



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

TECHNICAL STAFF REPORT

Final Plan Amendment for the Village of Wilde Lake

Planning Board Meeting of May 20, 2021

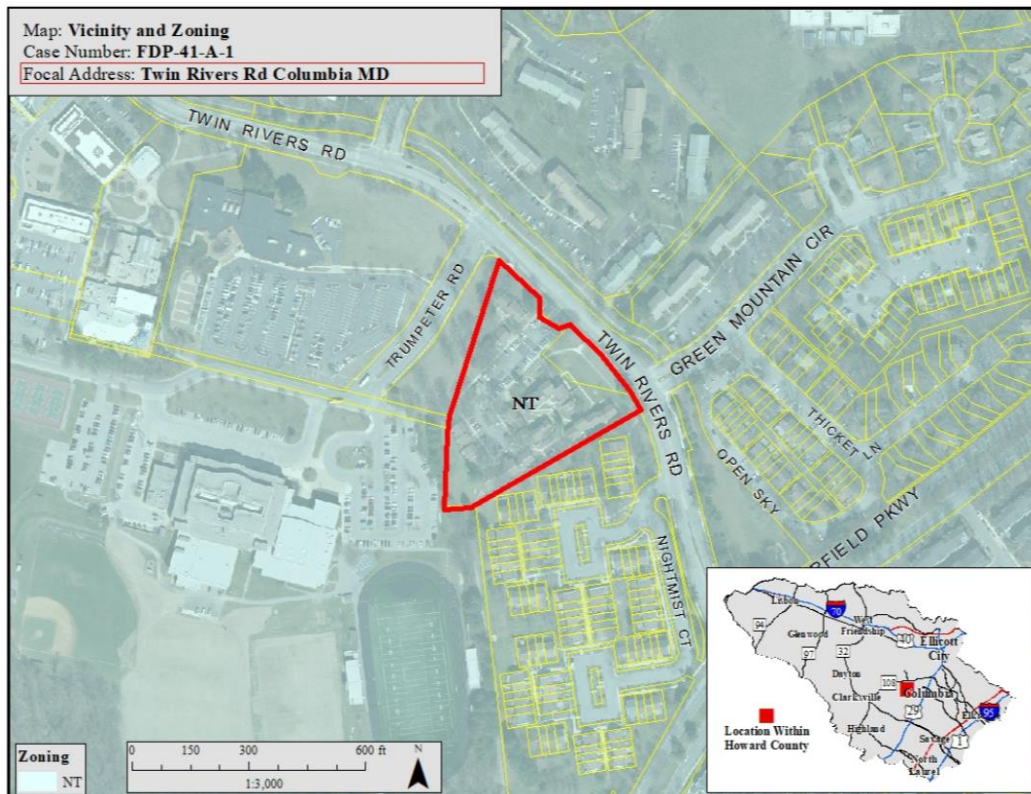
Case No./Petitioner: FDP-41-A-1, Howard Research and Development Corporation, on behalf of Enterprise Homes, LLC

Project Name: Final Development Plan for Village of Wilde Lake, Religious Facility and Apartment Sites, Section 10, Area 4

**DPZ Planner: Jill Manion, Planning Supervisor
jmanion@howardcountymd.gov**

Request: The purpose of the Final Development Plan is to increase the number of allowed apartment units to 153 (as approved with ZB-1120M), increase the allowable building height to 47 feet, and to revise the boundary line between Lot 2 and Lot 3 with no net change of lot area for either lot.

Location: The subject properties are located on the southwest side of Twin Rivers Road between Green Mountain Circle and Trumpeter Road and Tax Map 30, Parcel 272, Lot 2 and Tax Map 36, Parcel 81, Lot 3.



Vicinal Properties:

North: A Columbia Association Open Space lot, Trumpeter Road, and the Wilde Lake Interfaith Center

South: single-family attached homes

East: Twin Rivers Road with single-home attached homes beyond the right-of-way

West: Wilde Lake High School

Site History:

Lot 2 is a 3.5 acres property currently developed with an aging townhome-style apartment complex known as Roslyn Rise, which was constructed in 1971. The property is identified as "Apartment Site" on FDP-41-A, which was recorded in the Land Records of Howard County in Plat Book 16, Folio 78-81 on January 20, 1969. Lot 3 is 0.4 acres of credited open space owned by the Columbia Association situated between Lot 2 and Twin Rivers Road. While mostly lawn, it is improved with a paved pathway and the entrance to a below-grade pedestrian tunnel beneath Twin Rivers Road. There are no environmental features on either property. A plat of subdivision was recorded on January 21, 1969 (Plat Book 15, Folio 87). On October 5, 2020, the Zoning Board of Howard County granted approval to amend the Preliminary Development Plan for Columbia to increase allowable density by 300 new units. This request is part of a broader redevelopment effort to replace existing, affordable housing with mixed-used housing. The 300 units are to be distributed over five properties, with the Roslyn Rise property to be the first to be redeveloped.

Description and Purpose of the Proposed Final Development Plan Amendments:

In order to accommodate the proposed development, the petitioner proposes the following amendments to FDP-41-A:

- 1. Criteria 7.A.: Increase the maximum number of permitted dwelling units for Apartment Uses on Lot 2 from 58 to 153.**

ZB1120-M previously approved an increase in density by 300 units amongst the five designated properties. This site is identified within the Decision and Order of ZB1120M as 10421 Twin Rivers Road. This change would be consistent with the previous approval by the Zoning Board and complies with the Amended Preliminary Development Plan approved on October 5, 2020. Specifically, the Decision and Order states that when the density is distributed across the five properties, no site may receive more than 100 of the new units. This site will receive 95 of the new units.

- 2. Criteria 8.A.: Increase the maximum building height for Apartment Uses to 47 feet to accommodate the building structures necessary to accommodate the prescribed number of units**

The current maximum height permitted for apartment uses in this FDP phase is 40 feet. This action would increase the allowable height by 7 feet for a total of 47 feet. The maximum building height excludes parapets and stair towers. Section 128.A.3.a of the Zoning Regulations states that in any district, parapet walls may not exceed more than 4 feet above the maximum allowable height. Therefore, the parapet walls proposed for this project will not be included in the 47 feet height allowance and may extend an additional 4 feet.

- 3. Revise the boundary between Lot 2 (Enterprise Homes, Inc.) and Lot 3 (Columbia Association).**

This adjustment maintains the same lot areas but results in a more regular lot configuration for both lots to facilitate the proposed residential redevelopment (Lot 2) and outdoor amenity space (Lot 3). The boundary adjustment does not result in a loss of credited open space area and does not impact the acreage designated for Apartment Land Uses in accordance with Section 125.0.A.8.

Section 125.0.D requires amendments to a Final Development Plan to be considered at a public meeting.

The Department of Planning and Zoning does not suggest any conditions of approval.

DocuSigned by:

Amy Gowan

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Amy Gowan, Director
Department of Planning and Zoning

Village of Wilde Lake
**Application for Exterior Alteration
For Non-Residential Properties**

*Please consult the Wilde Lake Procedures and Guidelines for
Non-Residential Properties for application requirements.*

I. Applicant Information

Property Owner Name: _____

Address: _____

Contact Name: _____

Phone: _____ E-mail: _____

Property Address (if different from above): _____

II. Detailed Explanation of Proposed Changes

_____ (attach extra sheets if needed)

III. Signatures of All Adjoining Property Owners

Owner Name: _____ Signature*: _____

Owner Name: _____ Signature*: _____

Owner Name: _____ Signature*: _____

Owner Name: _____ Signature*: _____

(use additional sheets if necessary)

*Signature indicates an awareness of proposed architectural changes and does not constitute approval.

Village of Wilde Lake
**Application for Exterior Alteration
For Non-Residential Properties**

Page 2 of 2

IV. Checklist for Required Materials

_____ Response to comments from meeting with the Board and open comment period.

_____ Final site plan with all details and any revisions to the preliminary site plan at a minimum scale of 1"=30'.

_____ Location and details of all walks, courtyards, fences, trash dumpster enclosures, communication equipment and other exterior features within the building site.

_____ Final construction drawings showing all elevations, including details of trim and finishes at a minimum scale of 1/4"=1'0".

_____ Actual materials and color samples of exterior wall material and roofing including trim, doors, windows, etc.

_____ Final signage drawings showing the location and appearance of all signs and graphics including their size, materials and any illumination.

_____ Final exterior lighting system including locations, mounting heights and manufacturer's catalog photographs of proposed fixtures as well as a photometric study to assess the proposed intensity of lighting.

_____ Final landscape plan at a minimum scale of 1"=30' specifying the location, type and size of all plant materials.

_____ Description of temporary construction facilities such as trailers, storage locations, fences, temporary signs, lights, etc.

_____ Any other material required to explain the intent and character of the project.

V. Applicant Signature

If this application involves the placement of a structure on a portion of the applicant's property adjacent to Columbia Association (CA) property and any portion of the structure is placed on CA property, applicant disclaims for himself/herself and his/her successors any interest in CA's property, agrees to indemnify CA against any costs it incurs to protect its property rights, and agrees to remove the structure from CA's property.

