

WILDE LAKE ARCHITECTURAL COMMITTEE DECISION

The Application for Exterior Alteration, Log # 39-11, “Wilde Lake Village Center renovation” is approved with the following modifications:

1. Setbacks from the curb to the proposed residential structure, located generally west of Lynx Lane and north of Cross Fox Lane shall be a minimum of twelve (12) feet to accommodate street trees and planting to buffer the residential structure.
 - 1.1. Justification –
 - 1.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
 - 1.1.2. Wilde Lake Covenants, § 7.03(e) - objection to the location of any proposed Structure upon any Lot or with reference to other Lots in the vicinity;
2. Setbacks from the curb to the proposed residential structure, located generally east of Lynx Lane and North of Cross Fox Lane shall be a minimum of twelve (12) feet to accommodate street trees and plantings to buffer the residential structure. If street trees and plantings cannot be attractively incorporated into a twelve-foot setback, the setback shall be increased to accommodate these features.
 - 2.1. Justification –
 - 2.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
 - 2.1.2. Wilde Lake Covenants, § 7.03(e) - objection to the location of any proposed Structure upon any Lot or with reference to other Lots in the vicinity;
3. Increase the walkway on the South side of the 16,000 square foot retail building to accommodate planters between the curb and the arcade columns. Landscaping this edge of the Commons is imperative to making this major pedestrian link between new and existing retail a pleasant experience: not just a walk past parked cars and a blank pharmacy wall.
 - 3.1. Justification –
 - 3.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
4. The proposed 16,000 square foot retail building trash enclosure opposite The Melting Pot is too prominent and has an adverse impact on the entrance to the Village Center. Relocate to the Northeast corner of the proposed building.
 - 4.1. Justification –
 - 4.1.1. Wilde Lake Covenants, § 7.03(e) - objection to the location of any proposed Structure upon any Lot or with reference to other Lots in the vicinity;

5. The trash enclosure placed at the access to the Family Life Center and the Village Green beyond will have an adverse impact on both. Relocate to the parking lot Northeast corner.
 - 5.1. Justification –
 - 5.1.1. Wilde Lake Covenants, § 7.03(e) - objection to the location of any proposed Structure upon any Lot or with reference to other Lots in the vicinity;
6. With respect to the existing retail/office building located at the northeast corner of the property (the building at this time is occupied by the Bagel Bin and the Melting Pot, among others), move the proposed 2nd floor office access tower so as not to conceal Bagel Bin storefront facing the parking lot.
 - 6.1. Justification –
 - 6.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
 - 6.1.2. Wilde Lake Covenants, § 7.03(e) - objection to the location of any proposed Structure upon any Lot or with reference to other Lots in the vicinity;
 - 6.1.3. Wilde Lake Covenants, § 7.03(g) - objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;
7. The location for the transformers (2) and the trash enclosure on the south side of the Village Green buildings displaced by the proposed office entrance elevator needs to be shown.
 - 7.1. Justification –
 - 7.1.1. Wilde Lake Covenants, § 7.03(b) - failure to include information in such plans and specifications as may have been reasonably requested;
8. The street trees shown along Lynx Lane and the new, parallel road connecting Twin Rivers Road and Cross Fox Lane are to be regularly spaced and of a consistent species.
 - 8.1. Justification –
 - 8.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
9. The Village Green courtyard planting similarly lacks a concept and features arbitrary shapes unrelated to the architecture. The existing planting character shall be maintained. The existing fountain shall be refurbished not eliminated. An updated Landscaping Plan for this section of the property shall be resubmitted for approval.
 - 9.1. Justification –

