

Architectural Guidelines

Preamble to the Architectural Guidelines

As you read the River Hill Architectural Guidelines, you likely have one of two goals in mind: either you are a current resident contemplating a property alteration or you are a new/potential resident educating yourself as to the Architectural Guidelines which affect our community.

Columbia was created in the 1960's based on James Rouse's vision that a 'better city' could be built. He and his planners envisioned the creation of a human-centered community — a community that “grew people.” Their concept developed out of the social consciousness of the period and was a response to our Nation's experiences with urban blight and suburban sprawl. Goals of the Columbia project include:

- respect for the land;
- creation of a “real city” that is open to people of all ethnic and socioeconomic backgrounds; and
- creation of an environment that provides for the “growth of man, woman, and family.”

Columbia's physical design reflects these social objectives. Two key elements of the concept were the creation of neighborhoods and villages within the city and the importance of aesthetics. By designing portions of the community as open space available for common use, the developers sought to enhance the relationships between the city's residents as well as each resident's relationship with the environment.