



ULI TOD Product Council Spring 2020 Meeting
July 8, 2020

Oxford Square

Howard County , Maryland

Randy MacCuaig

Preston Scheffenacker Properties

I have received the sum of Twenty One pounds for
the within Land & One shilling for the improvement
thereon patent may be as for after with his
Excellent's Approbation
1748

21 m. from old court.
Mr John Harrison
Asks his life at an 1/2 p. a
Called the Old Court. Folio 1420
17 August 1747

01

History of the Site



127
The old stone hole
134 e
135
135

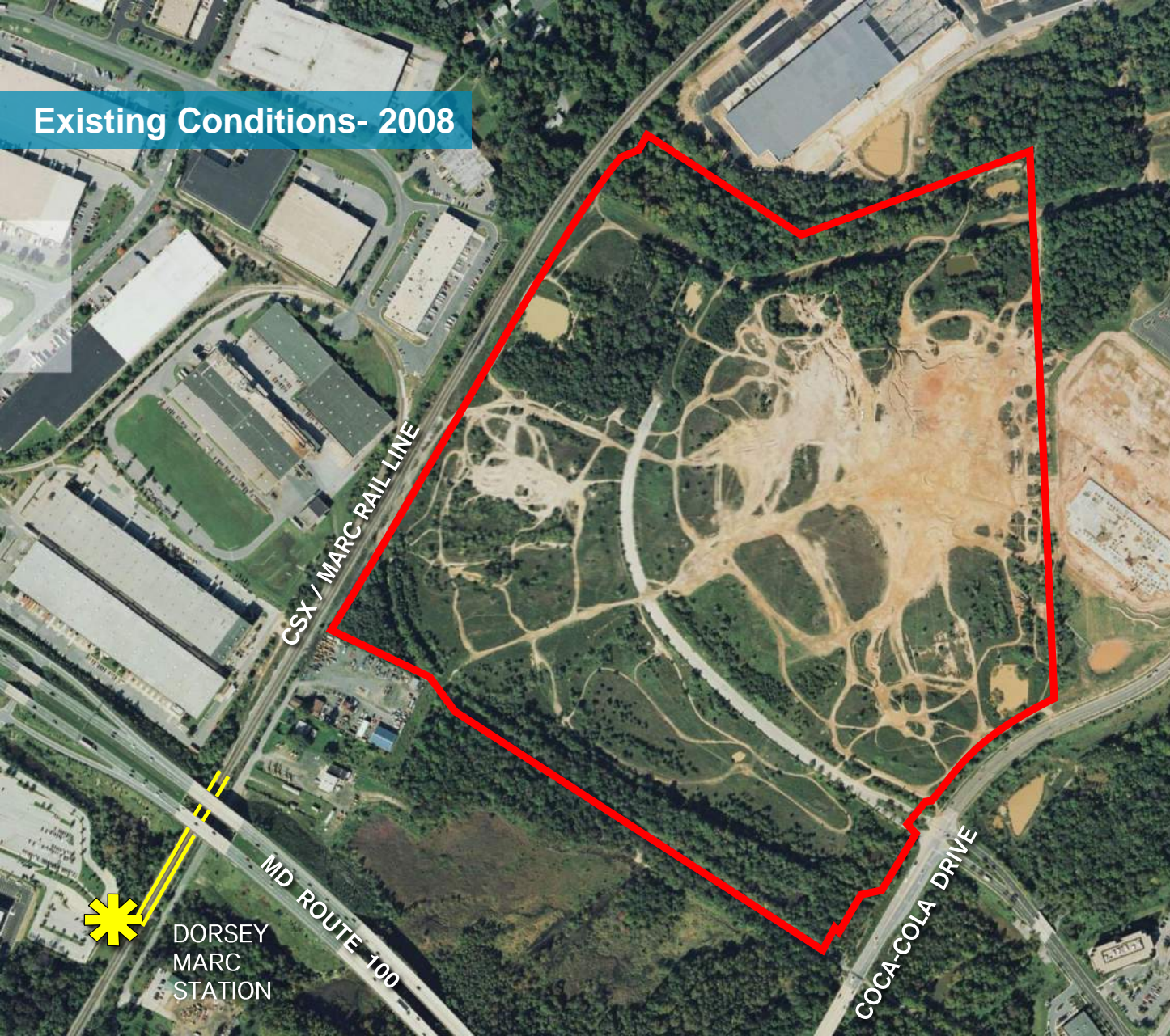
History of the Acquisition



- Former sand and gravel operation
- In the early 1990's the County lures Coca-Cola to purchase the property for a new bottling plant and distribution center
- Coca Cola purchases the property in October of 1992 with County improvements
- Coca Cola prepares a solicitation for the sale of the property in 2009
- Preston Scheffenacker Properties acquired the property in Early 2010