The undersigned hereby understands and agrees that no work will begin until Architectural Committee approval is obtained.

Signature: Jess Neubelt Date: _____

Submit completed application to:

Wilde Lake Community Association / Slayton House
10400 Cross Fox Lane
Columbia, MD 21044
Attn: Covenant Advisor covenants@wildelake.org

Phone: 410/730-3987
Fax: 410/730-6695
www.wildelake.org

Roslyn Rise redevelopment

Inbox



Carl McKinney <covenants@wildelake.org>

Mar 19, 2021, 3:42
PM (3 days ago)

to Ramona, rhils1

Hi all,

As you may know, Enterprise Community Homes is planning on rebuilding Roslyn Rise. They have submitted an application to the Wilde Lake Architectural Committee. I've attached the application, as well as the material presented to the Village Board that gives an overview of the project. I'd appreciate it if you sign the first page of the application and return it to me, indicating you are aware of the project, or just acknowledge by email that you are aware. I have a ton of information about the redevelopment that I can send you, or I can put you in touch with the project manager who can answer any questions you may have.

Thanks much, and have a good weekend.

Carl

--

Carl McKinney
Covenant Advisor, Village of Wilde Lake
10400 Cross Fox Lane
410-730-3987
*I am available at Slayton House by appointment only.
Please contact me by email*

2 Attachments



Ramona Davis

Mar 19, 2021, 6:13
PM (3 days ago)

to me, rhils1

Hi Carl,

Bryant Square acknowledges.

Thanks!

[Sent from Yahoo Mail for iPhone](#)

Village of Wilde Lake
**Application for Exterior Alteration
For Non-Residential Properties**
*Please consult the Wilde Lake Procedures and Guidelines for
Non-Residential Properties for application requirements.*

I. Applicant Information

Property Owner Name: Enterprise Community Homes Housing, LLC

Address: 875 Hollins Street, Suite 202, Baltimore, MD 21201

Contact Name: Jess Neubelt

Phone: 202-885-9579 E-mail: jneubelt@enterprisecommunity.org

Property Address (if different from above): _____
10339 Twin Rivers Road, Columbia MD 21044

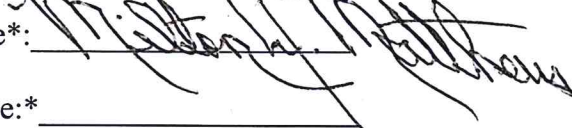
II. Detailed Explanation of Proposed Changes

Roslyn Rise is a small, dated, and highly inefficient affordable townhome community from the 1970s. The proposed redevelopment is to temporarily relocate existing residents, demolish the townhomes, and replace them with two new four-story multifamily apartment buildings, replacing each existing unit in-kind as well as adding 95 additional units (for a total of 153 units). The new buildings will be mixed-income; over 50% of the new units will be for market-rate residents, and have a higher portion of one- and two-bedroom units, as opposed to large family units. The new development will be highly amenitized to support residential programs and choice, including a large after-school tutoring space, a fitness center, a community room, a dog walk, and a large outdoor patio adjacent to the Columbia Association's trails. (As part of this process, we are working closely with CA to improve and landscape the trail that connects to the tunnel under Twin Rivers Road.) We have also negotiated easements with CA to allow for pedestrian and emergency vehicle connectivity to Trumpeter Road via the parcel to our immediate west, which they own.

The new buildings will each have one floor of partially subterranean parking, in addition to sharing the surface lot between the buildings.

The buildings will feature on-site management and share all amenity spaces. See plans for more information. (attach extra sheets if needed)

III. Signatures of All Adjoining Property Owners

Owner Name: Milton W. Matthews Signature*: 

Owner Name: _____ Signature*: _____

Owner Name: _____ Signature*: _____

Owner Name: _____ Signature*: _____

(use additional sheets if necessary)

*Signature indicates an awareness of proposed architectural changes and does not constitute approval.



Date: March 18, 2021

From: Jess Neubelt
Real Estate Development Manager
Enterprise Community Development

Re: Roslyn Rise Redevelopment
10339 Twin Rivers Road
Columbia, MD

To: Members of the Architectural Advisory Panel of the Wilde Lake Village Board

The Roslyn Rise development team presented our plans to the Wilde Lake Village Board on January 11th. Following that presentation, we received three formal comments: two via email and one shared with Carl McKinney and passed along to me. I am writing in response to all three as part of our formal application to the Architectural Advisory Panel.

Schools

Two of the issues raised are outside of the scope of this panel's review as we understand it, but we want to acknowledge the residents' concerns: one about school capacity and another, related, about the FARMS rates at Bryant Woods Elementary School and Wilde Lake Middle and High Schools. We do understand the school capacity concerns and would like to highlight a few things. First, while we are proposing to add 95 additional units, as approved through the zoning process completed last year, 83% of these units will be one and two-bedroom units, not large, family-sized units. Additionally, the County is opening two new elementary schools that will relieve school pressure just a few years after this project delivers, the first in 2027 and the second in 2031. As to our project's impact on school FARMS rates, over 50% of our new units will be market-rate and two-thirds of the households will be above FARMS income levels. We expect that the addition of workforce and market-rate households will reduce the overall ratio of families with school-aged children requiring free or reduced lunch.

We are actively addressing these same items and the Adequate Public Facilities Ordinance (APFO) with Howard County. The overall goal of this redevelopment is to increase housing access for all income ranges, and to stabilize the property and resident community through the introduction of many moderate and higher-income households alongside low-income and deeply subsidized housing.

Traffic

All three respondents touched on traffic and ingress to/egress from the community. Our traffic study, put together in consultation with the County as part of the APFO process, found that this project would not cause excessive traffic burden on the surrounding streets. The report looked at existing traffic counts in the neighborhood (adjusted to pre-pandemic levels using 2018 data) as well as several growth factors, including the impact of the Roslyn Rise development itself; 20 years of a projected 6% growth rate above and beyond the addition of residents associated with our project; and the growth associated



with other projects in the development approval pipeline. At the peak of the evening rush hour, the report estimated that there would be 41 turns onto the property, only a portion of which would be left turns. Given that there is a left-turn lane into the property, we expect this to have little impact on the overall flow of traffic along Twin Rivers Road.

Other related concerns were raised, including traffic impacts during the construction period. While there will be construction vehicles entering and exiting the site, the construction entrance is internal to the site, as are the Limits of Disturbance, so there will be no permanent blocking of traffic lanes or the Twin Rivers sidewalk (see the Logistics Plan, included as Part 8 of this submission). We do not expect to cause disruptions to the flow of traffic or block off the street for any noteworthy periods of time apart from very limited utility work. Additionally, it's worth noting that contractors' workdays begin and end earlier than typical rush hour, so they would contribute little to rush hour windows.

Another comment raised the fact that the property will only have one means of ingress or egress. We are not able to construct permanent, community-wide egress over Columbia Associations land along Trumpeter Road. They have generously worked with us to provide emergency fire access and pedestrian access across their property. We believe that while the flow of traffic into and out of this community will increase, the diversity of the resident population means that it will be well spread out throughout the day, as opposed to spiking in two short windows of time.

Building Scale & Character

Finally, the last theme of the comments was about the buildings' scale as compared to the rest of the Wilde Lake Village. The proposed multifamily buildings are a different style of design and construction than that of much of the village, which was designed in the mid- and late-20th century. However, we do not believe they are of a substantially larger scale. The existing community includes several three-story townhomes; our proposed development tops out at four stories. While there is an additional level of parking in both buildings, these garages are substantially below-grade. Concord House Condominiums, located a block away along Twin Rivers Road, is seven stories and blends very well with the community.

In our efforts to keep aligned with the character of Wilde Lake, we have selected colors and materials like brick and clapboard siding in beiges, browns, and blues, and expect that this review process will highlight where we may have missed the mark. One commenter perceived that we are eliminating plantings, but we will be adding more trees and plantings along the perimeter, and particularly along Twin Rivers Road, than exist today. We will be planting trees along our property line on Columbia Association's land, to help screen the development from Trumpeter Road, and adding new trees between our property and the adjacent homes along Daystar Court.

Conclusion

While the proposed redevelopment will be a significant change from the existing property, we believe it to be an overwhelmingly positive one. We will be creating more housing access and choice in a diverse community with terrific social, natural, and commercial amenities. We are turning a very low-income community into a mixed-income community by preserving existing unit types and affordability one-for-



one while also increasing the number of workforce and market-rate units. We are replacing substandard housing units with contemporary, high-quality, sustainable, service-enriched homes. This shift will ensure a more stable property and generate what we believe will be long-term positives for the local community and school district. Finally, we have worked hard to design a building that responds to the local context, is energy- and water-efficient, provides substantial indoor and outdoor amenities, and is landscaped in ways that simultaneously manage stormwater, provide shade, and look beautiful.

