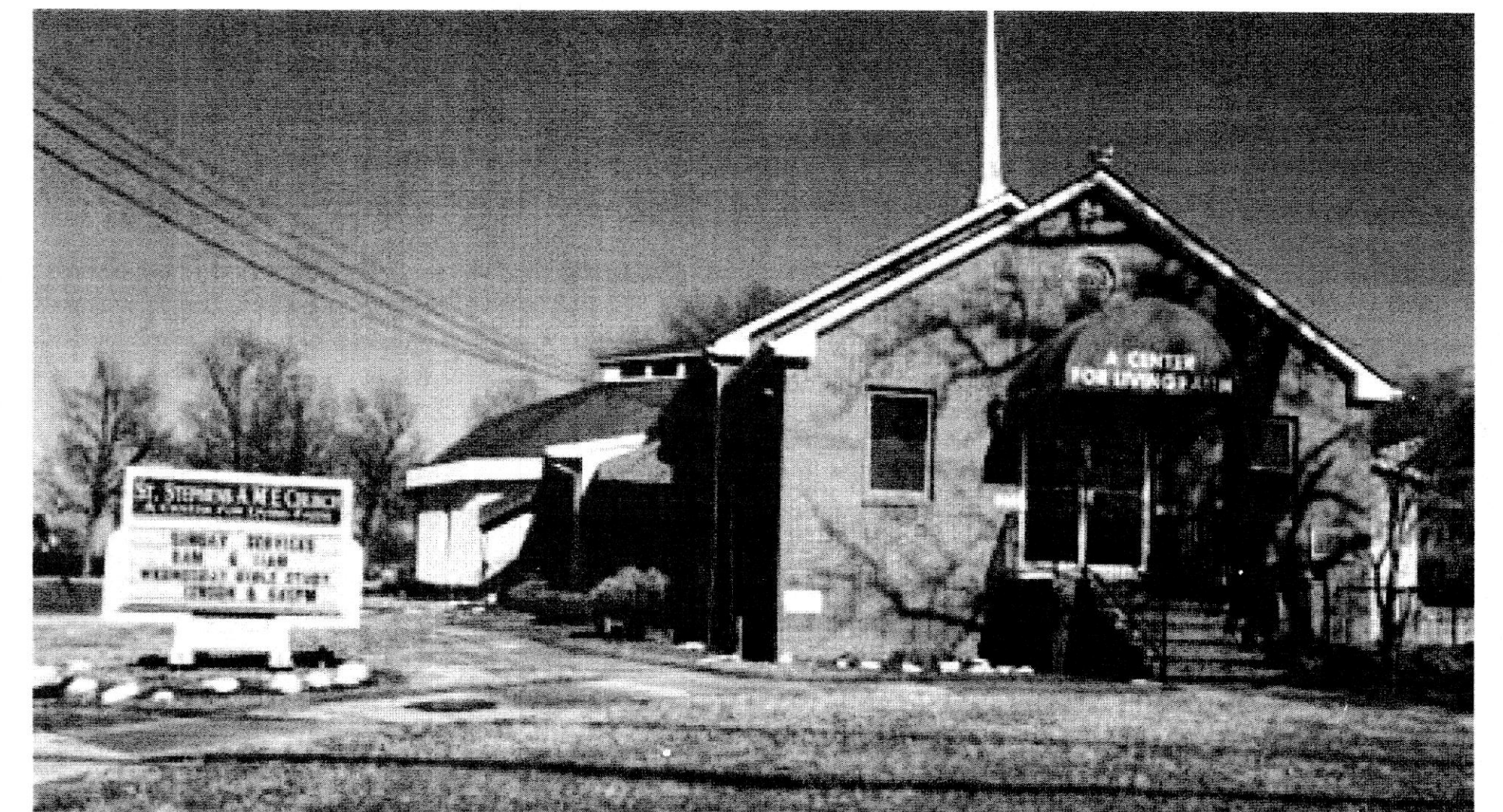
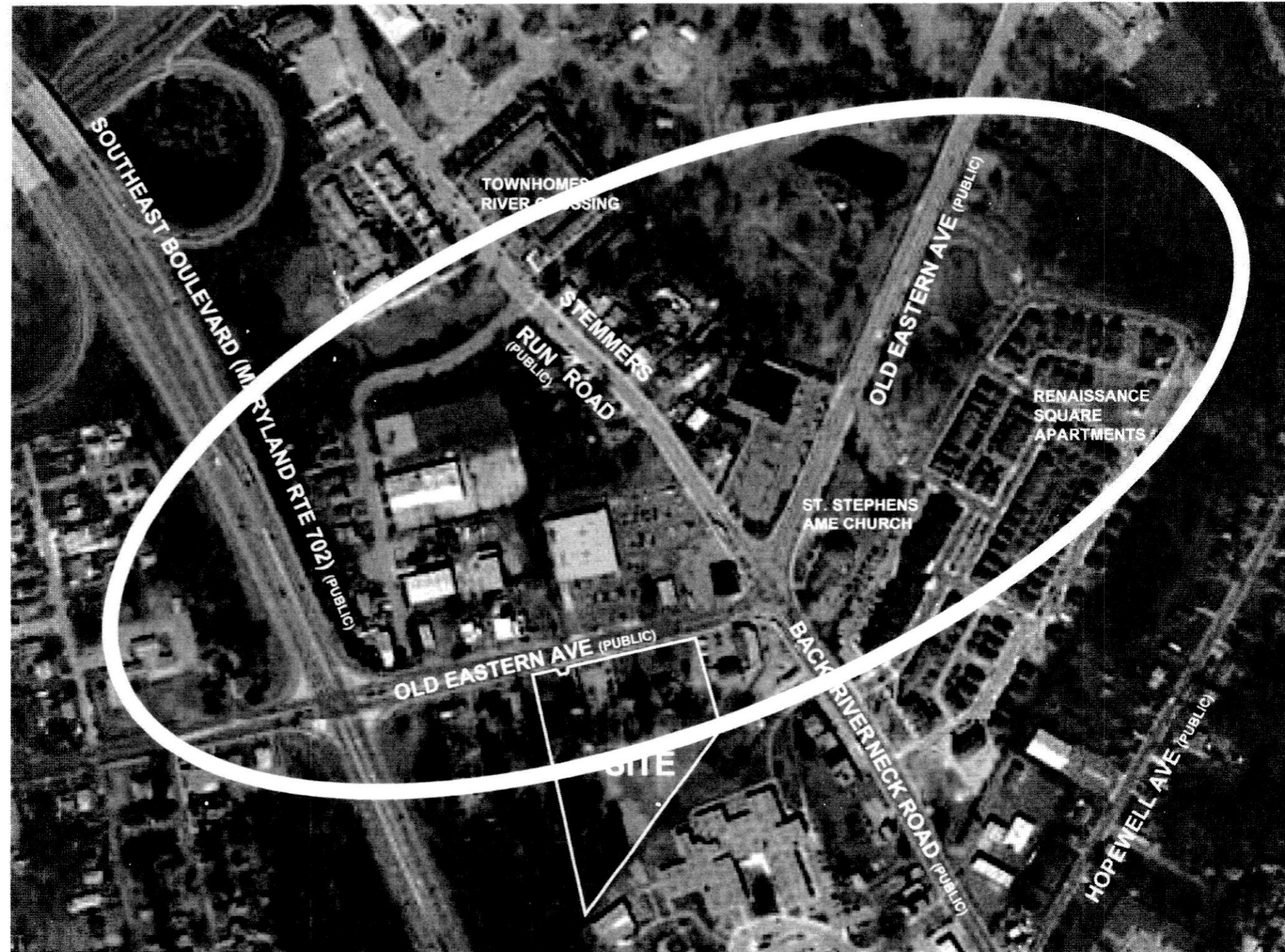
# sycamore springs senior apartments