Existing Conditions- 2008



DORSEY MARC STATION

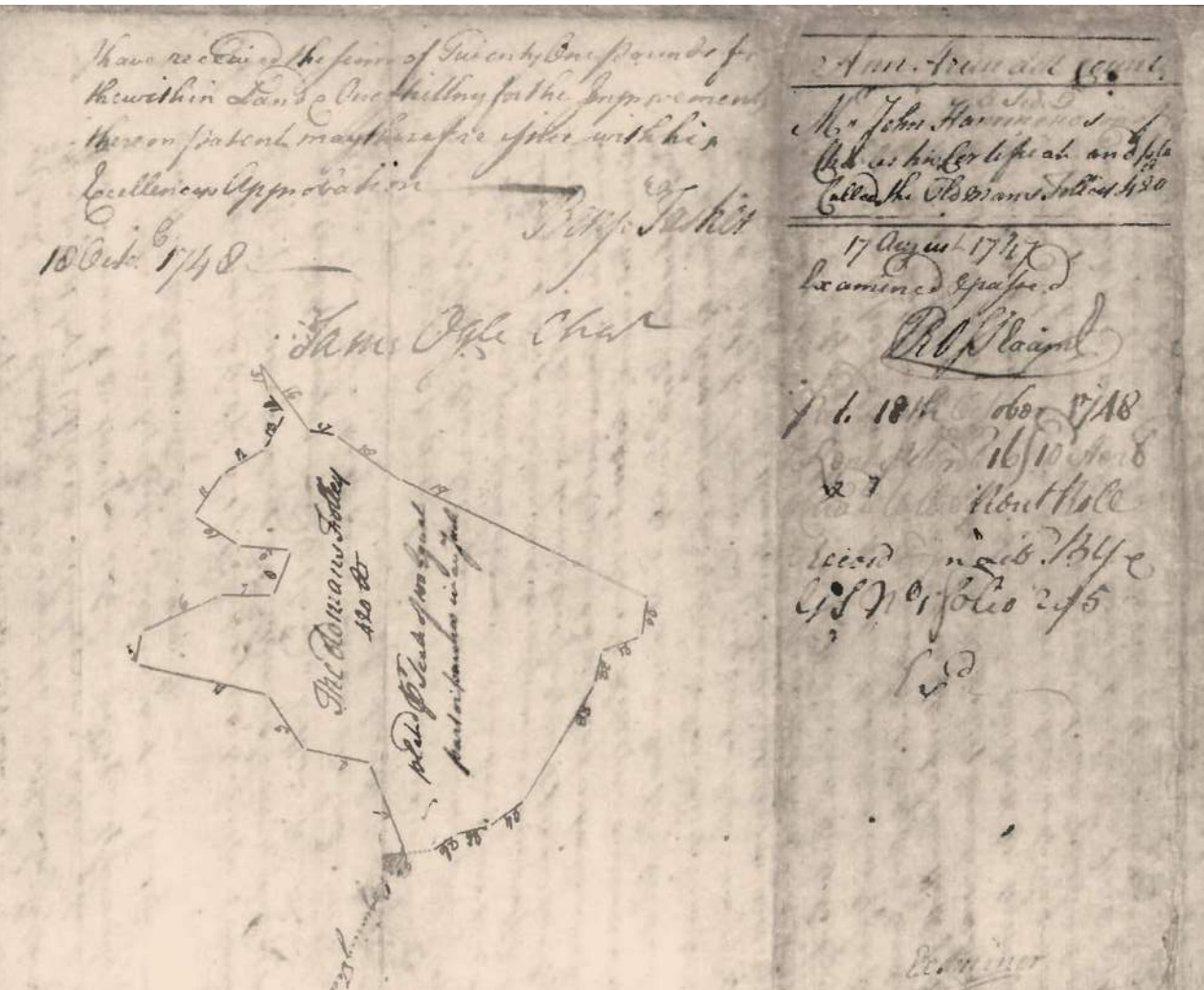


FORMER SAND AND GRAVEL MINE

OXFORD SQUARE- Howard County, MD
Master Developer: Preston Scheffenacker Properties

