

Roberts Property, Howard County, Maryland
DAP Submittal – Supplementary Narrative
11/1/17

A. Project Overview

The Roberts Property comprises three parcels containing 34.9 acres. The goal of the development is to remediate the underutilized properties that contain recognized environmental conditions, eliminate the uses causing the contamination and improve the Route 1 corridor with a mix of residential uses.

The existing zoning is a patchwork of B-1, CAC, and R-12 that for all practical purposes restricts any coherent development while adhering to the underlying zoning. This property over the last several decades has been constrained by multiple zoning classifications that have prevented the reasonable development of the properties as one development. A consistent use of auto salvage related businesses across the properties has also inhibited the development of any one parcel under its existing zoning. Redevelopment of the entire site is needed in order to remove ALL of the existing uses that would otherwise prevent the redevelopment of any one parcel. The proposal is to develop the property as CEF-R that will allow a coherent overlay over the three parcels while developing 408 housing units through a mix of 128 single family attached units and 280 multifamily units.

B. Site Context

The properties are surrounded by several residential developments. Our CEF proposal locates residential development with multifamily uses next to other multifamily uses and single family uses adjacent to other single family uses. The Pine Ridge Apartments is located to the north and is zoned R-A-15. Harwood Park residential neighborhood is located to the east and south. Belmont Station, a mix of apartments and townhouses similar to our proposal, is immediately to the west and zoned CAC.

C. Existing Site Conditions/Site Analysis

There is a decades long history of auto salvage uses that have resulted in recognized environmental conditions that warrant participation in the Maryland Department of Environment's Voluntary Cleanup Program.

The property slopes significantly from US Route 1 down to the stream buffers that surround the site. This feature requires the property to be developed with the use of "walk out" style buildings for both the multifamily and single family units in order to step the community down to the elevation of the stream buffers while minimizing the use of retaining walls. While a few retaining walls will be required,

an otherwise flat development of the property would require enormous walls that are unsightly, expensive to build and maintain, barrier the environmental areas and create an unnecessary hazard to residents.

The stream and stream buffer features will be emphasized and enjoyed by residents through thoughtful grading and placement of buildings and open space amenities while minimizing use of retaining walls. Natural separations in the community create smaller neighborhoods within the greater community.