- 9.1.1. Wilde Lake Covenants, § 7.03(b) - failure to include information in such plans and specifications as may have been reasonably requested;
 - 9.1.2. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
- 10. The parking lot areas identified in drawings “Wilde Lake Village Center,” Sheet 1 of 9 and sheet 2 of 9 identify six different types of stamped concrete designs. The number of stamped concrete designs shall be reduced to no more than three.
 - 10.1. Justification –
 - 10.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
- 11. Two bus stops are unnecessary and the lay-bys interrupt the streetscape adversely. A single bus stop must be located on the property and an exterior alteration application shall be submitted.
 - 11.1. Justification –
 - 11.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
 - 11.1.2. Wilde Lake Covenants, § 7.03(i) - any other matter which, in the judgment of the Architectural Committee, would render the proposed Structure, Structures or uses inharmonious with the general plan of improvement of the Property or with Structures or uses located upon other Lots in the vicinity.
- 12. The lighting levels are insufficient in the Village Green courtyard and at the Lynx Lane office entrance and along the northeast façade of the Village Green building facing Twin Rivers. An updated Lighting Plan must be resubmitted depicting the changes in proposed lighting units.
 - 12.1. Justification –
 - 12.1.1. Wilde Lake Covenants, § 7.03(i) - any other matter which, in the judgment of the Architectural Committee, would render the proposed Structure, Structures or uses inharmonious with the general plan of improvement of the Property or with Structures or uses located upon other Lots in the vicinity.
- 13. Fixture cuts are required for review.
 - 13.1. Justification –
 - 13.1.1. Wilde Lake Covenants, § 7.03(b) - failure to include information in such plans and specifications as may have been reasonably requested;
- 14. Add awnings to the existing office/retail building located in the northeast corner of the property that at this time houses the Bagel Bin and the Melting Pot (among others). Awnings shall be placed on the side of the building facing Twin Rivers

Road. Add awnings to the existing retail/office building located in the northeast corner of the property that at this time houses Anthony Richards Barber Shop and the Howard County Police Department Satellite Office (among others). Awnings shall be placed on the side of the building that faces the Columbia Swim Center parking lot and Wilde Lake High School tennis courts. An exterior alteration application shall be required to identify awning location, materials of construction, and color.

14.1. Justification –

14.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;

14.1.2. Wilde Lake Covenants, § 7.03(g) - objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;

15. For the existing buildings in the northeast corner that shall remain, roof repairs are to be clay tile to match the existing roof or replace in asphalt shingle of similar color for the entire roof.

15.1. Justification –

15.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;

16. Omit the red brick since it does not blend with the light, earth-tone bricks on the Village Center and adjacent residential development.

16.1. Justification –

16.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;

17. Amend the Design Criteria, as submitted as part of the application, pages 6 and 8 as follows: The primary façade material for new buildings on the Twin River's frontage shall be limited to brick and/or stone to maintain the quality level of the existing retail/office building. No painted wood balconies.

17.1. Justification –

17.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;

18. Amend the Design Criteria, as submitted as part of the application, pages 7 and 8, as follows: Substitute horizontal sliding windows for double hung sash that are synonymous with traditional style architecture for this village center. Omit reference to slate roofing since existing roofs are clay tile and new roofs are shown as shingle.

18.1. Justification –

18.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;

- 18.1.2. Wilde Lake Covenants, § 7.03(g) - objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;
19. Amend the Design Criteria, as submitted as part of the application, page 8 as follows: Add to last paragraph: Wall openings must be filled with architectural screens eg. ornamental ironwork or cast-stone filigree to obscure the visibility to the cars parked inside. Free-standing parking structures are not permitted.
 - 19.1. Justification –
 - 19.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
 - 19.1.2. Wilde Lake Covenants, § 7.03(g) - objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;
20. Amend the Design Criteria, as submitted as part of the application, page 10 as follows: Add that single-occupancy building name signs can have up to 24-inch high letters.
 - 20.1. Justification –
 - 20.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
 - 20.1.2. Wilde Lake Covenants, § 7.03(g) - objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;
21. Amend the Design Criteria, as submitted as part of the application, page 15 as follows: Substitute the words “tiled-mansard” for the word “parapet” to match the architecture proposed. Increase the height to 6 feet to conceal rooftop equipment. Add that this is not applicable to arcade flat roofs.
 - 21.1. Justification –
 - 21.1.1. Wilde Lake Covenants, § 7.03(c) - objection to the exterior design, appearance or materials of any proposed Structure;
 - 21.1.2. Wilde Lake Covenants, § 7.03(g) - objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;
22. As submitted, this application does not contain sufficient information to make an informed decision regarding the specifics of the 16,000 square foot retail building illustrated in the Wilde Lake Village Center Final Site Plan, Sheet 1 of 9, Revision 1, 6/30/11. Other than the related issues discussed in items 3 and 4 of this document, the Wilde Lake Architectural Committee does not grant approval for the construction of any structure on that part of the property. For future consideration, the property owner shall submit an application for exterior alteration in accordance with the Wilde Lake Community Association Non-

