



**Bethany Glen, Howard County, Maryland  
DAP Submittal- Supplementary Narrative  
11-21-16**

**A. Project Overview**

Bethany Glen is a 67-acre site formerly known as the Harbin Property which is part of the overall Harbin Estate. The goal of the recently deceased Mrs. Harbin was to sell her land for the highest and best use and donate the proceeds to charity.

The property is zoned R-20 which allows approximately 145 single family homes by right, or 330 age restricted adult housing units under the conditional use provision for the R-20 zone. Elm Street Development recognizes the increasing demand of Baby Boomers to age in place in their home town, as well as the limited capacity of the school system. It has also been established that age-restricted communities generate less traffic during peak hours when congestion is most prevalent.

For these reasons, Elm Street Development is committed to the development of approximately 238 age restricted housing units. The proposed program includes a mix of three different types of residential offerings: attached villas, elevator townhomes and single family detached homes.

**B. Site Context**

The site is divided by Interstate 70 and is bounded by Route 99 to the north, Bethany Lane to the west and single family development on several adjacent neighborhood streets to the south including: Postwick Road, Michael's Way and Helmwood Court. Undeveloped wooded property, largely consisting of floodplains and wetlands lies east of the site. The northern portion of the site (above I-70) is within The Orchards neighborhood; the portion of the site below I-70 is part of the Bethgate neighborhood.

The adjacent neighborhoods include existing single family development as well as age-restricted townhomes northwest of the property (The Enclave at Ellicott Station). Mount Hebron High School lies on Route 99 approximately one half-mile east of the property. David Force Park lies directly west of the property across Bethany Lane. Several churches exist south of the site along Bethany Lane.

Route 40 is approximately one mile south of the site and contains a variety of existing retail and commercial uses.

**C. Existing Site Conditions/ Site Analysis**

The Bethany Glen site contains a variety of conditions including open fields, wooded areas and streams. North of I-70, the site consists primarily of open fields and includes some narrow wooded areas adjacent to I-70. The existing Harbin house, which will remain and is excluded from this application, is located at the corner of Bethany Lane and Route 99.



South of I-70, the site includes open fields as well as extensive wooded areas that are defined by several streams. Drainage generally flows north to southeast across the site, with the existing streams picking up site drainage areas. Existing vegetation exists adjacent to the neighborhood edges and the property's eastern property line (see Existing Conditions/Site Analysis). Potential access points have been defined on the site analysis exhibit. Two potential access points exist along Route 99; the points are opposite two existing streets: Treyburn Court and Liter Drive. South of Route 70, an access point exists on Bethany Lane as well as one at Nollwick Road and one at the extension of Longview Drive.

#### **D. Development Program and Master Plan**

The overall development will create a community of residential uses that will be harmonious with the neighborhood context and appeal to the over-55 community. The program is also shaped by the stipulation from the Harbin Estate to maximize the value to the charities, while developing a desirable mix of uses for the community.

As a result, the program mix includes three unit types that have been previously successful in Howard County in a variety of settings. These include:

- Single family Detached (60'X 110' lots typical)- 40' wide, two story units with master bedroom located on the ground floor
- Villas- attached units similar in layout to the Single family models, 28' wide, with ground floor master bedrooms- these two-story units can be grouped in sticks of 4-6 units
- Elevator Townhomes- these 24' wide townhomes are 3-story and include elevators to provide vertical access for elderly home owners to allow a second floor master bedroom.

Note that all units will have 2-car garages and driveways allowing up to 4 parking spaces per unit.

The master plan layout is designed to respond to existing site conditions while being sensitive to edge conditions where the site abuts existing single family neighborhoods. The land bays north of I-70 are defined primarily by Villas that are oriented perpendicular to both I-70 and Route 99. This orientation minimizes visual and sound impacts from the adjacent roadways. Single family units have been introduced as well where the site abuts an existing single family outparcel (two existing lots).

South of I-70, the site layout responds to circulation needs while providing connectivity to adjacent neighborhoods. The road pattern and unit layouts are organized around the existing environmental features and buffers in order to minimize stream crossings. Single family homes are located next to the existing single family neighborhood; villas and townhomes are clustered in the core of the property.



#### **E. Interstate 70 Landscape Buffers**

Since I-70 is adjacent to both sides of the property, a solution will be required that provides both an adequate sound and visual buffer. Although the final cross sections have not yet been designed, we anticipate that the design response will include a combination of wall, berm, afforestation and landscape treatment to provide an appropriate buffer on both sides of I-70.