Three additional notes:

- 1) We made multiple attempts to reach out to the contact for Bryant Square Homeowners Association by phone and by email with no luck. If a member of the Board or Advisory Panel is able to put us in touch, we'd be thrilled to meet members of the HOA and discuss the plans in more detail.
- 2) You'll see that lighting details changed from our initial presentation to WLVB. We've provided information for all fixtures and locations now planned, as well as photometrics that provide levels of light that the development and property management teams are happy with. We look forward to your feedback on the lighting plans.
- 3) We have worked closely with the Columbia Association throughout this process, primarily but not exclusively regarding details of work that will occur on their land. We are in the process of working through easements to memorialize the shared use and allocated responsibilities for maintenance of both the amenities and open areas.

We look forward to reviewing our plans in more detail with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Jess Neubelt".

Jess Neubelt
Development Manager, Enterprise Community Development
jneubelt@enterprisecommunity.org

CC: Carl McKinney, Covenant Advisor, Wilde Lake Village
Kristin Shulder, Village Manager, Wilde Lake Village
Albert Edward, Assistant Director of Open Space & Facilities, Columbia Association
Robert Vogel, Principal, Vogel Engineering + Timmons Group
Ashish Mayer, Vice President, Grimm + Parker
David Blalock, Senior Construction Manager, Enterprise Community Development

Roslyn Rise Redevelopment

Inbox



Meagan Lohin <meaganlohin@gmail.com>

3:38 PM (1
hour ago)

to me

To The Wilde Lake Village Board,

I have lived in Columbia for almost a decade and have come to enjoy the neighborhood of Bryant Woods. It is great to live in a diverse community that has easy access to both the smaller shops in the village center and the larger stores and restaurants in the town center. There is a great suburban feel while still having the accessibility of a more urban environment. I recently learned of the plans for the redevelopment of Roslyn Rise which is a community close to my home. While I understand that the community is aging and in need of updates, I'm concerned with this proposal and the impact it might have on the Wilde Lake community.

The proposal shows a substantial addition of units once Roslyn Rise is redeveloped. Currently, there are 59 units and the plan is to have 153. I see potential issues with community infrastructure as a result of this increase. One is the impact on our local schools and the other is potential for traffic.

Three public schools are within walking distance to this community - Wilde Lake High School, Wilde Lake Middle School, and Bryant Woods Elementary. Bryant Woods Elementary School simply has no room as the current capacity is at around 117%*. While Wilde Lake High School fares much better, their capacity is at 103%. There is very little wiggle room in this community for population growth until our schools are able to expand either through additional schools or with building renovations. While 61 units in the project are slated to be single bedrooms, this does not necessarily mean families with children will not still want the unit despite the smaller space unless there is an enforceable occupancy limit. I want families to be able to afford homes in their desired neighborhoods, but this community already has a variety of housing for a range of income levels. It is far more diverse than other areas of Howard County that could stand to have a wider range of options.

My family frequently struggles with the ease of making a left turn from Green Mountain Circle onto Twin Rivers directly across from Roslyn Rise with the current traffic level. I am concerned that more than doubling the units across the street will make it virtually impossible to make that left turn without a stop sign or traffic light. The only way to get in or out of Roslyn Rise is to use Twin Rivers Road. There are currently 3 traffic lights within a half mile on Twin Rivers Road - one at Twin Rivers and Broken Land Parkway, another at Twin Rivers and Governor Warfield, and finally one at Trumpeter Road and Twin Rivers. I highly doubt there would be much support for yet another traffic light within this short distance despite the likely increase of traffic due to residential growth

from this development. It took years of public complaint and serious accidents to trigger the traffic light installation at Twin Rivers and Broken Land Parkway. I have serious doubts of any help for the intersection of Twin Rivers and Governor Warfield across from this new development.

Roslyn Rise is an aging community that needs to be updated but given these community concerns, I'm not quite sure the proposed plan is wise. What is Enterprise Community Development Inc. planning to do to support the community at large? What reasoning is there to continue with so many units? Could the number of additional units be decreased as a compromise?

Thank you for your time,

Meagan Lohin
Wilde Lake Resident

*per the Howard County 2020 Feasibility Study taken
from <https://www.hcpss.org/f/schoolplanning/2020/2020-feasibility-study.pdf>

Roslyn Rise Redevelopment

Inbox



Mollie Nelson

Thu, Jan 28, 7:42
PM (15 hours ago)

to me

To the Wilde Lake Village Board,

I wanted to comment and ask a few questions regarding the proposed update to the Roslyn Rise Development. While I agree that these buildings are in need of updates to better suit the needs of residents, I have a few concerns I would like to address. First, my main concern is for our schools. Bryant Woods Elementary is a small school and already overcapacity, at 117% * and Wilde Lake High sits at 103%*. My concern is that adding such a number of units to our already cramped community is going to burst our already overly crowded schools. Can you please address this concern: what is being done to accommodate possible over crowding? Is the developer being required to consider schools or contribute to funding for development of our community schools? Another concern along these lines is the FARMS rate that will accompany lower income units and an increase in our Wilde Lake Community schools. We are currently at or greater than 45% across our ES, MS and HS **. Howard County's average FARMS rate is 22.5%. We are already over that average and adding more puts an unfair burden on our community and our kids.

Second, seeing the proposed plan from Enterprise Community Development, it is apparent that the buildings will be adding an additional two (2) stories and that the exterior of the buildings are very commercial looking structures akin to the skyline breaking high-rises near the town center mall. I have also noticed that this redevelopment drastically reduces the trees that could obstruct the view of the new structure, whose absence will only exacerbate that it does not honor the look nor blend with the rest of the community. Our current community's structures blend with our beautifully planned and well-manicured community and offer a feeling of refuge within a broad and sprawling metropolitan district. In addition, this proposed building is following the unwelcome trend of multiple story buildings changing the heart of Columbia from a secluded community to a typical looking urban city center that is not in line with what endeared us to move to this area to raise our family. Columbia has long prohibited skyline breaking structures like the "golden arches" and other neon signs to infiltrate our community to date, and based on the current trend, I fear that those structures may be next. I urge you to consider seriously how to ensure this proposed building may continue the needed retrofit of those residences while still honoring the feel of our community and preserving the appeal that ensures Columbia will continue to stand out as a desirable place to live.

Third, if we move forward as proposed, how will this reconstruction affect traffic along Twin Rivers Rd? As a small community Twin Rivers Rd is the only way into our Village Center. Impeding traffic along this route for twenty (20) months will effectively change bus schedules, lengthen commute times, increase traffic and endanger pedestrians on

residential side streets (i.e. Green Mountain Rd), and disrupt access to local businesses. Furthermore, both Bryant Woods and Faulkner Ridge communities, along with Wilde Lake High School directly feeds onto Twin Rivers Rd. Reducing lanes or stopping traffic will most definitely take a major toll on residents, students, business owners and community associations.

Please take time to carefully consider what this developer is asking - how extra units and a disconnected feel affects our community - before saying yes to this current proposal without accounting for the community impacts that will be experienced in both the near- and long-term.

Thank you for your time,
Mollie Nelson
Wilde Lake Resident

*per the Howard County 2020 Feasibility Study taken from <https://www.hcpss.org/f/schoolplanning/2020/2020-feasibility-study.pdf>

** This information was found at <https://chaowu.org/wp-content/uploads/2019/09/BoE-HoCo-ES-Percent-FARMS-Map-v2-PolyNums.pdf>

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Mollie Nelson

[mollie.nelson77@gmail.com]

Carl

I had voiced my concern about the area having only one access for ingress and egress.

I had mentioned this at the WLVB meeting when they visited also at the CA BOARD.

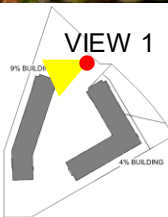
I hope that the space that will

Be available for fire trucks and emergency vehicles can be created for the use by the community.

Thanks

Nancy

Nancy, Wilde Lake's representative on the CA Board of Directors



ELEVATION STUDY:
ROSLYN RISE APARTMENTS, COLUMBIA MD
VIEW 1

AUGUST 18, 2020





ELEVATION STUDY:
ROSLYN RISE APARTMENTS, COLUMBIA MD

VIEW 2

AUGUST 18, 2020





ELEVATION STUDY:
ROSLYN RISE APARTMENTS, COLUMBIA MD
VIEW 3

AUGUST 18, 2020



REDEVELOPMENT OF ROSLYN RISE

Wilde Lake Village Board Meeting

January 11, 2021

ENTERPRISE COMMUNITY DEVELOPMENT, INC.