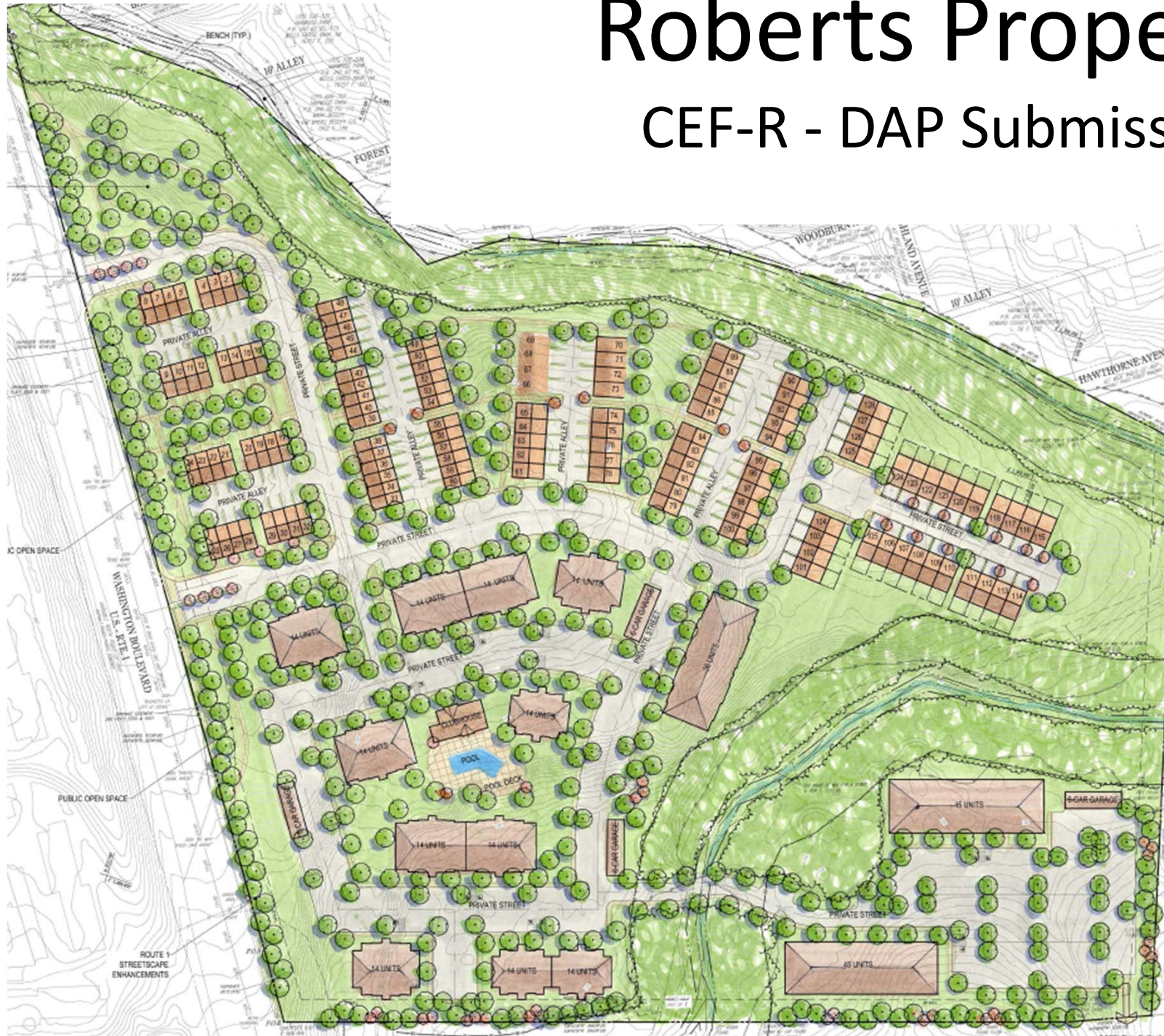
D. Development Program

The overall development will create a community of residential uses that will be harmonious with the neighborhood context. The program is shaped by the surrounding properties and their uses.