#### **F. Neighborhood Landscape Buffers**

Neighborhood landscape buffers are proposed along property edges where the site abuts existing single family neighborhoods. These conditions exist along Route 99, Postwick Drive, Michael's Way and Helmwood Court. Given that existing hedge rows and tree lines exist in these areas, specific solutions will be prepared based on existing vegetation and other conditions. Buffer approaches will include retention and reinforcement of existing hedgerows and vegetation as well as providing fencing and supplementary landscaping as appropriate. Fencing was specifically suggested by residents in several neighborhood meetings as a desired screening element to be used.

Along Route 99, cross sections have been prepared that address typical sections along the roadway. The sections depict a combination of berming and informal landscape treatment that will buffer the residential units from Route 99. Street trees and sidewalks will also be provided along this edge.

#### **G. Community Center and Pool**

A series of active, passive and open space amenities are planned for Bethany Glen. The community center and pool will serve as a focal point for the community. To provide convenient access for the entire community, the facility is proposed adjacent to Bethany Lane. This location will allow convenient walking or driving access from various locations within the development. The clubhouse will include space for gathering for indoor meetings and events. The pool will include a generous deck area and shade structures or devices for residents and guests.

#### **H. Walking Trails and Active and Passive Open Space Amenities**

Sidewalks and walking trails will provide for pedestrian and recreational access throughout the community. The trails will be placed along the edge of the stream buffers and connect at key locations within the development; footbridges will be located strategically to provide convenient access across stream valleys. Amenities including seating areas, benches, trash receptacles, an exercise course and dog stations will be incorporated into the trail design. Open space areas will be designed for passive and active recreation within the community. Sidewalks and trails will be linked wherever possible to neighborhood walkways to provide pedestrian connectivity. The amenities provided will take full advantage of the site's existing woodland and proposed open space areas.



## **I. Storm Water Management and Flood Control**

Valley Mead, a neighborhood south of the proposed development, was identified as experiencing home flooding in the “2012 Case Study: Valley Mede- Ellicott City Tropical Storm Lee Flood Event”. In studying the context of the proposed plan, we have identified adjacent residential lots with streams passing within them in close proximity of homes. The Bethany Glen project design will be sensitive to these adjacent conditions and will address storm water controls as appropriate to help mitigate downstream flooding impacts.



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Howard County  
Design Advisory Panel Application  
December 2016