Enterprise Community Development Portfolio



Community Homes Properties

EHI Properties





TWIN RIVERS RD

TRUMPETER RD

TWIN RIVERS RD

TWIN RIVERS RD

DAYSTAR CT

OPEN SKY

1B

2

41

42

43

44

45

46

47

48

49

51

50

415

416

412

413

414

Roslyn Rise: Redevelopment Vision



- Existing conditions:
 - Aging
 - Small
 - Inefficient
 - No amenities

- Vision:
 - Modern
 - Green
 - Mixed-Income
 - Amenity-rich



TRUMPETER
(87 NORTH 900)
PLAT 8006 / PLAT 18 / 89

TWIN
(900 EAST 100)
PLAT 8008 / PLAT 18A / 89



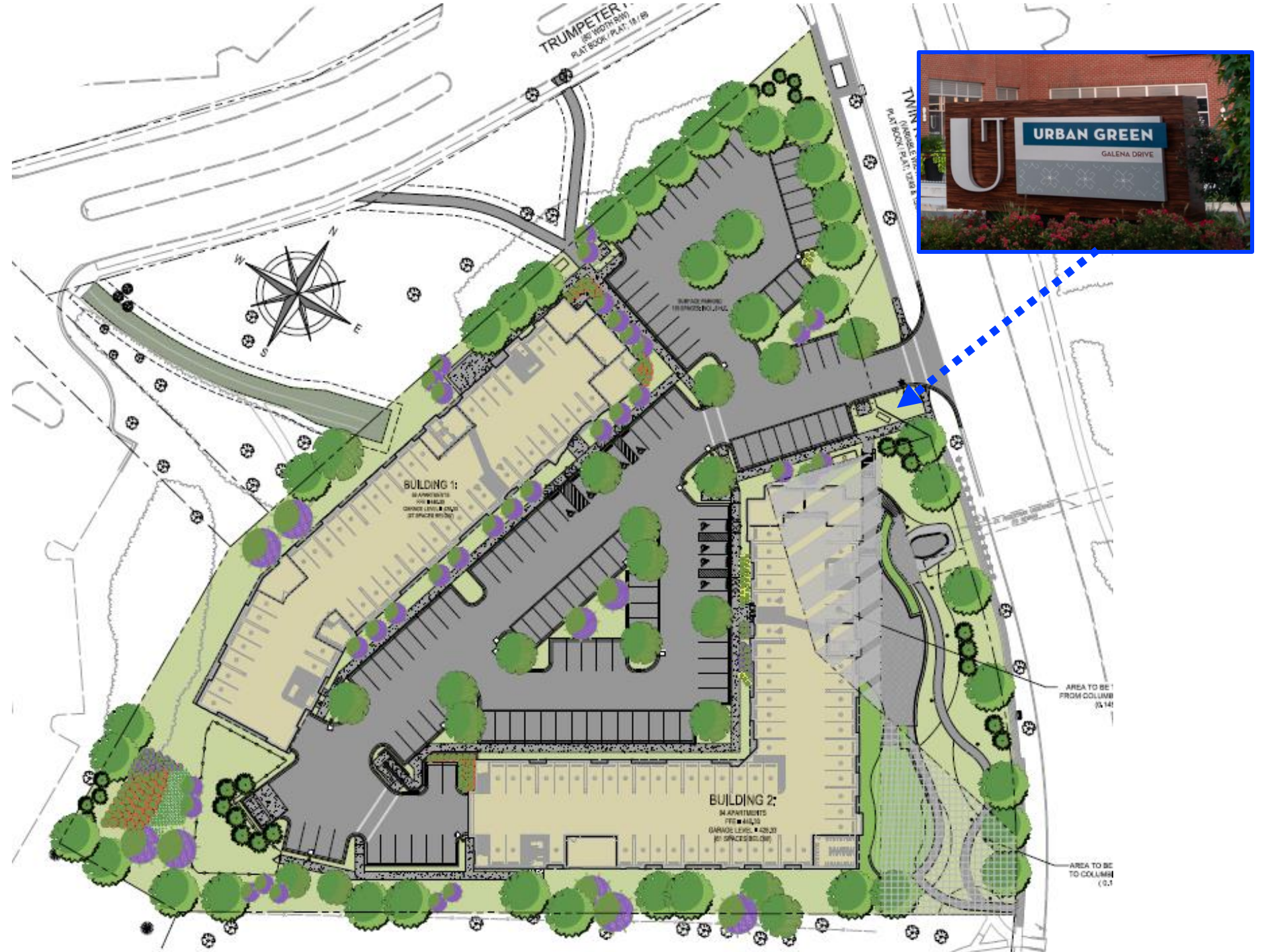
BUILDING 1:
24 APARTMENTS
FTE # 414,23
GARAGE LEVEL # 428,31
(87 SPACES @ 0.09)

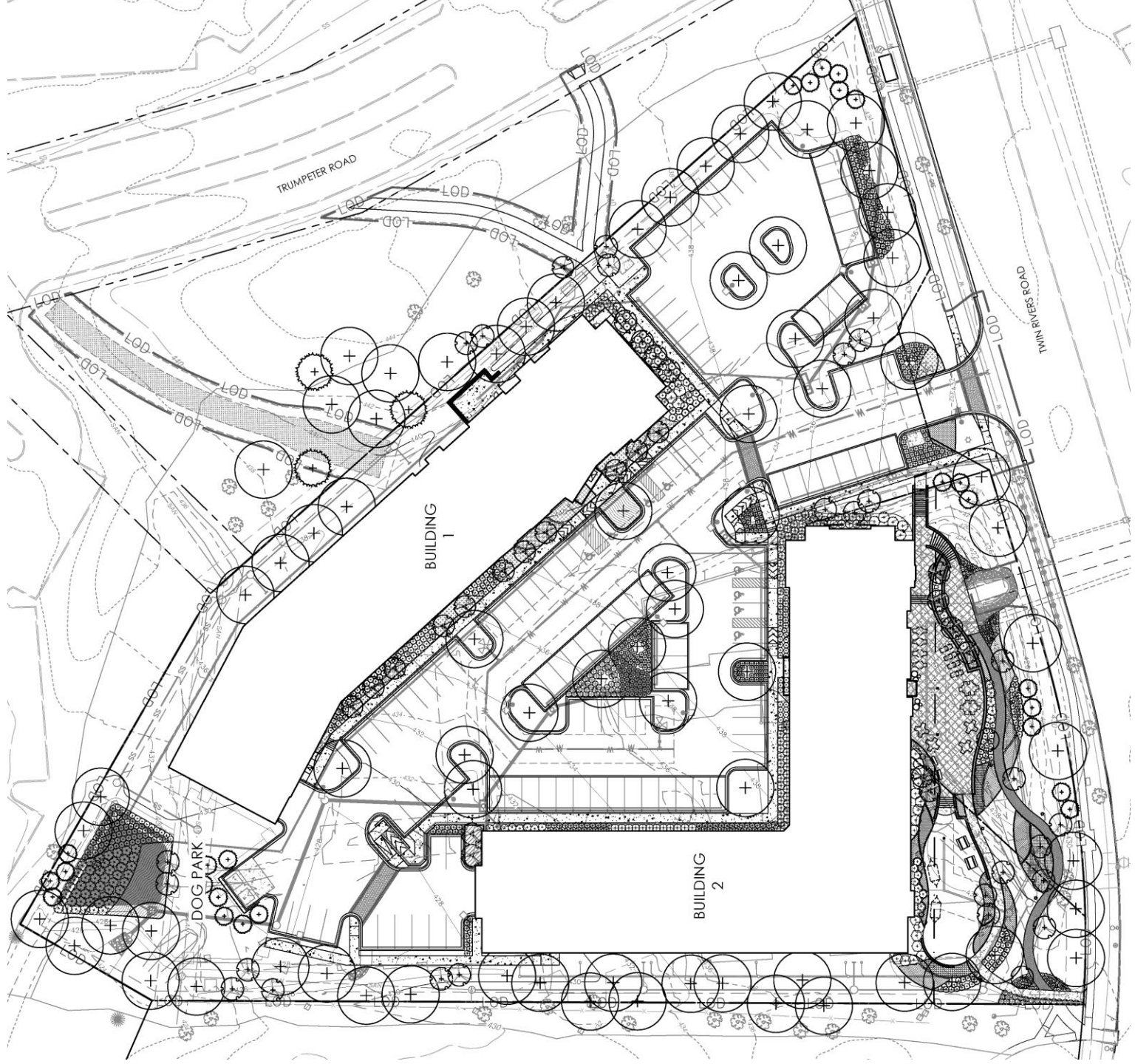
BUILDING 2:
24 APARTMENTS
FTE # 414,23
GARAGE LEVEL # 428,31
(87 SPACES @ 0.09)