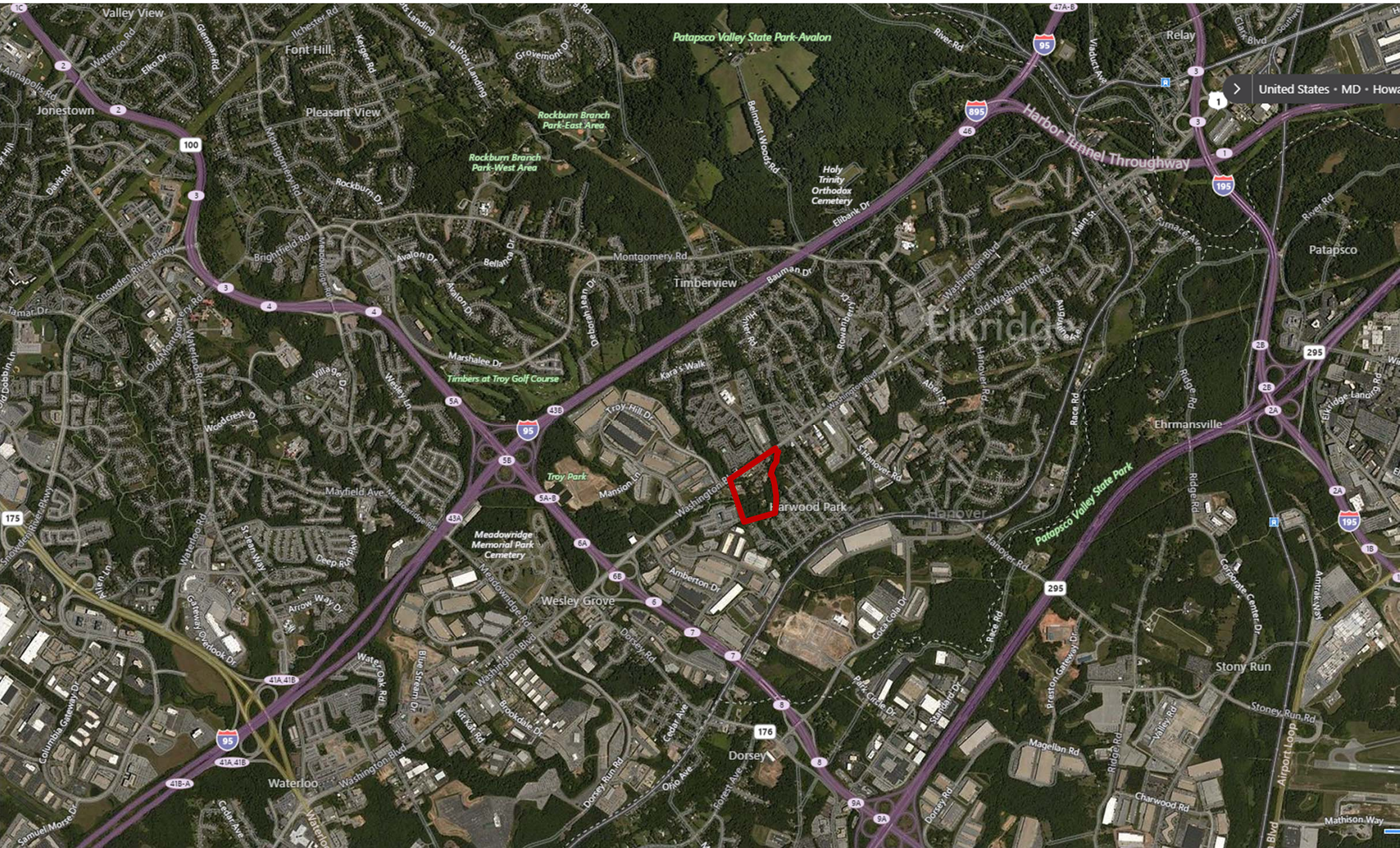
The program mix will include 128 single family attached homes and 280 multifamily units. The single family homes will be mixed sizes with sixteen foot wide, twenty foot wide and twenty two foot wide units throughout the site. The sixteen foot wide and twenty foot wide units will be built with rear entry garages off of alleys. The units will be constructed as three stories on a slab as well as three stories in a walk out condition. The walkout style allows the units to assist in dealing with the significant slopes on the property. The twenty two foot wide units will be front entry units with three stories built on a slab. All twenty and twenty two foot wide units will include a two car garage and two car parking pad. The sixteen foot units will have a single car garage and single car parking pad. The 280 multifamily units will consist of a mix of one, two, and three bedroom units built in garden style buildings as well as elevator style buildings. These buildings will all be built with a walk out condition in order to work with the slope of the property.

Roberts Property

CEF-R - DAP Submission



Region Map



Neighborhood Map



Harwood Park



Pine Ridge



Belmont Station



Belmont Station



Site Aerial



Site Frontage





Looking Northeast on Route 1



Looking Southwest on Route 1









Illustrative Rendering









FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ELMS AT ROBERTS - CLUBHOUSE
CLUBHOUSE ELEVATIONS

20 JUNE 2017



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



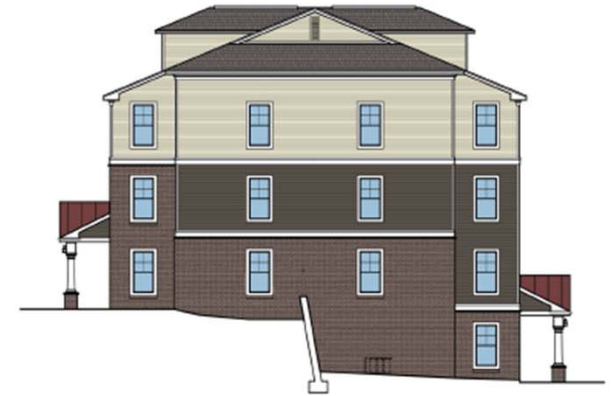
FRONT ELEVATION

ELMS AT ROBERTS - BREEZEWAY BUILDING
BREEZEWAY BUILDING ELEVATIONS

20 JUNE 2017



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

ELMS ROBERTS - BREEZEWAY BUILDING
TYPICAL ELEVATIONS

16 JUNE 2017



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ELMS AT ROBERTS - ELEVATOR BUILDING