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## Development Team

*Developer/Applicant:*



*Planning/Civil Engineering/Landscape Architecture:*



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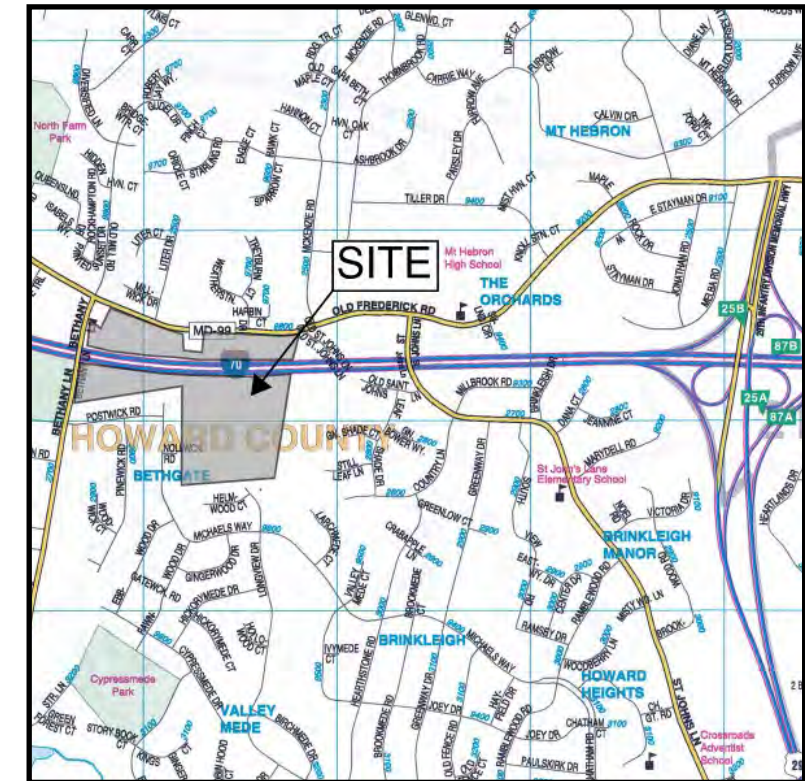
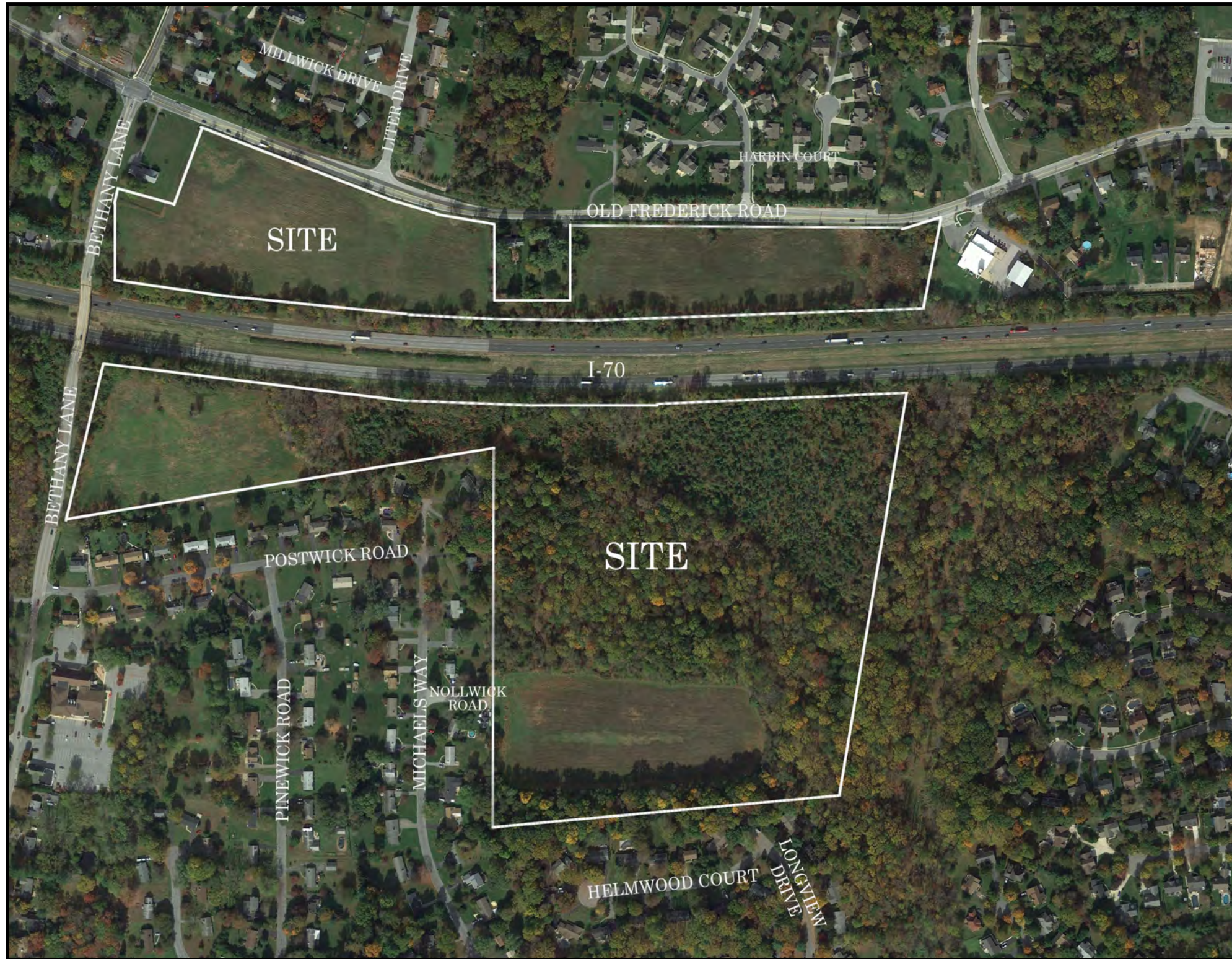
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## Project Overview

The property is zoned R-20 which allows by right, approximately 145 single family detached homes, or 330 age restricted adult housing units under the conditional use provision to that zone. Elm Street Development recognizes the increasing demand of Baby Boomers to age in place in their hometown, as well as the limited capacity of the school system. It has also been established that age restricted communities generate less traffic during peak hours when congestion is most prevalent.