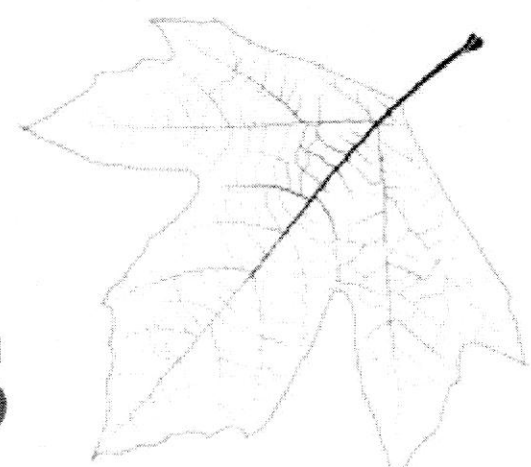
# Off-Site Photos

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\CAD Dwgs, PDF, jpg\Photo Location Map.pdf

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Off-Site Images\



sycamore springs senior apartments

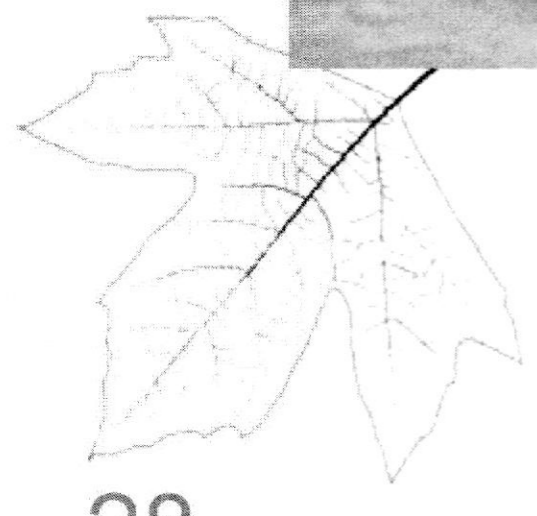
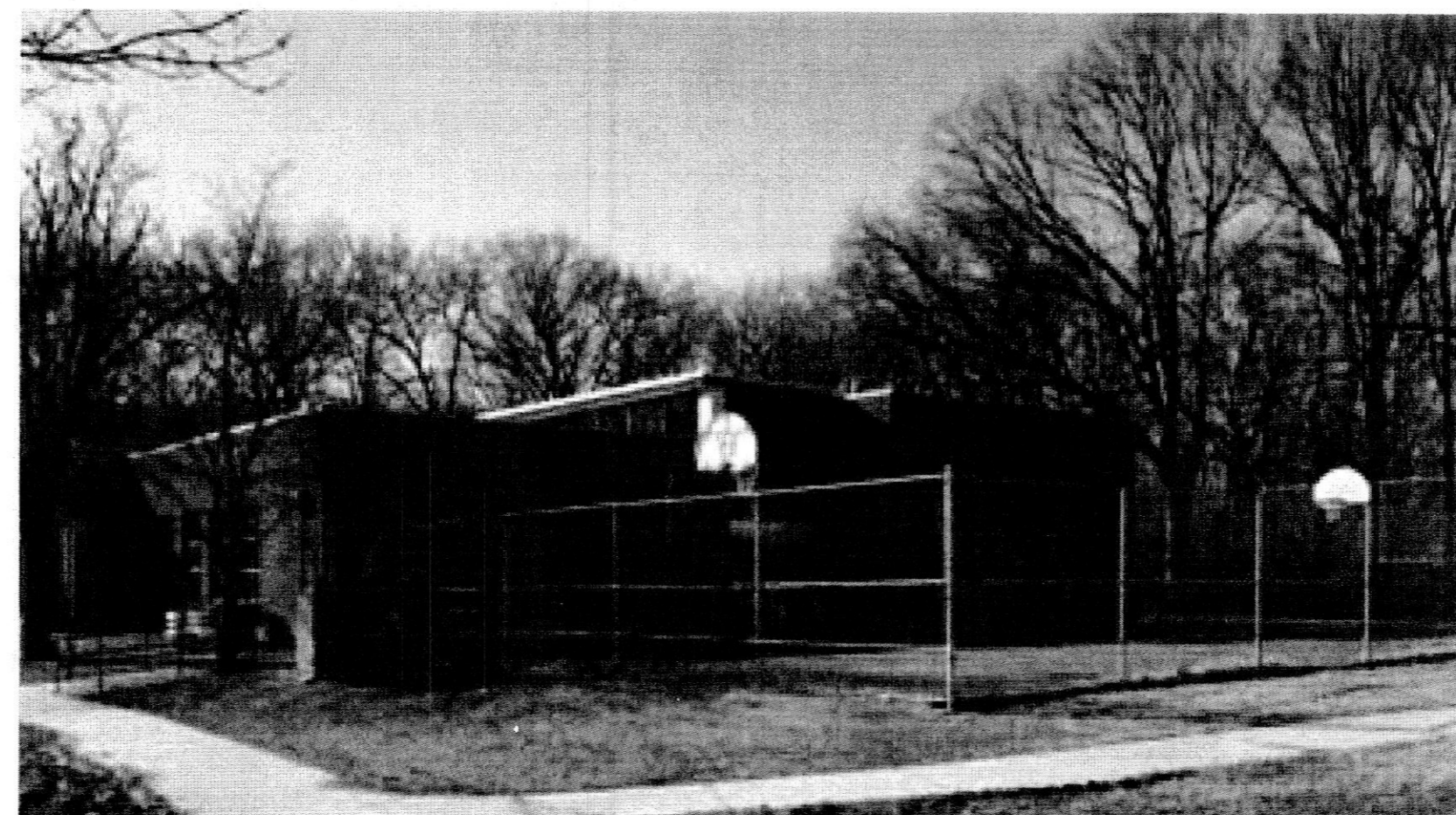