Zoning

- The Coca-Cola “Assumption”
- Site within 1,400 Feet from Dorsey MARC Station
- Access to O’Conner Lane (1747 Deed)



The Old Man's Folly deed (August 17, 1747)





02

Development Plan

Vision Plan 2020

Development Summary:

120 Acres

1,362 Dwelling Units

- 400 Townhomes
- 156 Condominiums
- 875 Apartments

Thomas Viaduct Middle School (2014)

Hanover Hills Elementary School (2018)

15,900 SF Retail Building and Pre-School

4,600 SF The Barn (Community Center)

68,000 SF The Attic (Community Storage)

16.7 Acres Amenity Open Space



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OXFORD SQUARE- Howard County, MD

Master Developer: Preston Scheffenacker Properties



OXFORD SQUARE

Current Master Plan 2020

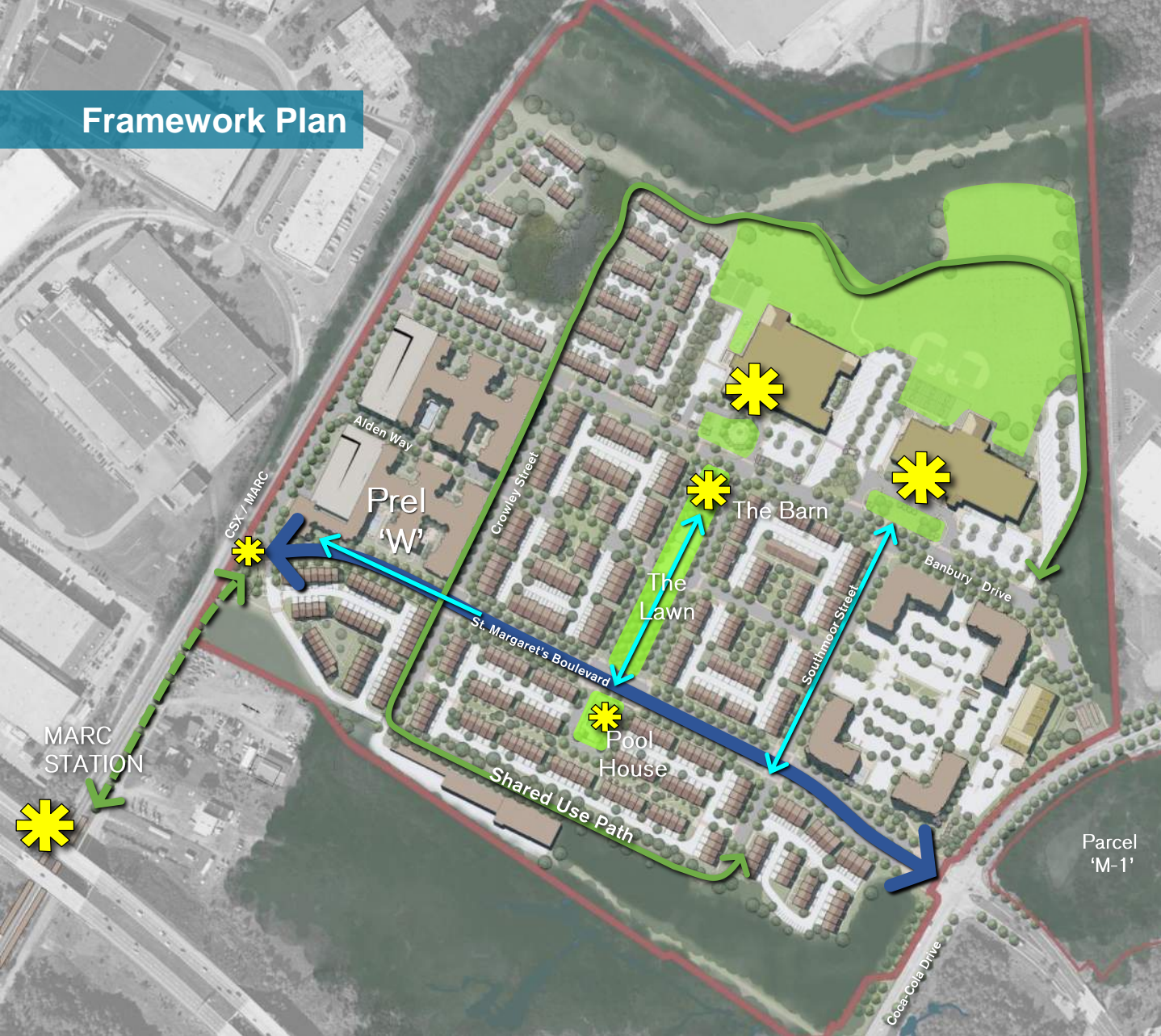


PEDESTRIAN-ORIENTED STREETS

OXFORD SQUARE- Howard County, MD
Master Developer: Preston Scheffenacker Properties