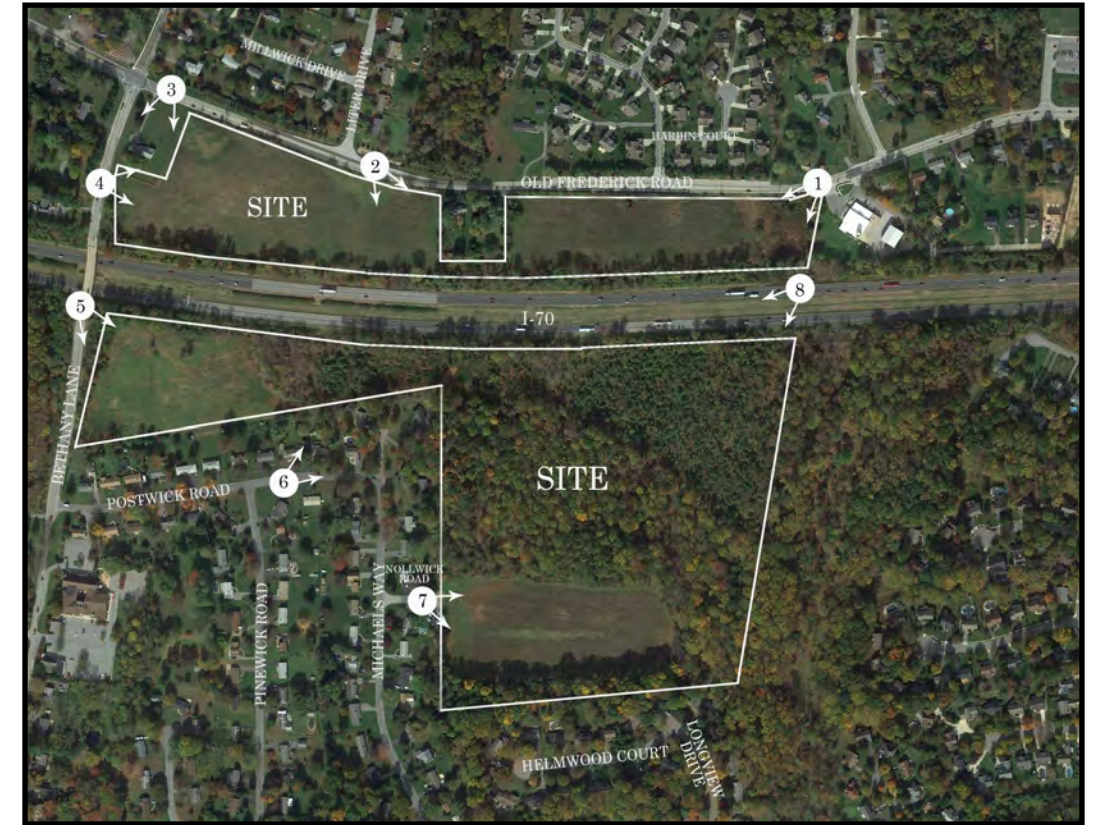
For these reasons, Elm Street Development is committed to the development of approximately 238 age restricted adult housing units that will be a mix of three different types of architecture comprised of: attached villas, elevator townhomes and single family detached homes.