ELEVATOR BUILDING ELEVATIONS

20 JUNE 2017



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

ELMS AT ROBERTS - ELEVATOR BUILDING
ELEVATOR BUILDING ELEVATIONS

20 JUNE 2017









Pedestrian Park

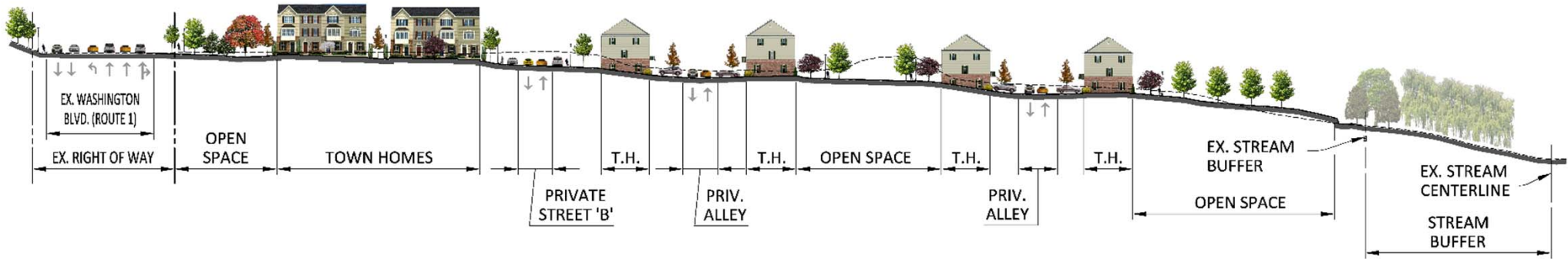
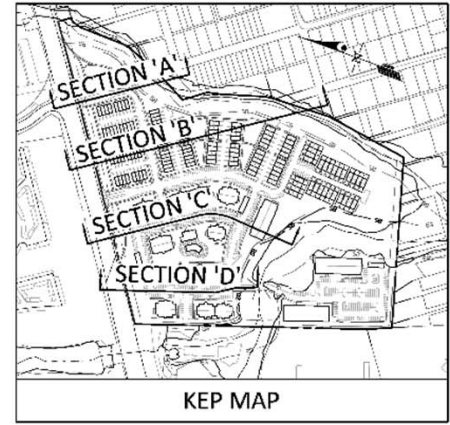
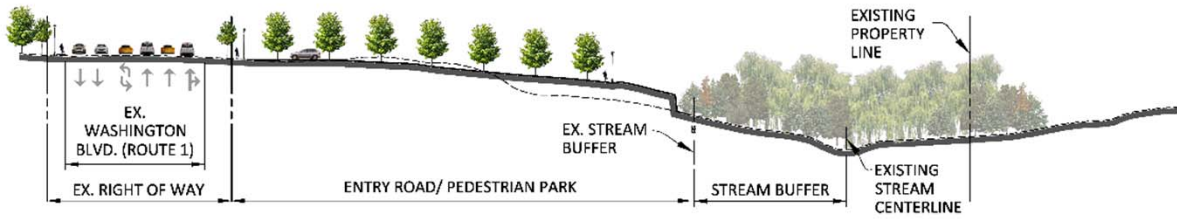


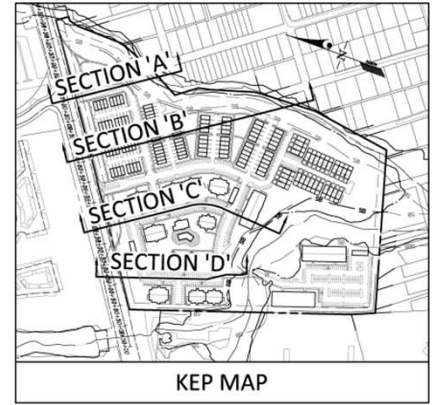
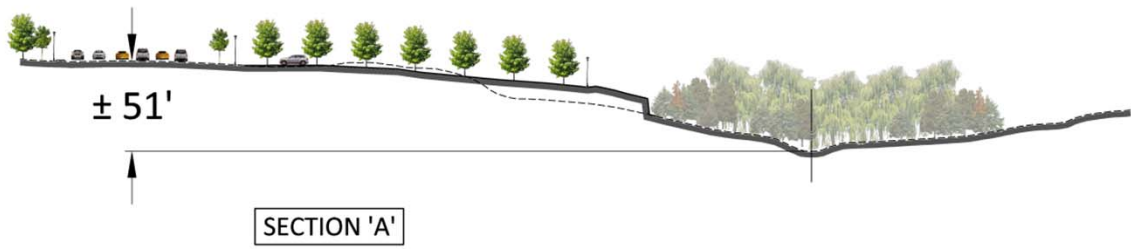


