



Exhibit D

Summary of Community Input Meeting

Date of Meeting: June 16, 2008
Time of Meeting: 6:00 – 7:45± pm
Location of Meeting: Edgewood Elementary School
Subject: Washington Court Redevelopment
Those in Attendance: Shelter Development, LLC
Jeff Hettleman, Jeff Rosen, and Jeff Paxson
Morris & Ritchie Associates, Inc.
James Keefer and Paul Muddiman
See attached “Sign In Sheets”

Summary of Comments:

Mr. Rosen made a brief presentation explaining the purpose of the meeting; who Shelter Development, LLC, is and their experience; the background of the Washington Court site and this project; and the 288-unit development that is currently proposed. He explained that the project has been designed to be an “intergenerational” community with a mixture of 44 single-family residences, 144 townhome residences, and 100 senior apartments. One of the goals of the proposed community is to increase the quality of life for the residents in the community and the surrounding neighborhood. The community is also to create long term sustainability in an area that has been abandoned. The target market for the community is young professionals, first time homebuyers, move up buyers, and seniors. In addition to appealing architecture and landscaping, the plan proposes a Village Green, a “Green” Boulevard, and several “Pocket Parks” throughout the community. Off-site improvements include the upgrade of utilities and a new access road off of Willoughby Beach Road. Stormwater Management (SWM) is proposed adjacent to the site and will be evaluated as to whether it will be a wet pond.

Mr. Hettleman pointed out that the revised plan addressed two concerns that were expressed at previous meetings with the community. The first is that it eliminates the connection between the proposed new access road and Southridge Drive and the second is that the SWM facility has been moved into an existing cleared area rather than being proposed in a forested area.

Mr. Paxson described the proposed “Park View at Willoughby Square” senior apartment building as similar to Shelter Developments’ “Park View at Box Hill” in Abingdon and “Park View at Bel Air” in Bel Air in architecture and amenities. The 100 one and two-bedroom rental units will provide independent living for residents 62 years old and older, with one staff unit. In response to questions, it was pointed out that there would be controls to prevent people under the age of 62 from residing in the units. However, this would not preclude visitation or short-term stays by friends, family, or health care providers.

A concern regarding parking along Cedar Drive was raised by a member of the community. They indicated that people park along Cedar Drive when attending ball games on the field and expressed a concern with that continuing with the increased traffic that would be generated by the proposed project. County Councilman Dion Guthrie, who was in attendance, indicated that, that was an issue for the County to address.

There was concern expressed by the community regarding traffic on Hanson Road and the ability of emergency service personnel to access the site, especially with the number of falls that could be generated by the senior housing. It was pointed out that a new access road was proposed, as well as the existing roads, creating three ways into the project area. It is believed that the new access road will help steer some traffic south of the property rather than north to Hanson. Mr. Hettleman indicated that the emergency services people will be given keys and/or access codes to the Park View building and that they will have a staff person on the site to help monitor the safety of their residents.

There were questions concerning the width and maintenance of the existing Cedar Drive. The project is not proposing to widen the road and the maintenance should be a County responsibility, although some thought that the road was owned by the School Board (in which case it was noted that the School Board would have responsibility for maintenance of the road).

It was pointed out that the roads inside of the proposed community will be dedicated to the County, who will maintain them. One participant recommended that snow removal be taken into consideration in terms of the practicality of removing snow on the property once it is fully developed.

A participant, who lives on Southridge Drive, expressed a concern with how close the proposed access road was to her house and its affect on the forest, stream, and wetlands. Mr. Rosen explained the road has already been designed and approved by the County; they are just responsible to build it.

There was concerned expressed over subsidized housing in the proposed community. Representatives from Shelter Development, LLC, explained that the single-family and townhome units would be "market rate units" and the senior units would be rentals, but not subsidized housing. There are tax credits that are involved in the senior housing project, but no subsidies.

It was discussed that the target market is Harford County and the Edgewood area for the single-family and townhome units. Historically at Shelter Development, LLC, project's, the market for the senior housing is a combination of residents located in a five-mile radius and relatives of local residents.