Framework Plan



SOUTHMOOR STREET VISTA



ST. MARGARETS BOULEVARD ENTRANCE

OXFORD SQUARE- Howard County, MD
Master Developer: Preston Scheffenacker Properties



OXFORD SQUARE

DIVERSITY OF HOUSING



MULTIFAMILY APARTMENTS



TOWNHOUSES



STACKED TOWNHOUSE CONDOS

OXFORD SQUARE- Howard County, MD
Master Developer: Preston Scheffenacker Properties



ST. MARGARETS BOULEVARD MEDIAN ESD PLANTINGS



ST. MARGARETS ENTRANCE GATES



THOMAS VIADUCT MIDDLE SCHOOL



NEIGHBORHOOD SERVING RETAIL AND PRE-SCHOOL

OXFORD SQUARE- Howard County, MD
Master Developer: Preston Scheffenacker Properties





HANOVER HILLS ELEMENTARY SCHOOL



PRE-SCHOOL



COMMUNITY TRAIL

OXFORD SQUARE- Howard County, MD
Master Developer: Preston Scheffenacker Properties



OXFORD SQUARE



03

Implementation

COMPLETE STREETS



WIDE
SIDEWALK

BIKE
LANES

REDUCED PAVING SECTION

ESD MEDIAN

INCREASED
SHADE TREE
CANOPY



INTEGRATED SWM



RAINWATER CISTERNS



POROUS PAVING & PRIORITY PARKING FOR FUEL-EFFICIENT VEHICLES



INTEGRATED LANDSCAPE & BIORETENTION

OXFORD SQUARE- Howard County, MD
Master Developer: Preston Scheffenacker Properties