Residential Mews









Representative Landscaping

Small Trees



Eastern Redbud



Kwanzan Cherry



Paperbark Maple

Medium Trees



Sargent Cherry



Yellowwood

Large Trees



Red Maple



Willow Oak



Honeylocust

Screening Trees



Eastern White Pine



Leyland Cypress

Bio retention



Shrubs



Wintergreen Boxwood



Otto Luyken Laurel



PROPOSED UNIT COUNT:
MULTI-FAMILY: 280 UNITS
TOWNHOUSE (SFA): 128 UNITS



PROPOSED BUILDING	280 MULTI-FAMILY UNITS @ 2.0 SPACES/UNIT	560 SPACES
GUEST PARKING	280 MULTI-FAMILY UNITS @ 0.5 SPACES/UNIT	140 SPACES
TOTAL SPACES REQUIRED (PER CODE)		700 SPACES
PROPOSED BUILDING		FURNISHING REDUCED/REDUCTION
THE PARKING STUDY BEING PREPARED BY THE TRAFFIC GROUP IS ANTICIPATED TO SHOW 1.75 SPACES PER MULTI-FAMILY UNIT IS NEEDED		
280 MULTI-FAMILY UNITS @ 1.75 SPACES/UNIT		490 SPACES
OFF STREET PARKING PROVIDED		FURNISHING PROVIDED 490 SPACES
TOWNHOUSE (SFA)		FURNISHING REQUIRED
PROPOSED UNITS	128 UNITS @ 2 SPACES/UNIT	256 SPACES
GUEST PARKING	128 UNITS @ 0.5 SPACES/UNIT	64 SPACES
TOTAL SPACES REQUIRED		320 SPACES
PROPOSED UNITS		FURNISHING PROVIDED
60 SFA (3 GAR-1 DRIVE)		330 SPACES
68 SFA (2 GAR-2 DRIVE)		372 SPACES
OFF STREET PARKING		45 SPACES
TOTAL SPACES PROVIDED		417 SPACES (221 EXTRA SPACES)
CLUBHOUSE		FURNISHING REQUIRED
PROPOSED BUILDING	2,000 SQ. FT. @ 20 SPACES/1,000 SQ. FT. PROVIDED RANGE	20 SPACES
		FURNISHING PROVIDED 20 SPACES
PARCEL TOTAL		FURNISHING REQUIRED 688 SPACES
		FURNISHING PROVIDED 688 SPACES

SITE DATA:

OWNER AND CONTACT	JAMES EDWARD ROBERTS 6767 WASHINGTON BLVD. ELMDORGE, MD 21025
AREA	34.97 AC.
WATER & SEWER	PUBLIC
WATERSHED	DEEP RUN
EXISTING USES	VEHICLE STORAGE YARD
CURRENT ZONING	CAC-G1, B-1, B-12
PROPOSED ZONING	CEF-R
PROPOSED USES	RESIDENTIAL
PREVIOUS FILE NUMBERS	NONE
SITE LOCATION	6767 WASHINGTON BLVD. ELMDORGE, MARYLAND 21025



REVISIONS

NO.	DATE	COMMENTS	BY



NOT APPROVED FOR CONSTRUCTION

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: [Date]

ROBERT'S PROPERTY

1108 ELM STREET DEVELOPMENT

LOCATED OFF SITE: 6767 WASHINGTON BLVD. IN ELMDORGE DISTRICT HOWARD COUNTY MD



POTENTIAL PUBLIC PEDESTRIAN CONNECTION

CEP ILLUSTRATIVE PLAN

1