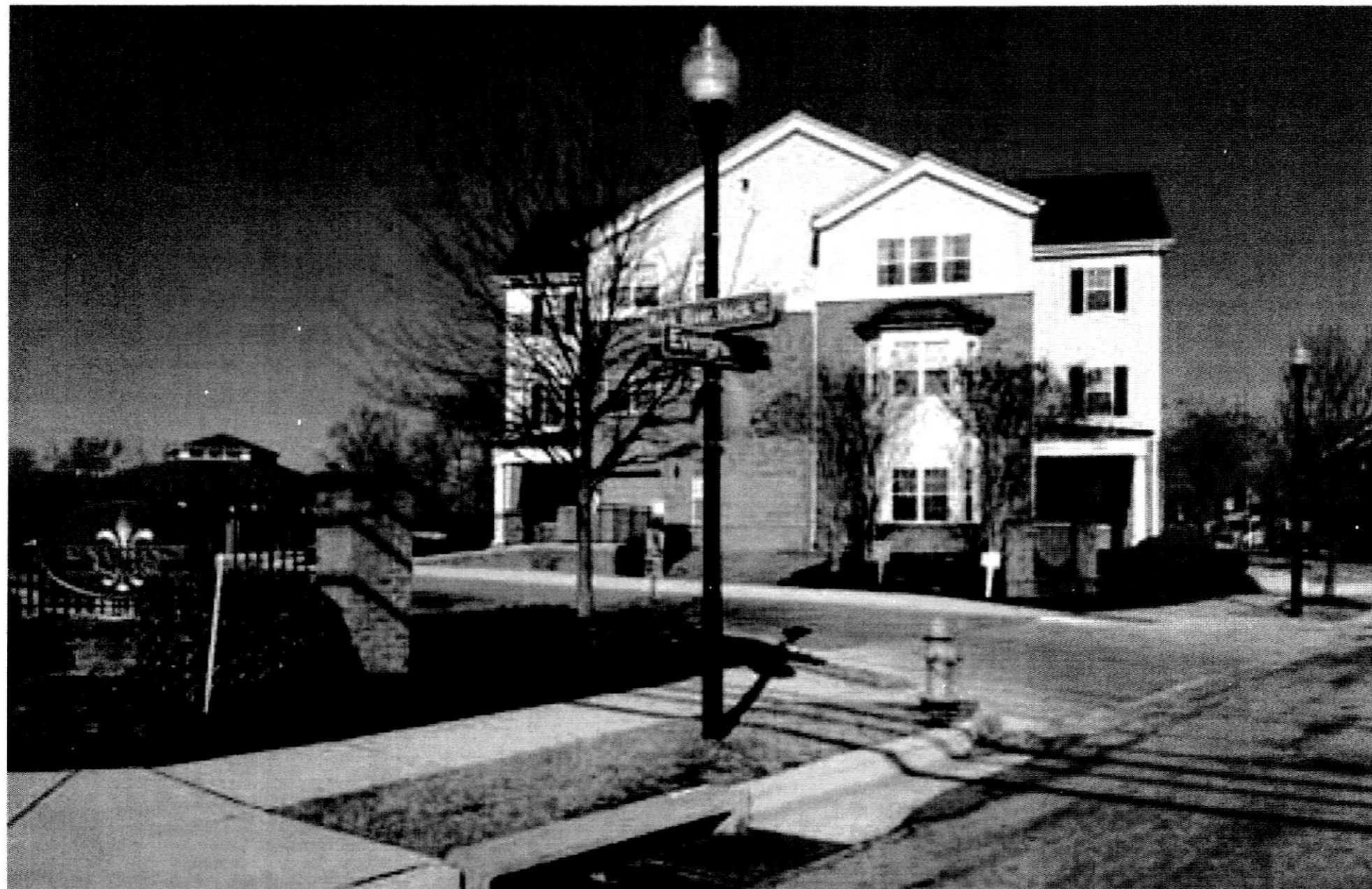
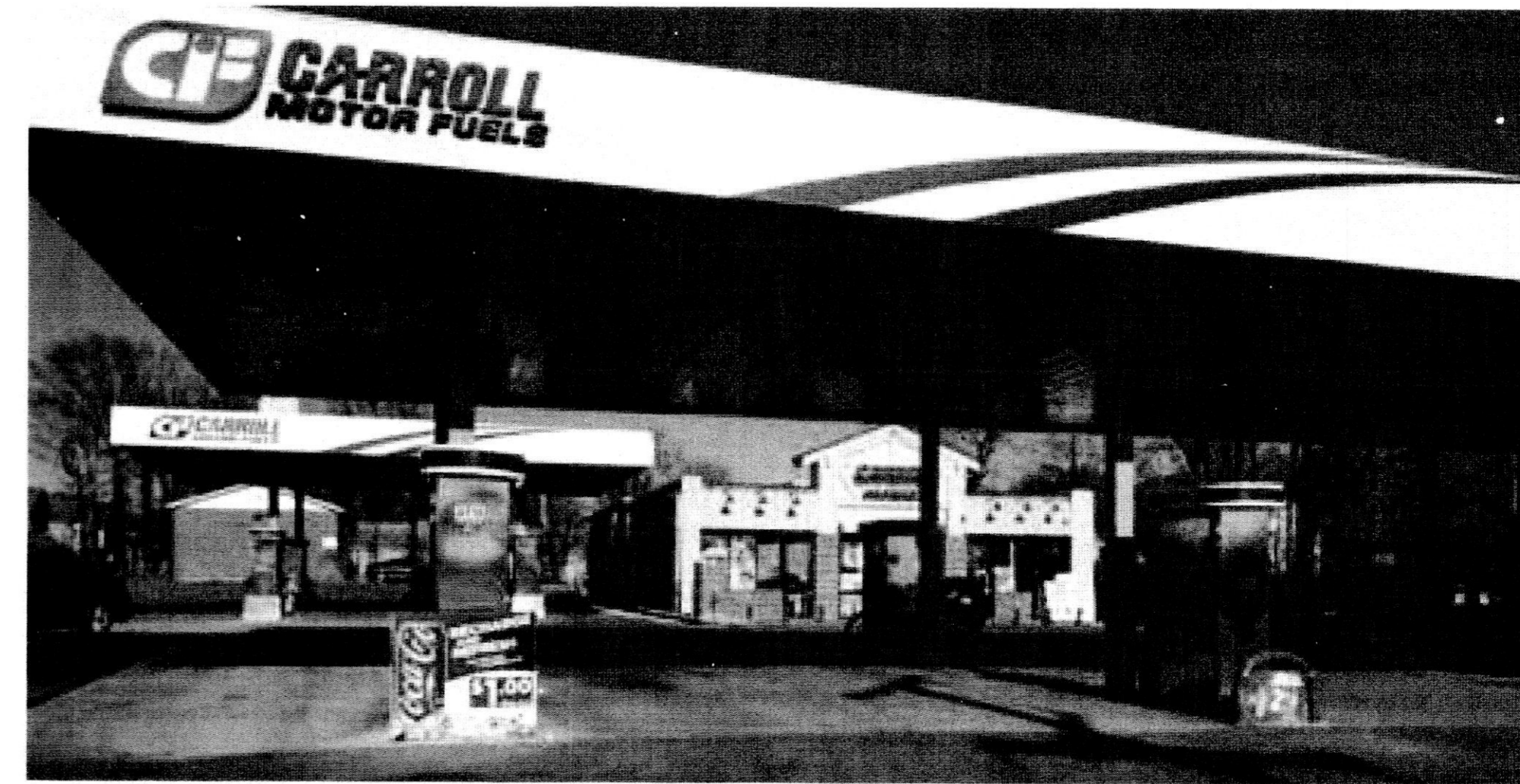
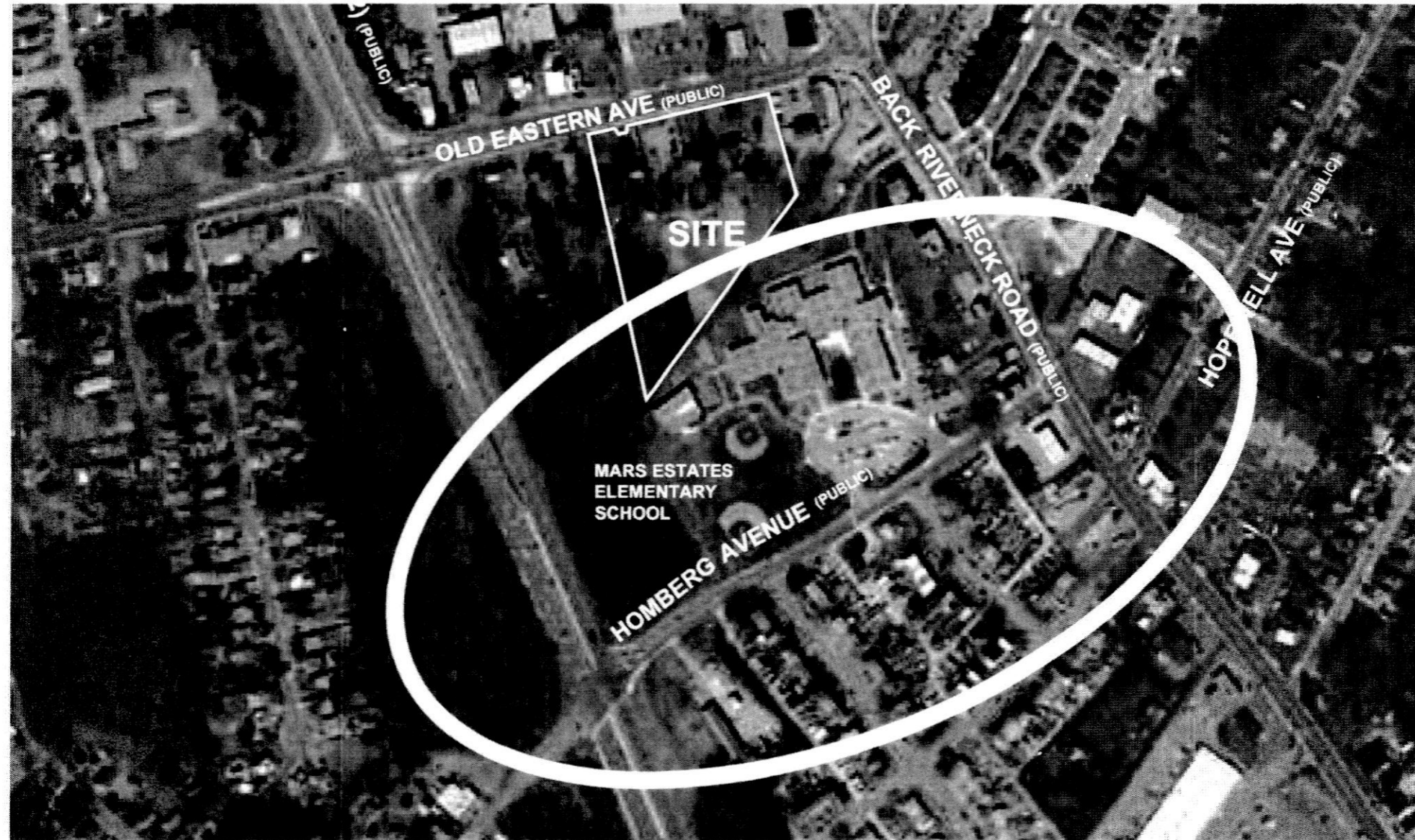