The demolition of the existing on-site structures are tentatively planned to commence in the second half of 2009, with the sitework and construction of the Park View building to follow. The Park View construction should take approximately 11 to 12 months and the single-family and townhome units' construction is more market dependent, hopefully within three years. In response to an inquiry, Shelter Development, LLC, indicated that they have no plans to "walk away" from the project and they have obligations to the County, who is the seller. In the past 30 years of doing business, they have not walked away from a project like this and do not intend to start now.

In response to a question about what Shelter Development, LLC does for the neighborhood that they coming into, it was explained that they are providing infrastructure upgrades, they are demolishing abandoned buildings (at great cost), they are providing a positive economic impact to the County, they have entered into a relationship with the Boys and Girls Club to provide membership scholarships and to provide a new basketball court for their facility, and would be willing to participate in other community endeavors.

There was a concern expressed about the demolition of the existing structures. Shelter Development, LLC, will follow the required plans and permits and will notify the community of the timing. Any hazardous material will be handled as required by law.

A question was asked about who will maintain the proposed SWM, especially in light that there are ponds around the neighborhood that have been left to grow over. MRA explained that the SWM facility will be constructed and verified for completeness according to construction plans that will have to be approved by the County. The Homeowners' Associate (HOA) will maintain the facility with inspections by the County. Shelter Development, LLC, has an interest in making sure that the facility is maintain since their Park View building over looks it.

There was a brief discussion of electrical, cable, and phone service and whether the surrounding area would be upgraded. This would be up to the providing utility.

There was a recommendation that the existing buildings be checked for rodents, which is planned.

There was a suggestion that an additional access road be built to Maryland Route 24. This would impact numerous existing residences and private property and is not thought to be a practical alternative.

The price range of the single-family homes is anticipated to start in the low to mid \$300K's, the non-garage townhomes in the low to mid \$200K's, and the garage townhomes in the mid \$200K's. Investor buying and rental for the homes cannot be controlled legally.

The HOA will exist from "day one" of the community. The developer will control it until enough homes are sold, after which the new residents will take it over. The roads and infrastructure will be the responsibility of the developer until the County accepts the public roads and utilities.

There were questions and a discussion about the housing assistance that could be available and the anticipated rent. The rent is anticipated to be between \$500 to \$800 per month.

There were questions concerning the capacity of the schools in the area. Edgewood Elementary, Middle, and High Schools, which will serve this proposed community, are currently under the County's capacity rating of 105%. The County will verify that the capacity still exists as part of its review of the Preliminary Plan, which is the next step in the process.

One participant encouraged Shelter Development, LLC, to “reach out” to the community and local businesses in their development of the project. Mr. Hettleman said that they typically work with a general contractor, but would be interested in getting information about opportunities to use local businesses.

Councilman Guthrie stated that the existing 53 buildings on the site were homes to “druggies,” rats, etc. and the County and he have worked very hard to get someone like Shelter Development, LLC to “step up” to do the project. The demolition and off-site infrastructure improvements alone will cost approximately three million dollars. No one else was willing to do what Shelter Development, LLC, has committed to doing.

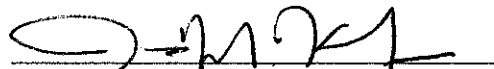
Lastly, there were comments regarding the existing dumping that occurs on the site and someone asked if the roads into the site could be blocked off. It was concluded that emergency services and the police need to have access to the site. The clean up of the site is the responsibility of the County, who own it.

The meeting was formerly concluded at approximately 7:45 pm, but representatives from Shelter Development, LLC, and MRA remained to answer questions and discuss the proposed community.

MRA believes this to be an accurate summary of the major points of discussion that took place during the community meeting that was held in accordance with Section V (5.00 Community Meetings) of the Harford County Subdivision Regulations.

Prepared by:

Morris & Ritchie Associates, Inc.



James M. Keefer, PLA, PWS,

USACE Certified Wetland Delineator