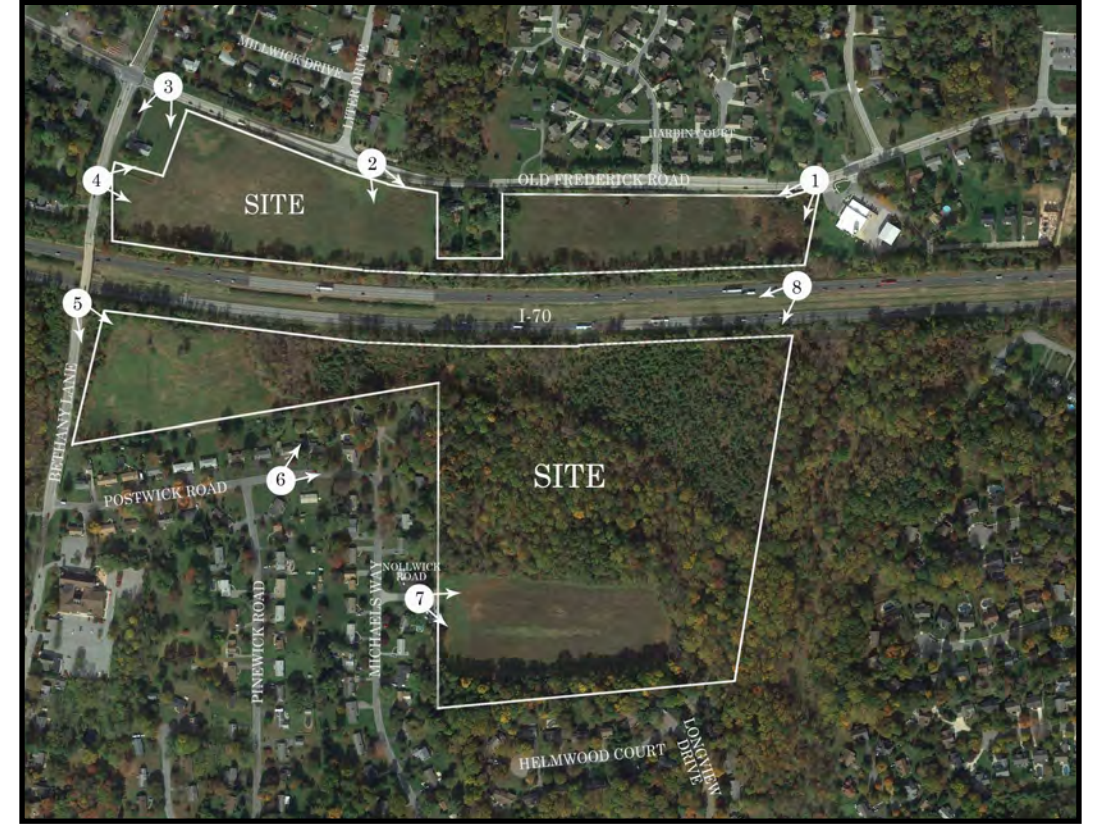


**Context Aerial Photo**

# Context Photos



# Context Photos



# Existing Conditions/Site Analysis



# Illustrative Plan



# Program Summary

## Proposed Development Program

Single Family Homes (60' x 110' lots)	30
Villas (28, x 70' lots)	178
Elevator Townhomes (24' x 45' lots)	30
<b>TOTAL</b>	<b>238 units</b>

## Community Amenities

- Community Center and Pool
- Sidewalks/Walking Trails
- Outdoor Seating Areas
- Active Open Space Areas
- Passive Open Space Areas



# Residential Elevations—Single Family Homes

60' x 110' Lots—Typical



Sample Rendering



# Residential Elevations—Villas

28' x 70' Lot



Sample Rendering



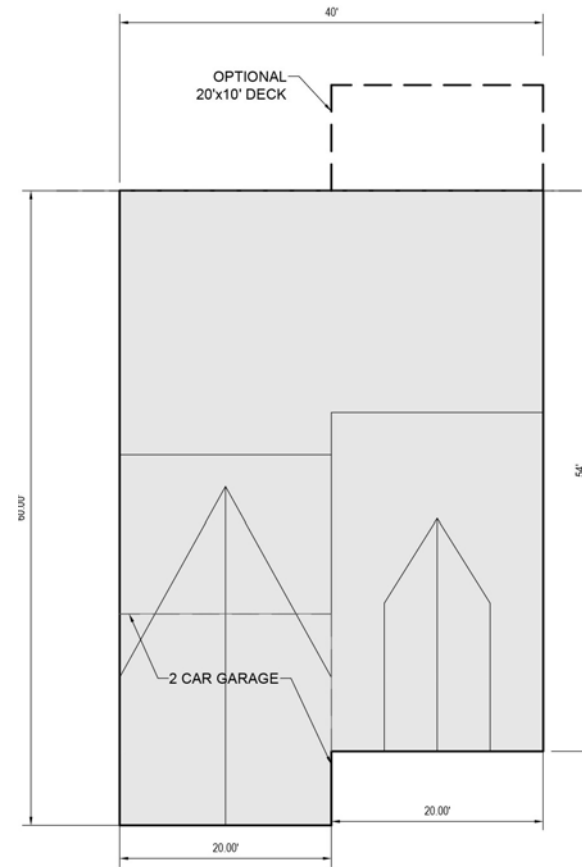
# Residential Elevations—Elevator Townhomes