# Off-Site Photos

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\CAD Dwg, PDF, jpg\Photo Location Map.pdf

U:\HKP-Essex\dwg\Planning\Exhibits\Patternbook\Off-Site Images\



# sycamore springs senior apartments



## Modification of Standards

Modification of Standards will be requested, including modifications related to the provision of parking spaces. Other Modifications of Standards may be requested.

## Community Benefit

BCC Section 32-4-242(b)(6) requires that an applicant state how the planned unit development will provide a community benefit. Applicant proposes a community benefit, pursuant to Section 32-4-242(b)(6)(iii), of \$30,000 to be used for a capital improvement project.

## Compatibility Report

Pursuant to BCC Section 32-4-402(c), the Director of the Department of Planning shall make compatibility recommendations to the Hearing Officer (Administrative Law Judge) on a Planned Unit Development. To assist the Director in making those recommendations and in compliance with BCC Section 32-4-242(b)(5), Applicant offers the following statement to demonstrate how the Sycamore Springs PUD Development Plan will comply with the compatibility objectives of Section 32-4-402.

In addressing the compatibility objectives, the development must be judged in relation to the "neighborhood." Section 32-4-402(a) defines "neighborhood" to include existing buildings adjacent to and extending from the proposed development to a definable boundary, such as a primary collector or arterial street, an area with a significant change in character or land use, or a major natural feature. Applying this definition, the applicable neighborhood would extend from Eastern Boulevard to the north, Southeast Boulevard to the west, East Homburg Avenue/ Hopewell Avenue to the south, and Hopkins Landing Drive to the east.