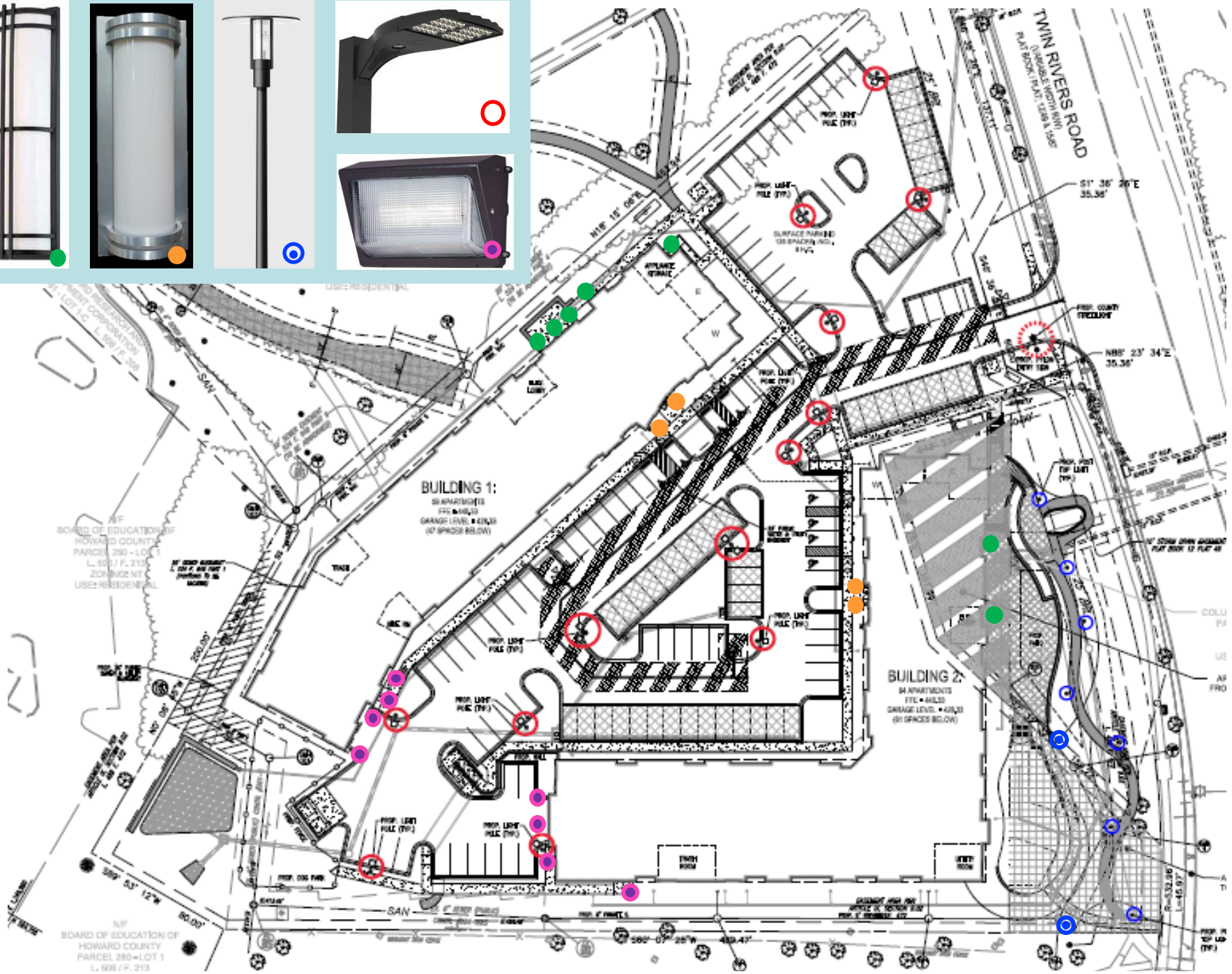
SURFACE PARKING
18 SPACES @ 0.10

AREA TO BE
FROM COLUMB
(0.14)

AREA TO BE
TO COLUMB
(0.1)









Family
Rec
Area



TIERED WALLS WITH PLANTINGS



LANDSCAPE BOULDERS



DINING TABLES + CHAIRS



POLE LIGHT



MOVABLE PLANTERS



PICNIC TABLE



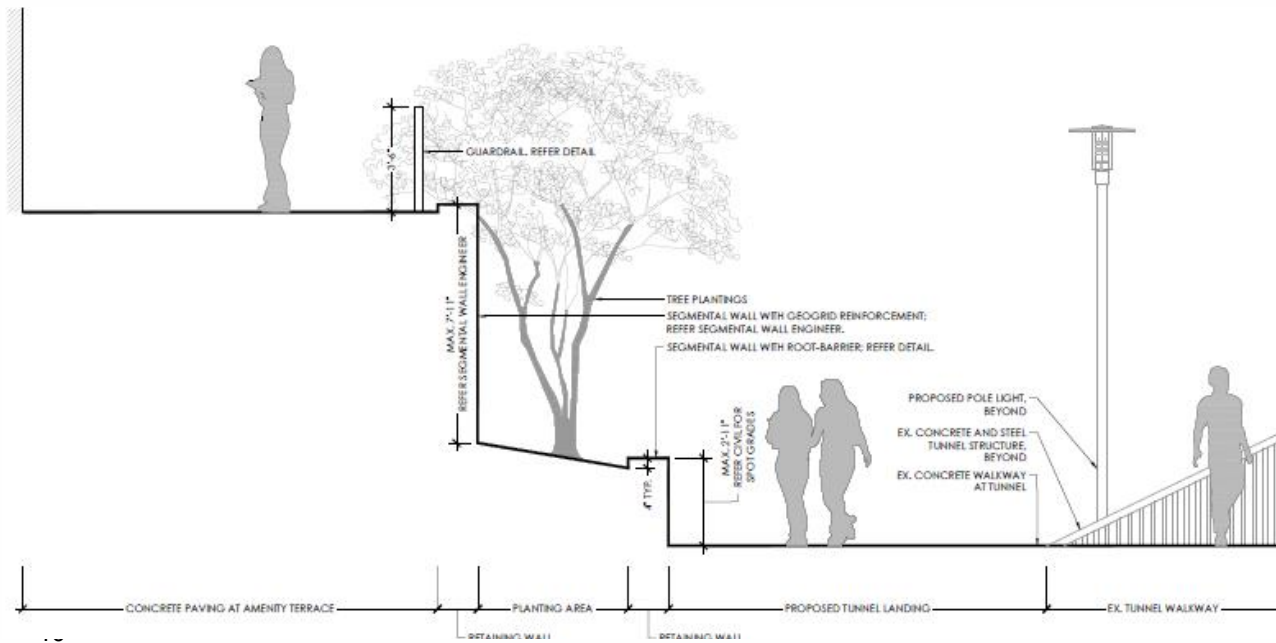
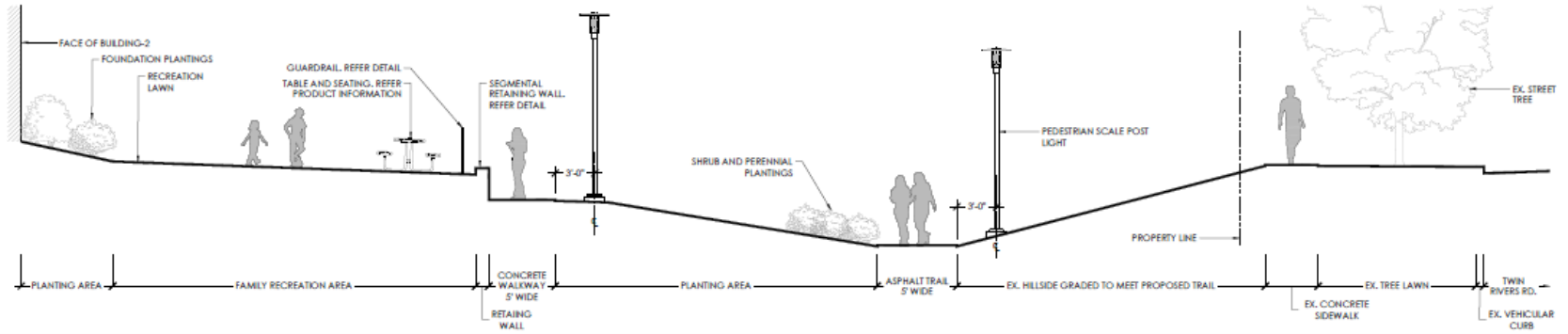
LOUNGE SEATING