24' x 45' Lot



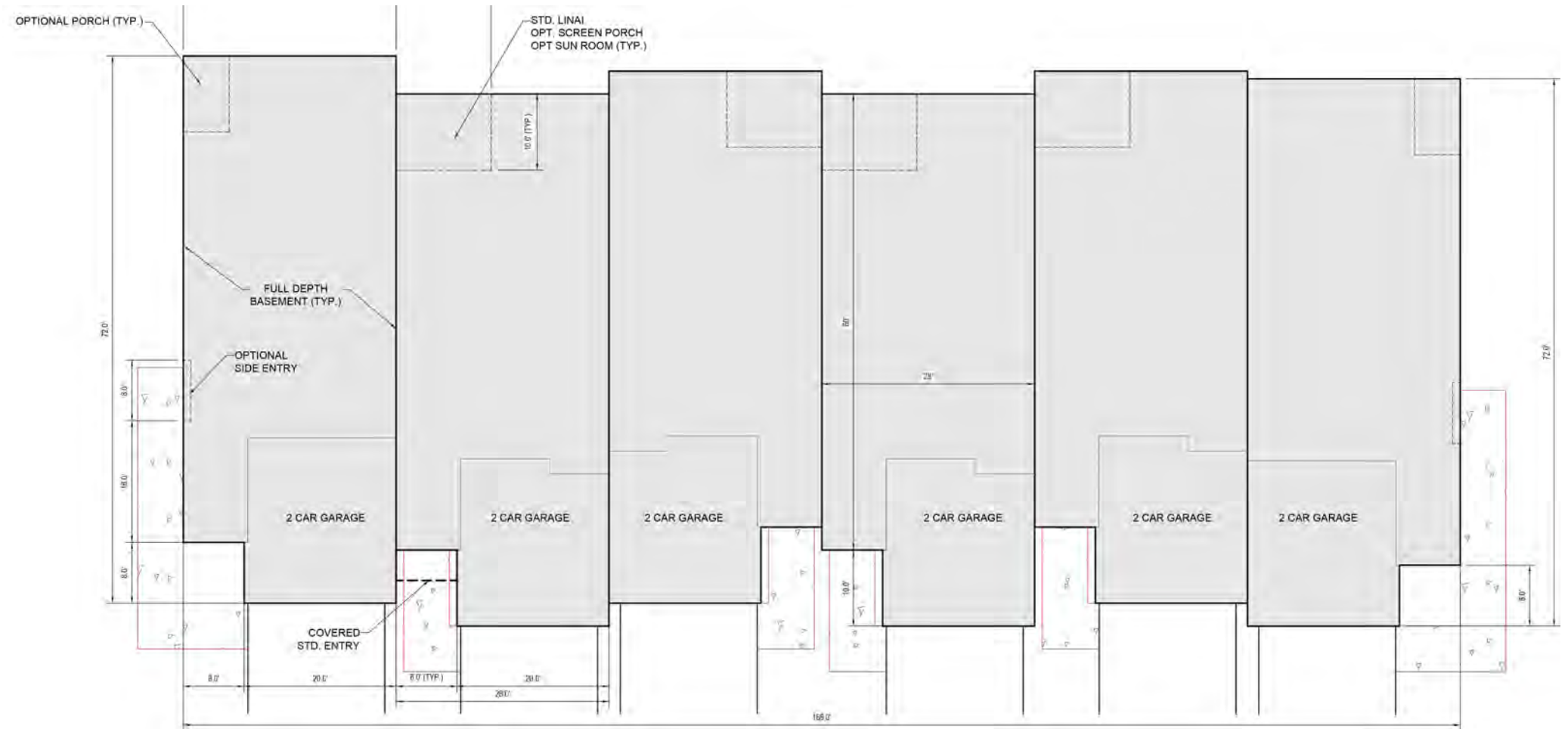
# Residential Footprints

Single Family and Villa



**SINGLE FAMILY DETACHED**

SCALE: 1" = 10'