The defined neighborhood includes a mix of residential uses (multifamily, rowhomes, and single-family homes), institutional uses (St. Stephen A.M.E. Church and Academy, Our Lady of Mt. Carmel, First Baptist Church, Mars Estates Elementary School), recreational opportunities (PAL Center and Fields at Renaissance Park) and a variety of individual commercial uses and strip centers along the Back River Neck Road corridor. Much of this area is within the Essex Commercial Revitalization District.

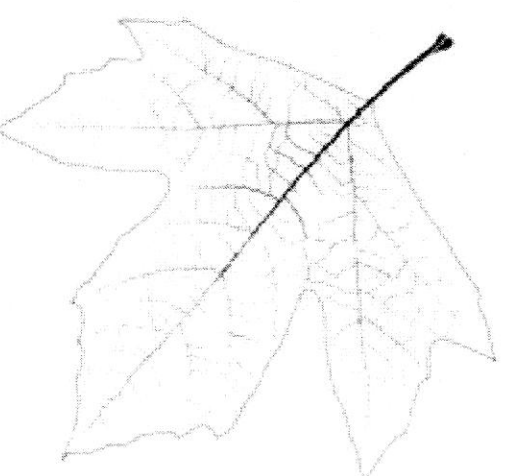
### Compatibility Objectives:

1. **The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.**

Within the neighborhood, the buildings located in closest proximity to the PUD site, those on Old Eastern Avenue, are oriented to front on the public road. The existing setbacks for those buildings, however, vary greatly. The commercial buildings located on the corners (closest to Southeast Boulevard and Stemmers Run/Back River Neck Road) are positioned close to the road and have parking lots along the road frontage. In contrast, residential buildings along the road have reflect lawn area with scattered landscaping. The proposed development blends the two approaches by providing an appropriate building setback with lawn and landscaping fronting along Old Eastern Avenue. Sycamore Springs Senior Apartments will create a transition from the commercial district along Old Eastern Avenue and Stemmers Run Road and the few single-family homes located to the west. The building will be positioned so that the smaller side elevation will be the elevation visible from the road frontage.

2. **The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.**

Applicant proposes to orient the apartment building in a north-south configuration to lessen the visual impact of the building from Old Eastern Avenue. This layout allows the existing stream and the associated buffer areas to act as a natural buffer to the residences to the west. A smaller-scale garage structure has been placed along the eastern property line abutting the institutional use. The parking lot is situated between the apartment building and the garages thereby creating space for landscaping along Old Eastern Avenue. This approach creates a streetscape opportunity along Old Eastern Avenue, enhancing the open space within the community, and utilizes the irregular shape of the site. The site design protects the stream and associated wetlands while providing a buffer to the adjacent single-family dwellings.





## Compatibility Report (Continued)

3. **The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.**

The project proposes direct access to Old Eastern Avenue. The site adjoins the Mars Estates Elementary School property to the south and offers no opportunity to provide street connections. New sidewalks will connect the site amenities and apartment building to the existing sidewalks along Old Eastern Avenue, thus providing pedestrian access to the neighborhood. Applicant encourages alternate modes of transportation for residents, such as walking, mass transit, and drop-off services. By providing access to the existing neighborhood street network, residents can easily access the existing public transportation system, which can be accessed from an MTA bus stop across the street from the site. The building also includes a porte-cochere to facilitate the use of door-to-door transportation services, such as Uber or Lyft, and to protect residents from rain and snow in case of inclement weather.

4. **The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.**

The Sycamore Springs PUD continues the existing open space patterns along Old Eastern Avenue by locating the building away from the street and maintaining a buffer along the western boundary of the property in the vicinity of the existing stream. The site design was influenced by this natural site feature and also by the shape of the property. The project will provide open spaces in the form of both landscaped and natural areas. Plantings, which will be selected from native and ornamental species, will be added to define the boundaries of the site and provide buffering.

5. **Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.**

The most distinctive feature of the site is the stream along the western edge of the property. Protective Environmental Buffers will be established as required by Baltimore County Code. The building has been positioned to take advantage of views to this resource. A seating area overlooking the resource is proposed to provide an outdoor extension of the community room for social gatherings by residents.

6. **The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.**

Lawn area and a landscaping will be provided along Old Eastern Avenue, reflecting the streetscape pattern found within the neighborhood. Landscaping is continued into the interior of the site as well as defining the property.