For Illustrative
Purposes Only



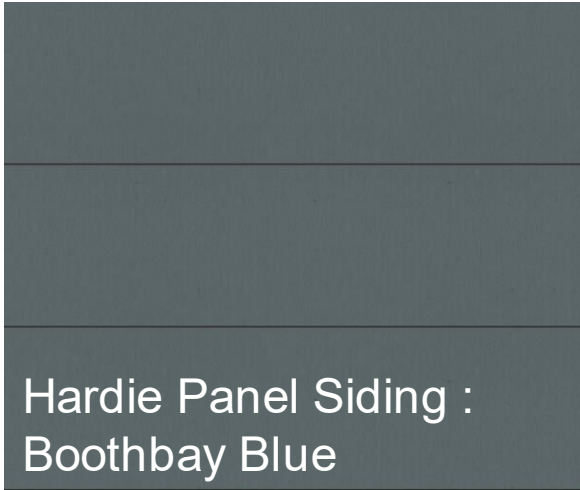
BENCH

Site Grading

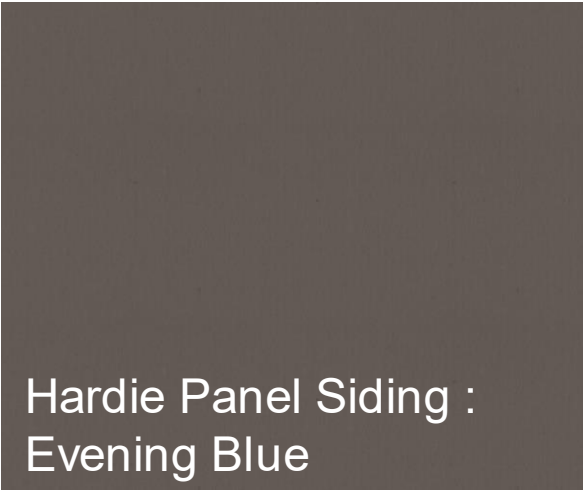




Building Envelope Materials



Hardie Panel Siding :
Boothbay Blue



Hardie Panel Siding :
Evening Blue




Hardie Lap Siding:
Pearl Gray



Brick Palette to be similar
to Dark Rose Wirecut
from Palmetto Brick




SELECT CEDARMILL® 

STATEMENT COLLECTION™

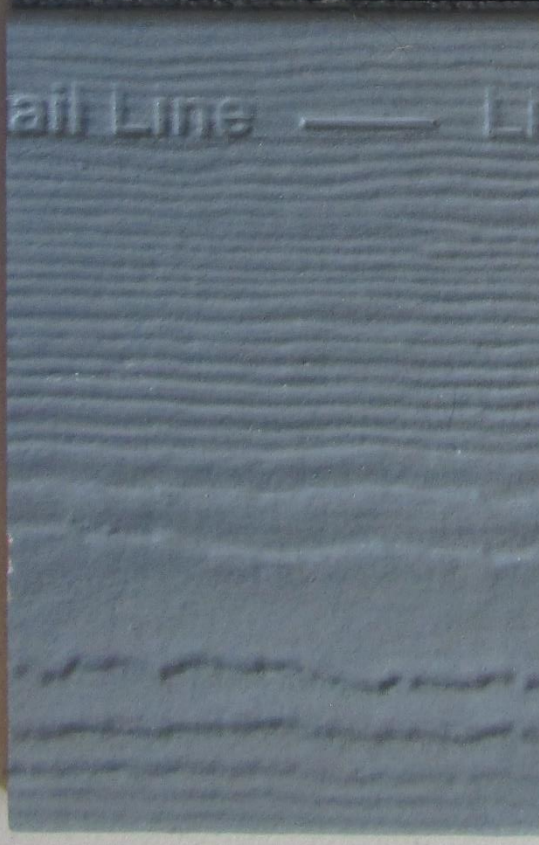
HardiePlank® Lap Siding
WITH COLORPLUS® TECHNOLOGY



EVENING BLUE

- Engineered for Climate®
- Fire Resistant
- Superior finish durability and fade resistance for long lasting durability
- Create hundreds of color combinations with the ColorPlus palette

JamesHardie.com  **JamesHardie**

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HardiePlank® HLS Lap Siding
Select Cedarmill® with ColorPlus® Technology

BOOTHBAY BLUE

- Engineered for Climate®
- Noncombustible
- Superior finish durability and fade resistance
- Long-lasting beauty
- Use the full ColorPlus palette to create hundreds of color combinations

JamesHardie.com

We build character.  **JamesHardie**

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Unit Mix

Bedroom Size	Full Redevelopment
1	61
2	58
3	29
4	5
Total	153



	Total Redevelopment Combined	
Median Income Set Aside	# Units	% Total Units
50% AMI and below	58	38%
80% AMI and below	43	28%
Market rate	52	34%

Macro Timeline & Milestones

- Completed
 - Competitive tax credit award
 - Amendment to Preliminary Development Plan (density)
- In Process:
 - Entitlements – including WLVB Architectural Design Review & SDP
 - Design Completion
- Up Next
 - Relocation
 - Closing – Summer 2021
 - 20 Month Construction



Revised site plan

Please attached updated rendering. The changes it reflects includes:

- County-required elimination of one fork of the walking path.
- County-required re-routing of the existing sanitary line along the back perimeter of the property, which required that we eliminate trees previously planned for along that edge.
- The county requested changes to our stormwater mitigation approach, which led to more permeable pavers on the site as well as the addition of the bioretention swale/stormwater garden in the front corner of the property near the intersection of Trumpler and Twin Rivers.
- Our decision to eliminate 4 parking spots and install a playground alongside the dog park. This shifted the trash enclosure (for compactor bins on trash day, not permanent dumpsters) down a bit and re-routed some sidewalk.

We will be resubmitting this version of the plan to the County by the end of the week.

LOG # 39-21

Fast Track Expedited Application Appeal

Resident Architectural Committee Recommendation:

Recommend Approval as Submitted

Comments: _____

Recommend Approval with Modification(s) or Conditions

Modification(s): _____

Recommend Disapproval

Table

Reason(s): _____

RAC vote: In Favor 3 Opposed 0 Abstention 1 Recusal 0

Applicant Present at Meeting Y N

Residents Opposed or Supporting Application Diane Swanson, opposed; Tom
Graham, observer only None _____

RAC Signature: Lonn Tremblay Date: 4/20/2021

Wilde Lake Architectural Committee Decision:

Approved as Submitted

Comments: _____

Approved with Modification(s) or Conditions

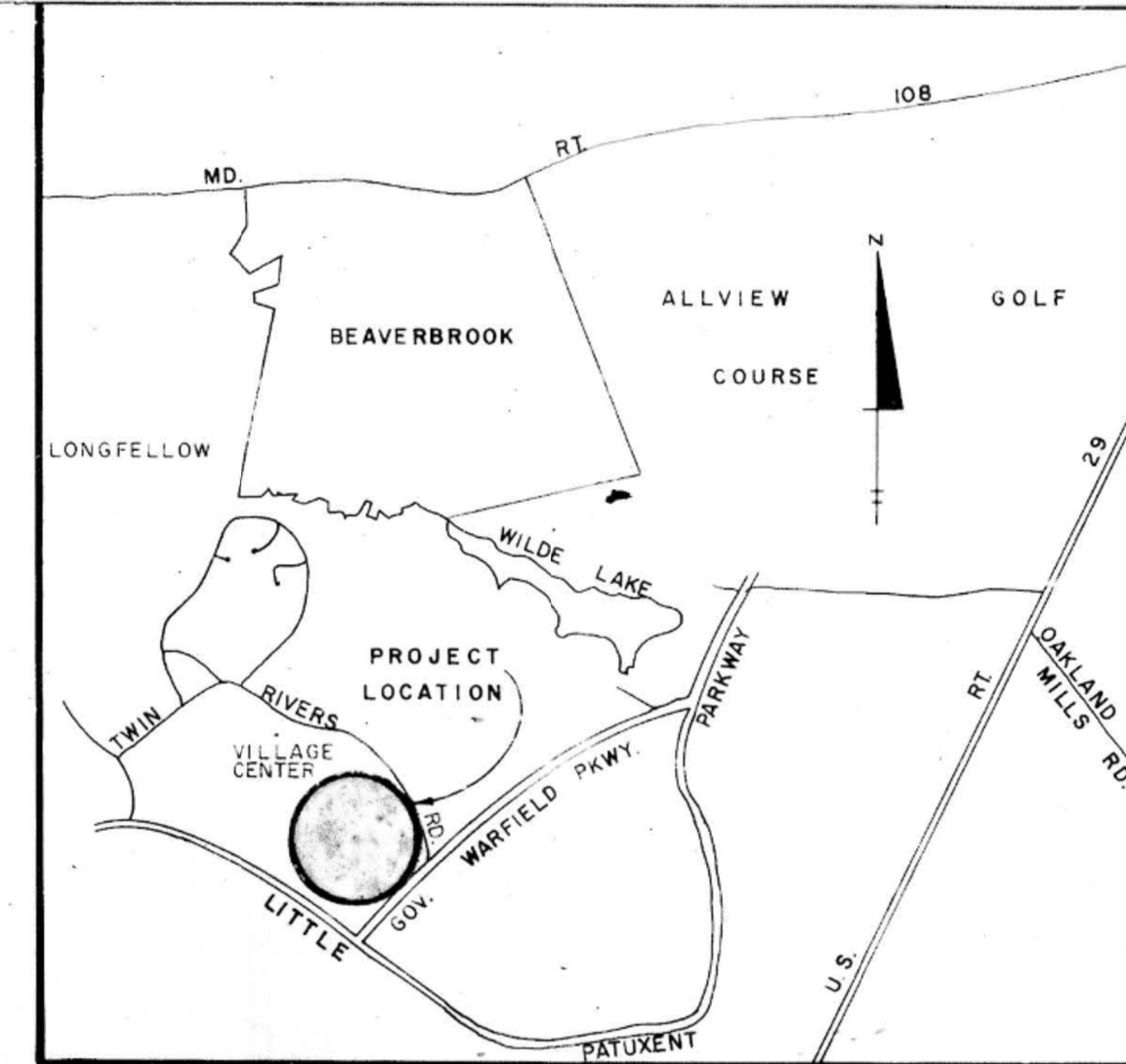
Modification(s): _____

Disapproved

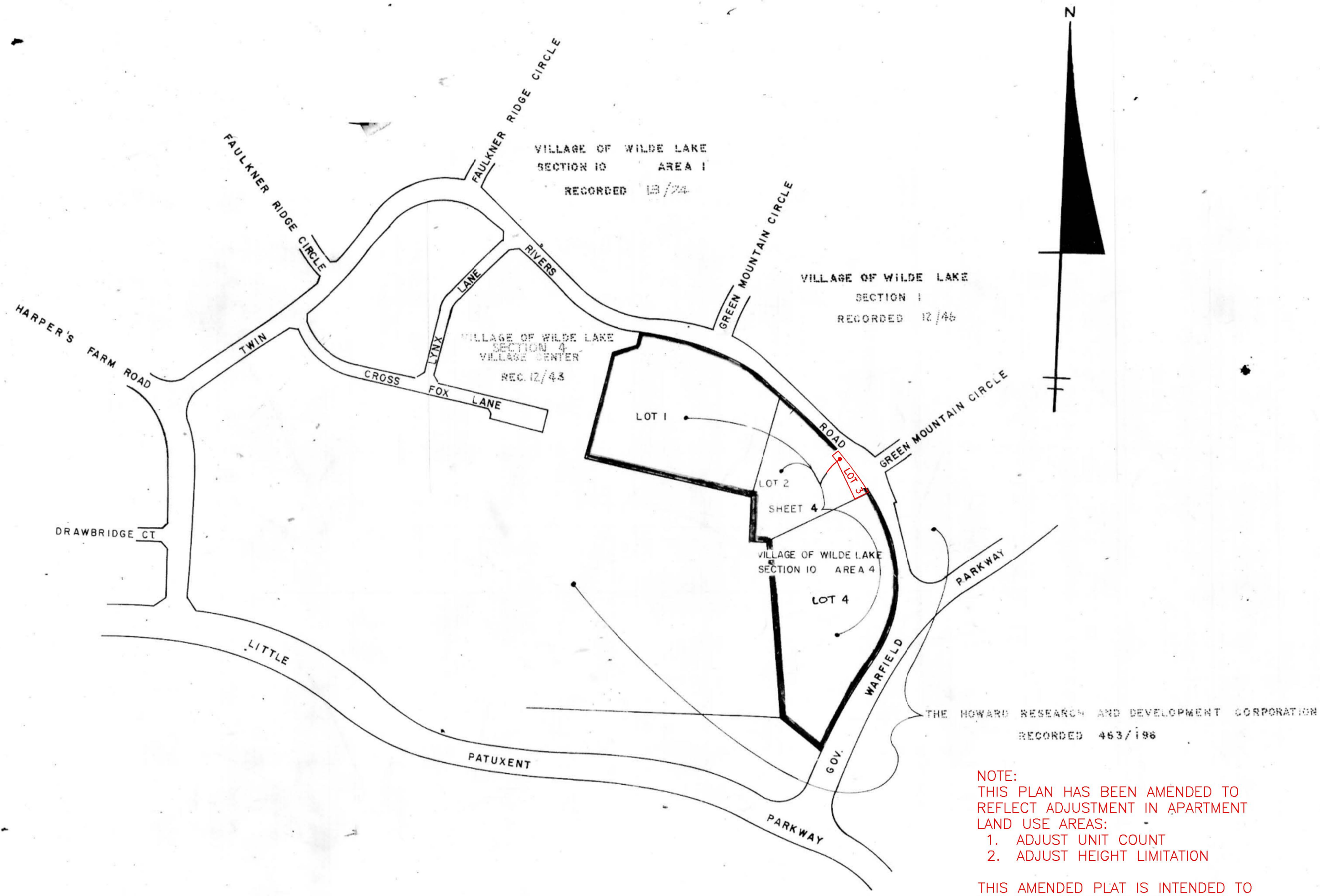
Table

Reason(s): _____

AC Signature: Laura Torres Date: 4/21/2021



VICINITY MAP
SCALE: 1" = 24,000'



NOTE:
THIS PLAN HAS BEEN AMENDED TO REFLECT ADJUSTMENT IN APARTMENT LAND USE AREAS:
1. ADJUST UNIT COUNT
2. ADJUST HEIGHT LIMITATION

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE FORTY-ONE A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLATBOOK 16 FOLIO 78

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 112 RESOLUTION APPROVED AUG. 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993
 AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004
 AMENDED Z.B. CASE 1112M RESOLUTION APPROVED NOVEMBER 6, 2017

PREPARED AS TO SHEETS 1 TO 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 6, 2013

VILLAGE OF WILDE LAKE
 RELIGIOUS FACILITY AND APARTMENT SITES
 SECTION 10 AREA 4
 PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE, MARYLAND 21210

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE FORTY - ONE B
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=400' AUGUST, 2020 SHEET 1 OF 4

LAND SURVEYOR'S SIGNATURE

H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Commission. Vehicular ingress and egress to Governor Warfield Parkway will be permitted only at points of access approved by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plat, if required by the Howard County Planning Commission.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plat, if required by the Howard County Planning Commission.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on subdivision plat, if required by the Howard County Planning Commission.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
 - A. APARTMENT LAND USE AREAS
No structure shall be located upon lots devoted to apartment uses within 25 feet of the right-of-way of any public street, road, or highway. Except as restricted by this paragraph 6, buildings and other structures may be located at any location within apartment land use areas, provided such apartment land use areas are developed in accordance with a site development plan approved by the Howard County Planning Commission.
The term "structure", as used in this Final Development Plan phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not to exceed six (6) feet in height, signs or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Commission.
Fences constructed on any lot within this Final Development Plan phase, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three feet in height, if solid or closed, nor five feet in height, if open, except in accordance with a site development plan approved by the Howard County Planning Commission.
 - B. SINGLE FAMILY ATTACHED LAND USE AREAS
Buildings and other major structures may be located at any location within single family attached land use areas provided such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Commission. No restriction is imposed upon the location of walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not to exceed 6 feet in height, signs, or other similar minor structures. Determination of the specific character of "similar minor structures"

- and setbacks applicable thereto will be made by the Howard County Planning Commission. Fences, if located within 25 feet of any public street, road, or highway, shall not exceed three feet in height, if solid or closed, or five feet in height, if open, except in accordance with a site development plan approved by the Howard County Planning Commission.
- OPEN SPACE LAND USE AREAS
Structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission.
7. PERMITTED USES - Section 17.031 D:
 - A. APARTMENT LAND USE AREAS
Lot 2 shall be devoted to apartment uses provided, however, that no more than one hundred fifty-three (153) dwelling units shall be constructed on said lot.
 - B. SINGLE FAMILY ATTACHED LAND USE AREAS
Lot 4 shall be devoted to single family attached land uses, provided, however, that no more than an average of ten dwelling units per acre may be constructed upon such land and, further provided, that single family attached dwelling units shall be constructed in groups having no more than ten units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Commission as a part of the site development plan referred to herein in Section 6. Single family attached land use areas shall be considered as "Apartments" for the purpose of application of the use limitations of Section 17.014 B through 17.014 B (4) of the Howard County Zoning Regulations.
Division of Single Family Attached Land Use Areas into individual lots to be owned individually, without front yards, without rear yards, and with groups of single family attached lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted. All, or a portion of, such lots may be under one or several ownerships, and may be operated as rental units.
 - C. OPEN SPACE LAND USE AREAS
All open space land use areas within this Final Development Plan phase may be used as utility and drainage easements.
Lot 1 is to be used for all open space land uses, including, but not limited to, the operation of religious facilities and all uses incidental thereto.
Lot 3 is to be used for all open space purposes.
 8. HEIGHT LIMITATIONS - Section 17.031 E:
 - A. APARTMENT LAND USE AREAS
No structure shall be constructed more than 47 feet in height from the highest adjoining ground elevation excluding parapet or stair tower.

- B. SINGLE FAMILY ATTACHED LAND USE AREAS
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation.
- C. OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.
9. PARKING REQUIREMENTS - Section 17.031 E:
 - A. APARTMENT LAND USE AREAS
No less than 1-3/4 off-street parking spaces for each dwelling unit shall be provided within Lot 2 devoted to apartment uses.
 - B. SINGLE FAMILY ATTACHED LAND USE AREAS
No less than 2 parking spaces for each dwelling unit shall be provided adjacent of such dwelling unit. Such parking spaces may be parallel parking spaces located on paved areas adjacent to public roadways or adjacent to service drives, and oriented at right angles to such roadways or service drives. Such parking areas may be part of the dedicated R/W of such roadways if approved by the appropriate County agencies.
 - C. OPEN SPACE LAND USE AREAS
Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses, and if required, will be imposed upon the submittal of a site development plan for approval by the Howard County Planning Commission.