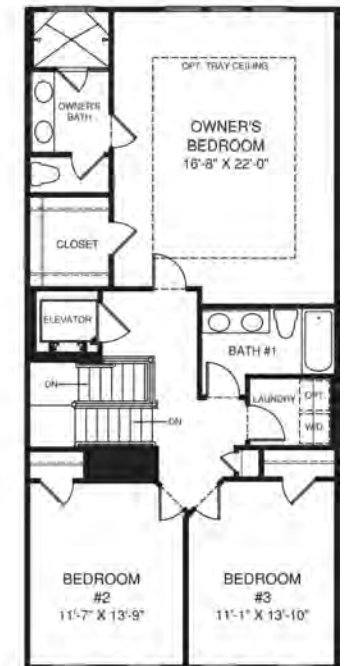
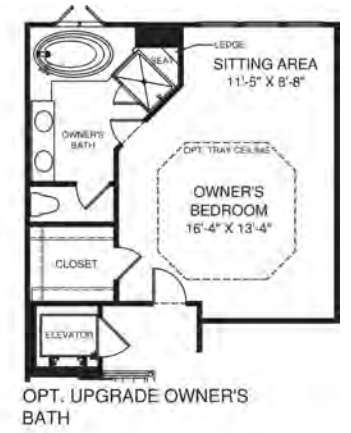
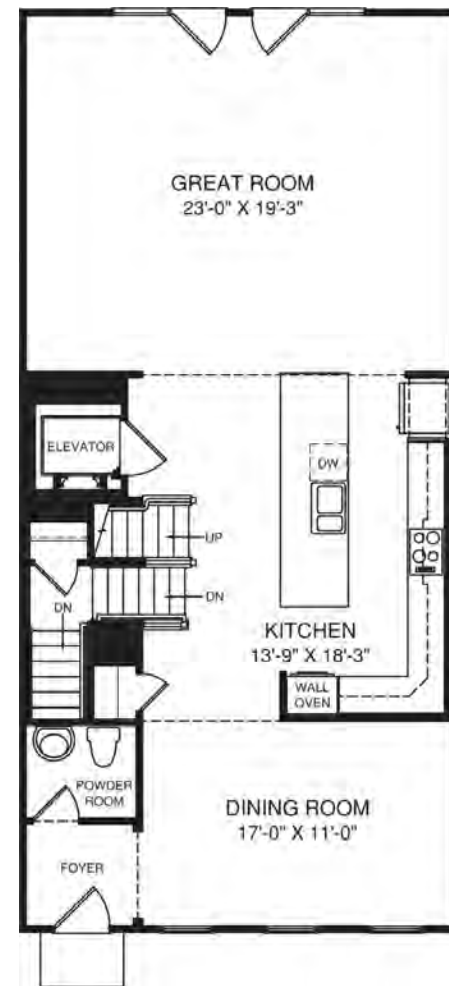


**SINGLE FAMILY ATTACHED**

SCALE: 1" = 10'