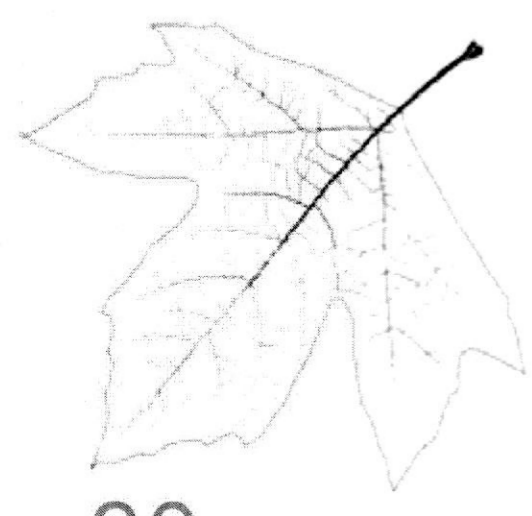
7. **The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.**

The exterior signage, lighting, and design of the accessory garage all support the modern craftsman-style selected for this development. The exterior light fixtures are simple, but bold, with a dark finish. The picnic area will include open mesh picnic tables, charcoal grills, and landscaping to enhance the residential feel. The garage structure has similar detailing as the apartment building, with a gable roof, lap siding, and board-and-batten detailing at the gable ends. The materials and colors selected for the garage building will complement the main building.

8. **The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.**

The craftsman-style architecture was selected for this development because it is timeless and complements the architecture of the adjacent residences. Based on a distinctive residential vocabulary, craftsman-style buildings include visible structural components; stone or brick accented with lap, shingle or board-and-batten siding; a variety of roof lines and pitches; and simple, broad trim at doors, windows, and railings. The exterior building materials and finishes of the Sycamore Springs Senior Apartments rely on the craftsman-style and include brick and lap siding with board-and-batten accents, tapered columns at the building entry, exposed structure at the porte-cochere, wide window and door trim, and broad railings at the balconies and deck. These residential details and ground level detailing will create a human scale that will create a pleasant street level appearance and integrate the building into the fabric of the adjacent neighborhood.

u:\hkp-essex\reports\planning\eam 2.5.2019-compatibility analysis for sycamore springs pud.docx





## Projected Impacts of Development

When the County Council adopted its *Master Plan 2020*, it clearly identified reinvestment in aging properties as a major component of the County's redevelopment strategy in older communities, such as Essex. *Master Plan 2020*, p. 16. This PUD proposal will provide significant financial investment in the area with no negative implications. In addition to providing a high-quality housing option for seniors in an area generally seen as having old and poorly managed housing stock, Sycamore Springs Senior Apartments PUD will reinforce and complement the public and private investment in the residential projects of Renaissance Square and Waterview and commercial investment within the Essex Commercial Revitalization District.

In order to provide the community with further assurance as to the lack of negative impacts (as described below), Applicant is willing to restrict occupancy to seniors (62 years of age and older) for a period of 30 years.

**Water/Sewer:** The PUD site is served by public water and sewer. According to the 2018 Basic Services Maps, the site is not within a deficient area or area of special concern for either water or sewer. Therefore, Sycamore Springs Senior Apartments PUD will not have a negative impact on the County's water and sewer infrastructure.

**Transportation/Roads:** According to the 2018 Basic Services Maps, the PUD site is not within a deficient area for transportation. The site is within easy walking distance to multiple public transportation routes offered by MTA should the senior residents choose to take advantage of this options. There should be no negative impact on the transportation infrastructure.

**Environmental:** The PUD site consists primarily of mowed lawn area. A wooded area associated with a stream channel and wetland area runs parallel to the western boundary. Scattered trees are found on the property, which includes five specimen trees ranging from poor to fair condition.

**Schools:** Sycamore Springs Senior Apartments is not anticipated to generate school children because the units will be offered to seniors 62 years of age and older. While residents may have children visit as guests, they may not reside permanently in the community. Regardless, none of the schools serving the property (Mars Estates Elementary School, Stemmers Run Middle School, and Kenwood High School) are considered to be an overcrowded school district as defined by Section 32-6-103 of the BCC.

**Other Public Facilities:** The proposed development will not adversely impact the County's ability to provide police and fire services. Specifically, the site is served by the Essex Precinct for police and the Essex Fire Station Response Area. The Essex precinct is 0.84 miles west of the site, and the Essex Fire Station is 0.9 miles west. All buildings will meet County and State Building and Fire Code Regulations.

