

## ***Elm Street Development***

The "Hawk" Property

Update – February 10, 2014

**The Property:** Located just off of Ritchie Highway in Arnold, Maryland, the Hawk Property is an assemblage of three parcels totaling 15.6 acres. The property is wooded with two existing homes, both served by well and septic. The property could derive its access off of either (or both) Ritchie Highway and/or Joyce Lane.

**What Zoning Permits:** The property is zoned R-5, which permits townhouse development as a conditional use up to 5 units per acre. Once the areas of floodplain, wetlands, and steep slopes are subtracted from the total acreage, the site is permitted to have 53 townhouse units.

**The Original Plan:** The original plan clustered 53 townhouse units along the two ridge lines of the property, and derived its access off of Ritchie Highway. The majority of the site is preserved in open space, including the entire stream and stream buffer, a majority of the specimen trees on site, and a majority of the steep slopes. Some of the metrics for the original plan are:

- 53 Units Total or 3.4 units per acre gross density
- 76% of site in permanently preserved open space
- No impact to the stream or stream buffer
- No vehicular access off of Joyce Lane
- Preservation of 70% of the specimen trees on site

**The Revised Plan – September 2013:** A follow up meeting was held on June 10, 2013 at the Elm Street offices with the APC to share the revised plan. To address the community concerns to the maximum extent possible, Elm Street Development proposed a revised plan to the community which accomplished the following:

- Converted 53 townhouse layout to 27 single family detached homes
- Reduced the density by nearly 50% to under 2 units per acre gross density
- Proffered pedestrian connections along Ritchie Highway, Joyce Lane, and directly to Arnold Elementary property.
- Provides a wooded buffer to Ritchie Highway
- Reduces impact to Arnold Elementary through the reduction of nearly 50% of the proposed units
- Based upon additional input from several sources, the "flag lot" (Lot 27) was deleted from the plan. An additional lot was added adjacent to Lot 4 to maintain 27 lots total, however there are now 0 flag lots in the plan.

**The Revised Plan – February, 2014:** An additional follow up meeting was held on January 30, 2014 at Dick Ladd's office to share the revised plan with Councilman Ladd and representatives from the APC. To address additional community concerns to the maximum extent possible, Elm Street Development proposed further revisions to the plan which accomplished the following:

- Reduces total number of units from 27 single family detached homes to 25.
- Revised density is reduced to 1.6 per gross acre
- Reduces the Limits of Disturbance
- Deletes the pedestrian connections to Joyce Lane, to respond to APC concerns that the connection impacted wetlands.
- Increases the wooded buffer to Ritchie Highway
- Preserves 10 additional specimen trees through reduction in LOD
- Preserves nearly 40% of the site in forest conservation
- Preserves nearly 70% of the site in open space (includes forest conservation)
- Reduces impacts to steep slopes and buffers
- Reduces impacts to stream and stream buffer (only impacts tied to SWM outfall, which is under redesign consideration)

As discussed at the January 30, 2014 meeting, the design for the entrance off of Ritchie Highway will be framed with retaining walls to preserve, as much as possible, the existing trees and landscape. The design of the entrance (hardscape and landscape) will be provided to APC as a courtesy prior to implementation to allow for review and comment.

**Ritchie Highway Access:** Elm Street to meet with impacted homeowner(s) to review Ritchie Highway access issues. Resolution to this issue may drive additional changes to the plan, which will be communicated to APC as soon as they are known.

**Next Steps:** Revised Sketch Plan encompassing the above was submitted to the County February 4, 2014.