# Residential Floor Plans

## Elevator Townhomes



## Route 70 Landscape Buffer



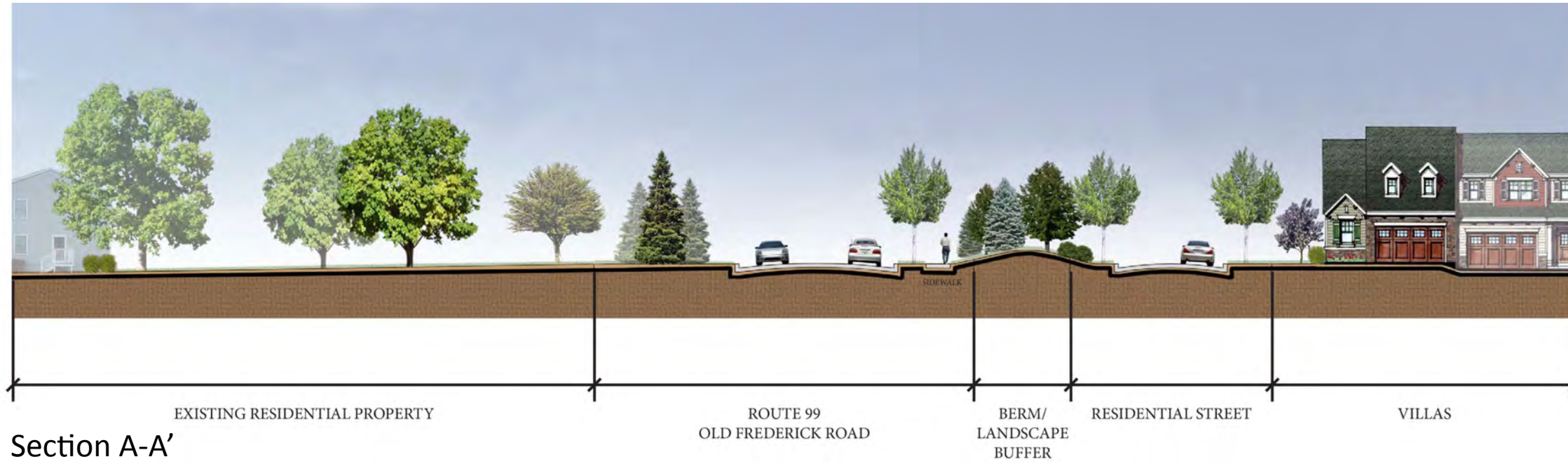
Potential Noise Wall and Berming



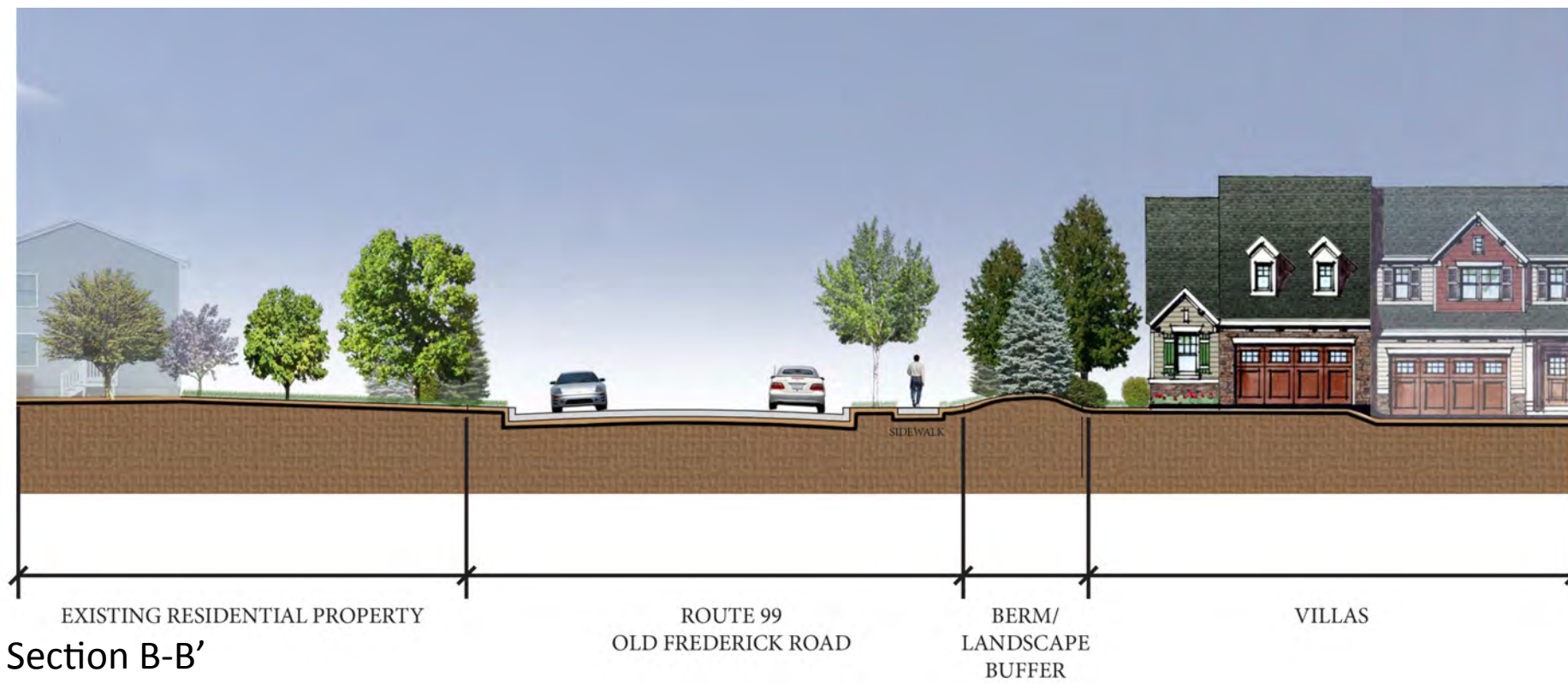
## Neighborhood Landscape Buffers



# Cross Sections at Old Frederick Road (MD Route 99)



Section A-A'



Section B-B'



Key

## Community Center and Pool Amenities



# Active and Passive Open Space Amenities



PAR Course



Footbridge



Bike Path & Footbridge



Woodland Trail



Woodland Trail