



The Reserve at Riverside Community Input Meeting Minutes

Location: 3445-a Box Hill Corporate Center Drive, Abingdon, MD 21009

Date: July 6, 2009, 6:00 p.m.

Presenters/Design & Development Team:

Megan V. Maffeo, Morris & Ritchie Associates, Inc. (MRA)

Paul Muddiman, Morris & Ritchie Associates, Inc. (MRA)

Developer/Contract Purchaser:

Kevin Carney, Riverside Apartments LLC

David Laiken, Harborside Management

Meeting Summary:

A history of the project, and a comparison of the approved Preliminary Plan (P-08-141-3) to the current Preliminary Plan proposal was presented. Architectural renderings and photographs of existing buildings similar to those proposed for this project were on display, and proposed unit types were discussed. Color renderings of the Preliminary Plan were provided as handouts.

Public Comment / Question & Answer:

Robin Berenda, 2209 Antrim Court, Aberdeen, MD 21001:

Who will be the managing entity of the development?

Development Team:

Harborside Management will be a partner in developing and managing the community, and are a local company in Harford County.

Robin Berenda, 2209 Antrim Court, Aberdeen, MD 21001:

How were rental fees determined and what comparison projects were used in establishing the rental fees?

Development Team:

The developer had a market study prepared to identify the target market for this type of project and location. The potential renters are suggested to be 25% BRAC related work force, 25% "step down" empty nesters, and 50% singles and newlyweds. Several existing apartment developments with a level of quality similar to that proposed for this project were used for comparison and include Alta Chesapeake Ridge Apartments, located near North East, MD in Cecil County, and several in Perry Hall, MD and near the Patuxent Naval Air Station.



John Gmurek, 4616 Kimby Lane, Aberdeen, MD, 21001:

Please explain the townhouse unit.

Will there be Section 8 components to this project?

Will all units be for lease?

What is the distance measured from Creswell Road to proposed buildings 8, 9, & 10 that parallel Creswell Road?

Development Team:

The townhouse is a three bedroom unit, two living levels with a garage. It is integrated into the apartment buildings, and is not a traditional row home type townhouse.

Section 8 housing is not a component of this project.

All units are for lease. None are for sale.

The difference in elevation between Creswell Road and the bottom of the existing slope is approximately thirty feet, with the buildings in question set approximately sixty feet off of the bottom of the existing slope.

Dan Driban, 1353 Tralee Circle, Aberdeen, MD 21001:

Will there be any security provided for the development or will Harford County police be totally responsible for security?

Development Team:

The building design incorporates enclosed stairways to promote a more secure environment. The development will provide for internal policing by having police cruisers drive through the development. Additionally, the maintenance man will be living on-site with the duty to walk around or patrol when it is perceived increased disruptive activities may occur. To encourage the feeling of security, the rental agency will provide a discount in rent to police officers that agree to bring their police cruiser home.

Gail Baker, 1308 Tralee Circle, Aberdeen, MD 21001:

Please discuss the details of the proposed round-about. How will access be provided into the Wexford community during construction? What is the duration of construction of the round-about?

Development Team:

The round-about is sized for two lanes, but will not be striped as two lanes until the State Highway Administration deems it is necessary. The round-about is larger than the existing one at the Hollywoods development, and will have larger radii allowing for easier maneuverability. The round-about is positioned within existing right-of-way for Philadelphia Road, (MD Route 7,) with additional land required to be dedicated from the property to be developed for the apartments. The round-about will be offset away from the existing entrance to the community of Wexford with minimal changes to the Wexford



entrance. The island at the entrance will be reshaped to direct traffic counterclockwise into the round-about. There will be a staging plan prepared to ensure access is provided through the intersection and to existing residences during construction. Most of the round-about can be built on the apartment property without significant disruptions to traffic. It is estimated 45-60 days for construction of the round-about.

Denise Meller, 4413 Old Philadelphia Road, Aberdeen, MD 21001:

Will Old Philadelphia remain a dead end cul-de-sac? Stated concerns about cul-de-sac being used as a place to park and wonders if increased activity from the development will curtail this activity.

Development Team:

Old Philadelphia is a county road and will remain as is with two additional access points into the proposed apartment development.

Tim Hall, 4615 Kimby Lane, Aberdeen, MD 21001:

Inquired the type of material proposed for the walking/recreational trail, and indicated that mulch trails do not have a long life span. The development team was invited to look at the existing mulch trails in the Wexford community.

Development Team:

The trail will most likely be limited to a mulch in environmentally sensitive areas, but final decisions have not been made at this time.

John Gmurek, 4616 Kimby Lane, Aberdeen, MD, 21001:

What is the phasing and timeline of construction?

Development Team:

Phase one will consist of lot #1 totaling 212 units, the community center and pool facility, the round-about and other off-site road improvements required by the Adequate Public Facilities (APF) ordinance and Traffic Impact Analysis. It is estimated that construction will commence June 2010 with a two year duration for phase one. Once 70% of phase one is leased, construction can begin for phase two, lot #2.

Robin Berenda, 2209 Antrim Court, Aberdeen, MD 21001:

What will be the effects of this development on the water and sewer for Wexford? Effects on the existing stormwater management facility?

Development Team:

The proposed sanitary sewer will be constructed under Philadelphia Road, (MD Rte 7,) and will traverse through an existing drainage and utility easement to connect to an existing manhole at the cul-de-sac of Antrim Court. This easement is in close proximity to the existing stormwater management facility, which will need to be field located to ensure that no impacts are imposed on the facility. The proposed water line will connect to an existing 16" line running on the north side of Old Philadelphia Road and Philadelphia Road, (MD Rte 7). There will be no changes to the water pressure in the



Wexford community as this area is lower in elevation than the propose apartment development.

Robin Berenda, 2209 Antrim Court, Aberdeen, MD 21001:

What BRAC data did the development team use in the market research?

Development Team:

Information was gathered from the Harford County Department of Economic Development and is based on only the quantities being relocated to Aberdeen Proving Ground.

John Gmurek, 4616 Kimby Lane, Aberdeen, MD, 21001:

Will additional plantings be provided in the existing forest areas?

Development Team:

Reforestation will be provided as required to meet the Forest Conservation Ordinance. On-site plantings to satisfy this requirement will be provided.

It was announced that this project will be on the agenda for the Development Advisory Committee meeting on August 5, 2009.