OXFORD SQUARE



← EXTENDED STREAM BUFFER →

RESTORED WETLAND (1 AC)
& HABITAT

COLONIAL PIPELINE

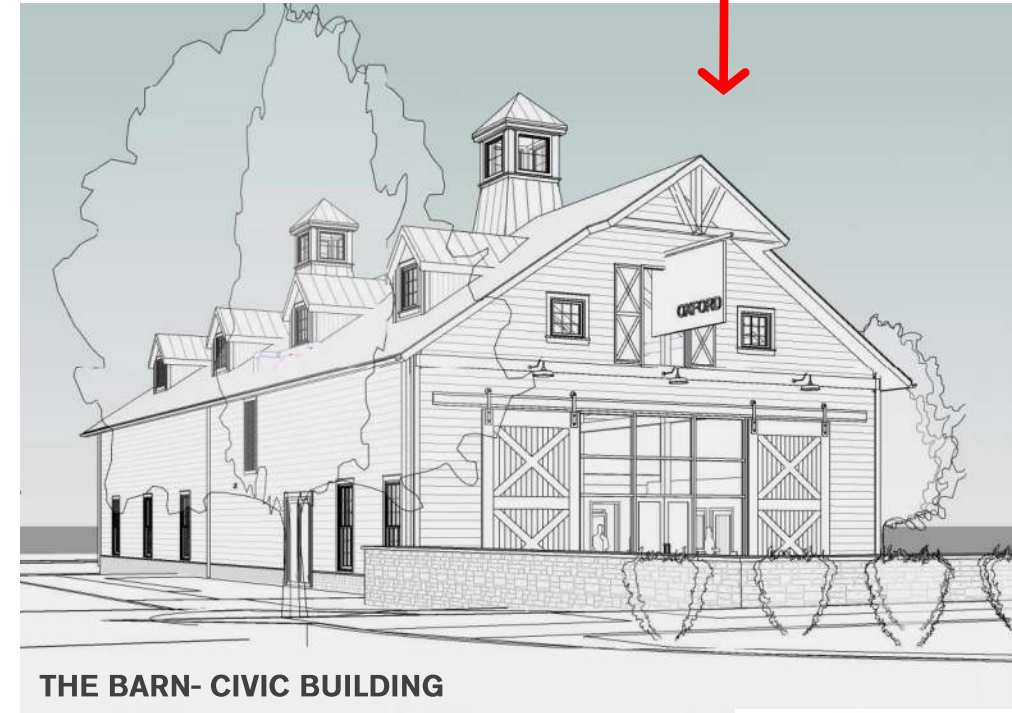
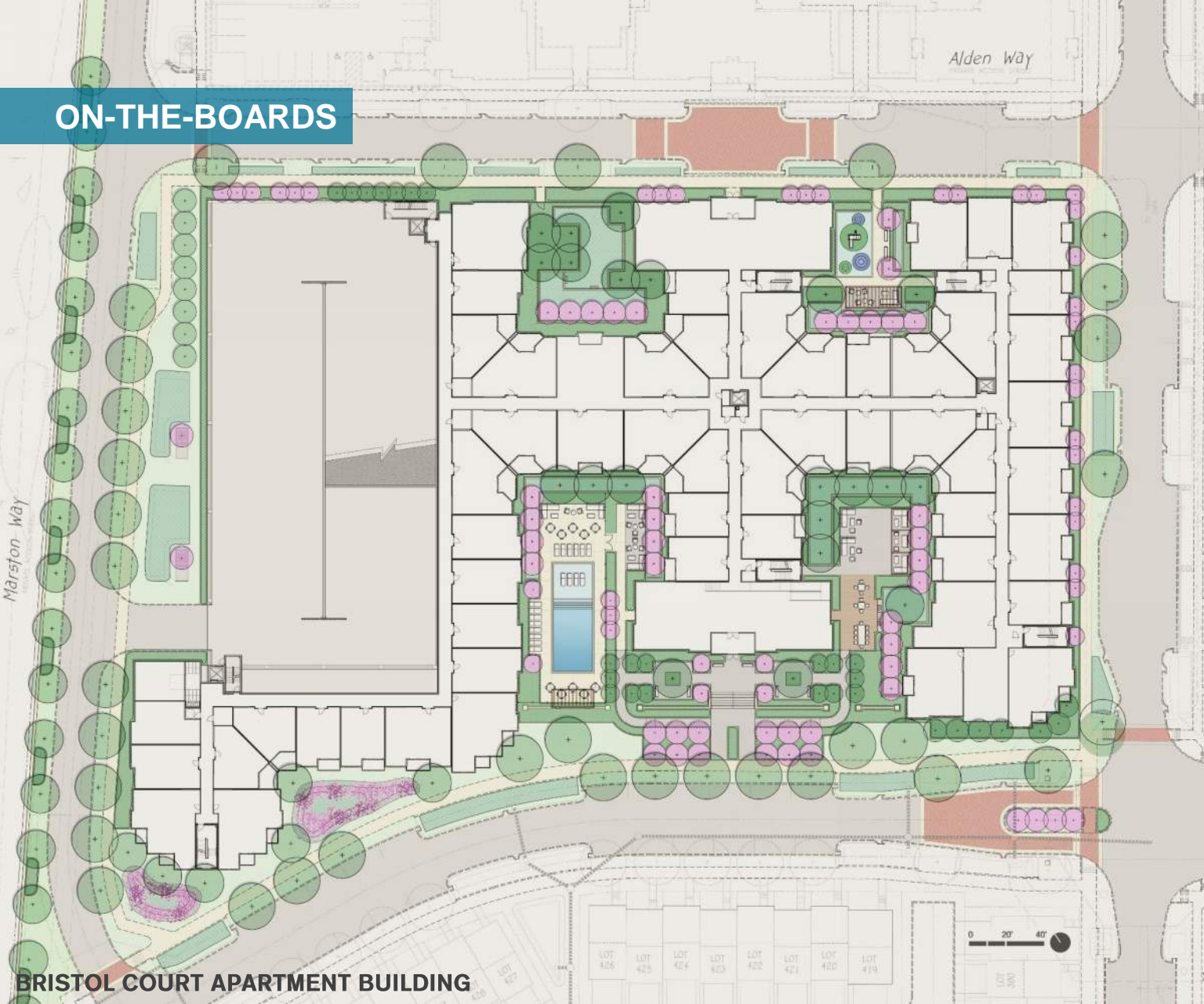
PROTECTED WETLAND
& FOREST CONSERVATION AREA

ENVIRONMENTAL PROTECTION

[Coordinated effort between Colonial Gas, Howard County and Developer]



ON-THE-BOARDS



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