NOTES:

This plan has been amended to reflect adjustment in apartment land use areas:
 1. Adjust unit count
 2. Adjust height limitation
 This amended plat is intended to supersede final development plan phase forty-one A recorded among the Land of Howard County in Platbook 16, Folio 78.

VILLAGE OF WILDE LAKE
 RELIGIOUS FACILITY AND APARTMENT SITES
 SECTION 10 AREA 4
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE, MARYLAND 21210

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE FORTY-ONE B
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 AUGUST, 2020 SHEET 2 OF 4

10. SETBACK PROVISIONS - Section 17.031 E:

A. APARTMENT LAND USE AREAS

Setbacks shall conform to the requirements of Section 6 above. No other setback restrictions are imposed upon land within this Final Development Plan phase.

B. SINGLE FAMILY ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the right-of-way of interior public streets if in accordance with a site development plan approved by the Howard County Planning Commission. All streets, other than Twin Rivers Road and Governor Warfield Parkway, are interior streets. Buildings and other major structures shall not be located within thirty feet of the rights-of-way of Twin Rivers Road and Governor Warfield Parkway.

C. OPEN SPACE LAND USE AREAS

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan phase, provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission

11. MINIMUM LOT SIZES - Section 17.031 E:

A. APARTMENT LAND USE AREAS

As shown on subdivision plat.

B. SINGLE FAMILY ATTACHED LAND USE AREAS

As shown on subdivision plat.

C. OPEN SPACE LAND USE AREAS

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

A. APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar items.

B. SINGLE FAMILY ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land devoted to single family attached uses.

C. OPEN SPACE LAND USES

No more than 10 percent of the land within this Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures.

TABULATION OF LAND USE

Land Use	Acres
Apartments S.F.A.	3.506 10.222
Open Space Credited Non-Credited	0.400 10.000
TOTAL	24.128

NOTE 8

THIS PLAN HAS BEEN AMENDED TO REFLECT ADJUSTMENT IN APARTMENT LAND USE AREAS:
1. ADJUST UNIT COUNT
2. ADJUST HEIGHT LIMITATION

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE FORTY-ONE A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLATBOOK 16 FOLIO 78

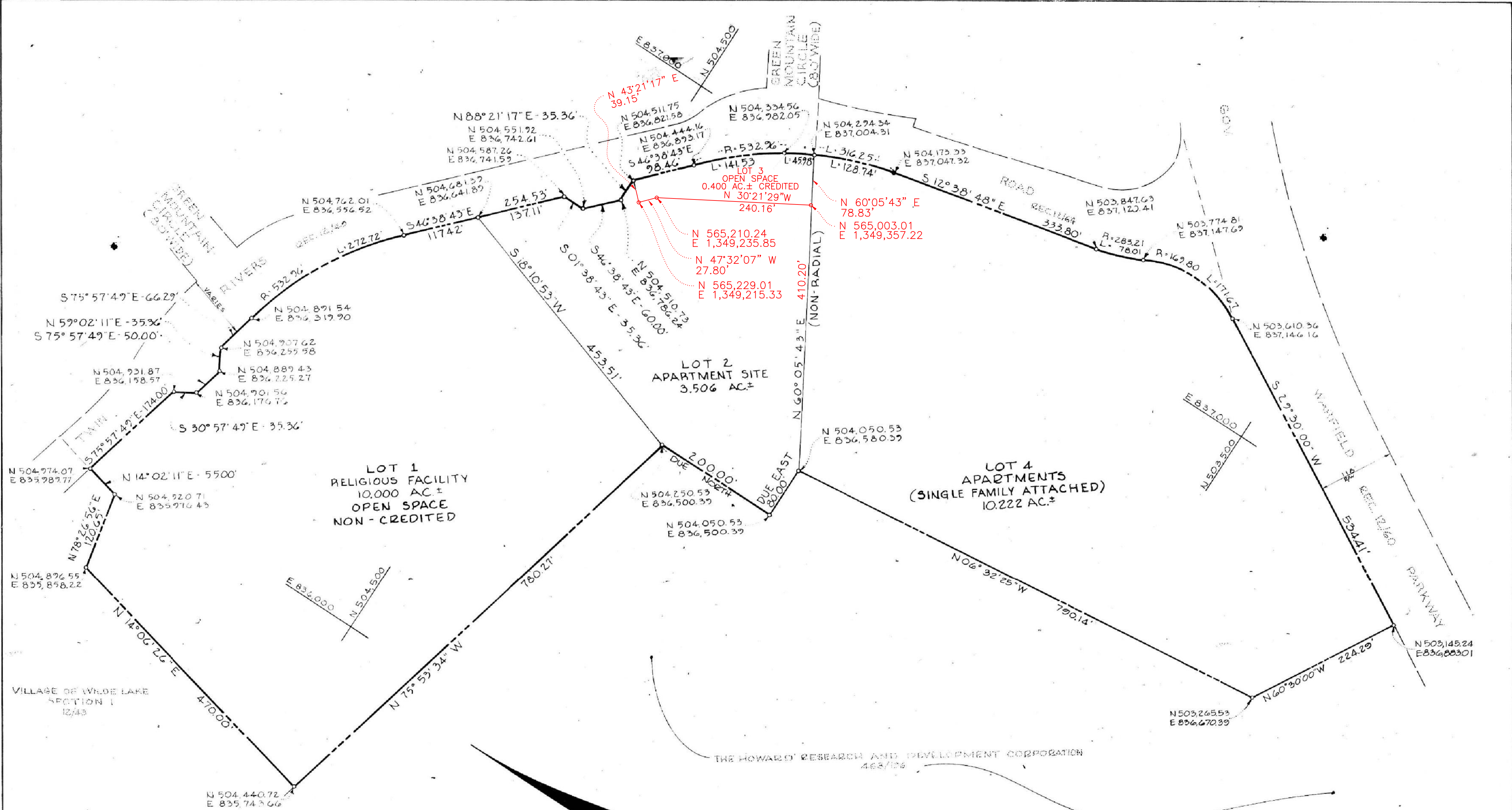
VILLAGE OF WILDE LAKE
RELIGIOUS FACILITY AND APARTMENT SITES
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THE VILLAGE OF CROSS KEYS
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COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY-ONE B
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

AUGUST, 2020

SHEET 3 OF 4



VILLAGE OF WILDE LAKE
SECTION 10
12/43

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
463/106

VILLAGE OF WILDE LAKE
RELIGIOUS FACILITY AND APARTMENT SITES
SECTION 10 AREA 4
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY - ONE B
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' AUGUST, 2020 SHEET 4 OF 4

NOTE:
THIS PLAN HAS BEEN AMENDED
TO REFLECT ADJUSTMENT IN
APARTMENT LAND USE AREAS:
1. ADJUST UNIT COUNT
2. ADJUST HEIGHT LIMITATION
THIS AMENDED PLAN IS
INTENDED TO SUPERSEDE
FINAL DEVELOPMENT PLAN
PHASE FORTY-ONE A RECORDED
AMONG THE LAND RECORDS OF
HOWARD COUNTY IN PLATBOOK
16 FOLIO 78



WILDE LAKE COMMUNITY ASSOCIATION

SLAYTON HOUSE
10400 Cross Fox Lane
Columbia, Maryland 21044-2398
410-730-3987
Fax 410-730-6695

April 22, 2021

Enterprise Community Homes Housing, LLC
875 Hollins Street, Suite 202
Baltimore, MD 21201

Re: Roslyn Rise redevelopment
10339 Twin Rivers Road
Columbia, MD 21044

To Whom it May Concern:

On April 20, 2021 the Wilde Lake Resident Architectural Committee recommended that the application to redevelop Roslyn Rise be approved as submitted. The committee was assisted by an independent architectural advisor in making this recommendation. On April 21 the Architectural Committee Liaison, representing the Wilde Lake Village Board, issued final approval of the application as submitted. Neither the Wilde Lake Community Association nor the Wilde Lake Village Board requires further applications or approvals unless specifications of the project are altered.

The approval process included a requisite presentation to the Board by Enterprise Community, followed by a period for public comment. Only three comments were received, and these were addressed in the submitted application. Concerns expressed regarding traffic and schools are not within the purview of the Association or Board and, while addressed in the application, did not factor in the decision to approve.

The Resident Architectural Committee considered the Enterprise Community application at two meetings, on April 13 and 20. These meetings were publicized in advance on www.wildelake.org and in the Association's newsletter. The meetings were held online and were open to the public.

Thank you for your support of the *Covenant* process. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Carl McKinney
Covenant Advisor
covenants@wildelake.org