Residential Architectural Procedures. The building shall be of similar size and location as that proposed in this application.

22.1. Justification –

22.1.1. Wilde Lake Covenants, § 7.03(b) - failure to include information in such plans and specifications as may have been reasonably requested;

23. As submitted, this application does not contain sufficient information to make an informed decision regarding the specifics of the 1300 square foot “jewel box” retail building illustrated in the Wilde Lake Village Center Final Site Plan, Sheet 1 of 9, Revision 1, 6/30/11. Because of the lack of detail regarding this structure, the Wilde Lake Architectural Committee does not grant approval for construction of any structure on that part of the property. However, the Wilde Lake Architectural Committee considers a building of this size and general location critical to maintaining the character of the courtyard and therefore requires a similar building to be constructed as part of this project. For future consideration, the property owner shall submit an application for exterior alteration in accordance with the Wilde Lake Community Association Non-Residential Architectural Procedures.

23.1. Justification –

23.1.1. Wilde Lake Covenants, § 7.03(b) - failure to include information in such plans and specifications as may have been reasonably requested;

24. As submitted, this application does not contain sufficient information to make an informed decision regarding the specifics of the five (5) story residential building, bounded by Lynx Lane to the east and Cross Fox Lane to the south, and illustrated in the Wilde Lake Village Center Final Site Plan, Sheet 2 of 9, Revision 1, 6/30/11. Other than the related issue discussed in item 1 of this document, the Wilde Lake Architectural Committee does not grant approval for construction of any structure on that part of the property. For future consideration, the property owner shall submit an application for exterior alteration in accordance with the Wilde Lake Community Association Non-Residential Architectural Procedures. The building shall be of similar size and location as that proposed in this application.

24.1. Justification –

24.1.1. Wilde Lake Covenants, § 7.03(b) - failure to include information in such plans and specifications as may have been reasonably requested;

25. As submitted, this application does not contain sufficient information to make an informed decision regarding the specifics of the five (5) story residential building, bounded by Lynx Lane to the west and Cross Fox Lane to the south, and illustrated in the Wilde Lake Village Center Final Site Plan, Sheet 2 of 9, Revision 1, 6/30/11. Other than the related issue discussed in item 2 of this document, the Wilde Lake Architectural Committee does not grant approval for

construction of any structure on that part of the property. For future consideration, the property owner shall submit an application for exterior alteration in accordance with the Wilde Lake Community Association Non-Residential Architectural Procedures. The building shall be of similar size and location as that proposed in this application.

25.1. Justification –

25.1.1. Wilde Lake Covenants, § 7.03(b) - failure to include information in such plans and specifications as may have been reasonably requested;

26. The concrete sidewalk that fronts Slayton House and forms the eastern barrier of the parking lot shall be replaced as part of this application.

26.1. Justification –

26.1.1. Wilde Lake Covenants, § 7.03(g) - objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;

27. At the time of this application, the subject property is not zoned for residential use of any kind. After obtaining a Decision and Order for this use from the Howard County Zoning Board, the number of residential units permitted on the property will be in the range of 200-240 units.

27.1. Justification –

27.1.1. Wilde Lake Covenants, § 7.03(i) - any other matter which, in the judgment of the Architectural Committee, would render the proposed Structure, Structures or uses inharmonious with the general plan of improvement of the Property or with Structures or uses located upon other Lots in the vicinity.