



# Fall River Terrace Redevelopment

Final Development Plan Amendment

January 22, 2026

# Agenda

- 3 Introductions
- 4 PDP Amendment
- 5 Redevelopment Plan
- 7 FDP Amendment

# Enterprise Community Development

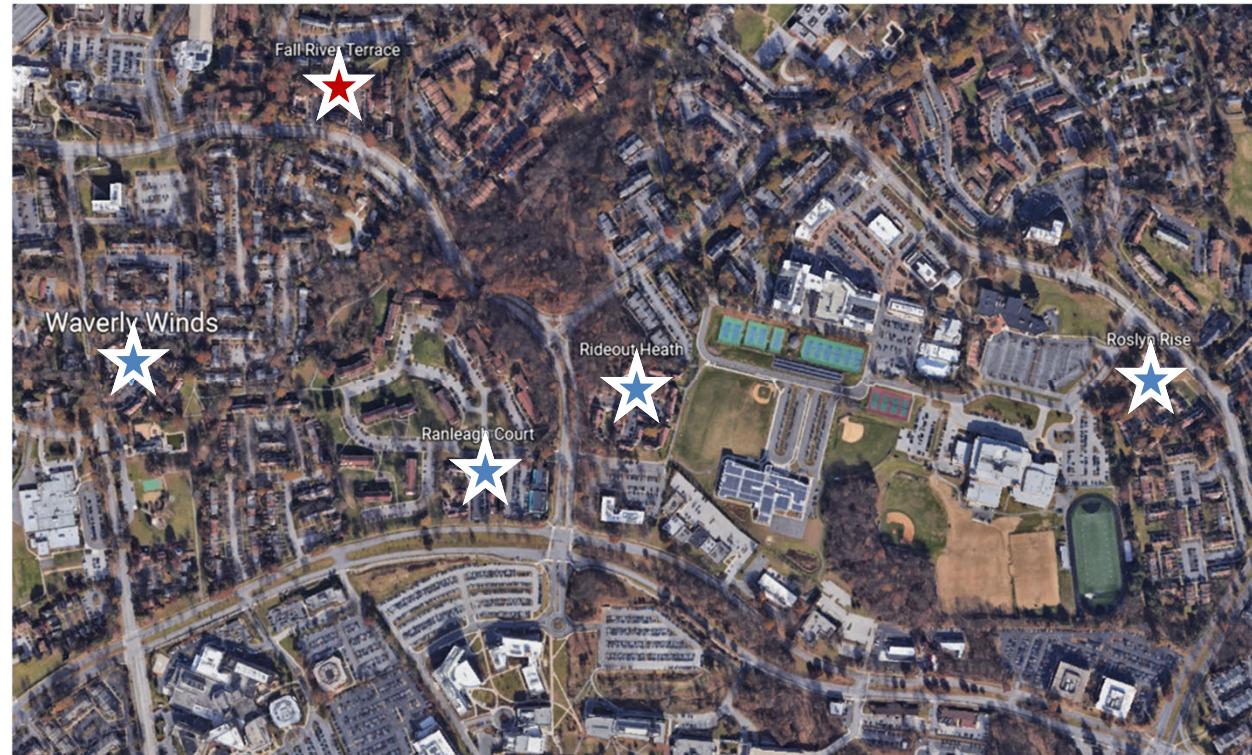
- ECD builds, preserves, and operates affordable homes to uplift residents and communities. We are the largest nonprofit developer in the Mid-Atlantic.
- Founded in 1982 by Jim Rouse, the developer of Columbia, Maryland, ECD's portfolio includes 15 communities and over 1,000 apartment homes in Howard County.
- Residents are the heart of our work and what we do. Enterprise Residential, ECD's property management arm, is CORES certified and all ECD properties have onsite resident services.



## PDP Amendment

The Enterprise Community Homes Housing portfolio is comprised of five properties purchased by ECD from nonprofit Community Homes Housing, Inc. in 2017 with the shared vision to redevelop into higher-density, mixed-income communities.

- A PDP Amendment to increase density across the five properties from 300 to 600 dwelling units was approved by the Zoning Commission in February 2020.
- Fall River Terrace is proposing to add 20 net-new apartments in a new construction apartment building, with 6 townhouses envisioned on Eliots Oak Road.



# Existing Conditions

- The existing development was built in 1971 and the existing structures have aging, obsolete systems, and inefficient unit layouts.
- Fall River Terrace currently includes 56 apartments with 1- through 4-bedroom unit types.
- The existing walkup apartments are inaccessible for residents with varying abilities.
- The existing development has no dedicated space for onsite resident amenities.



# Redevelopment Vision

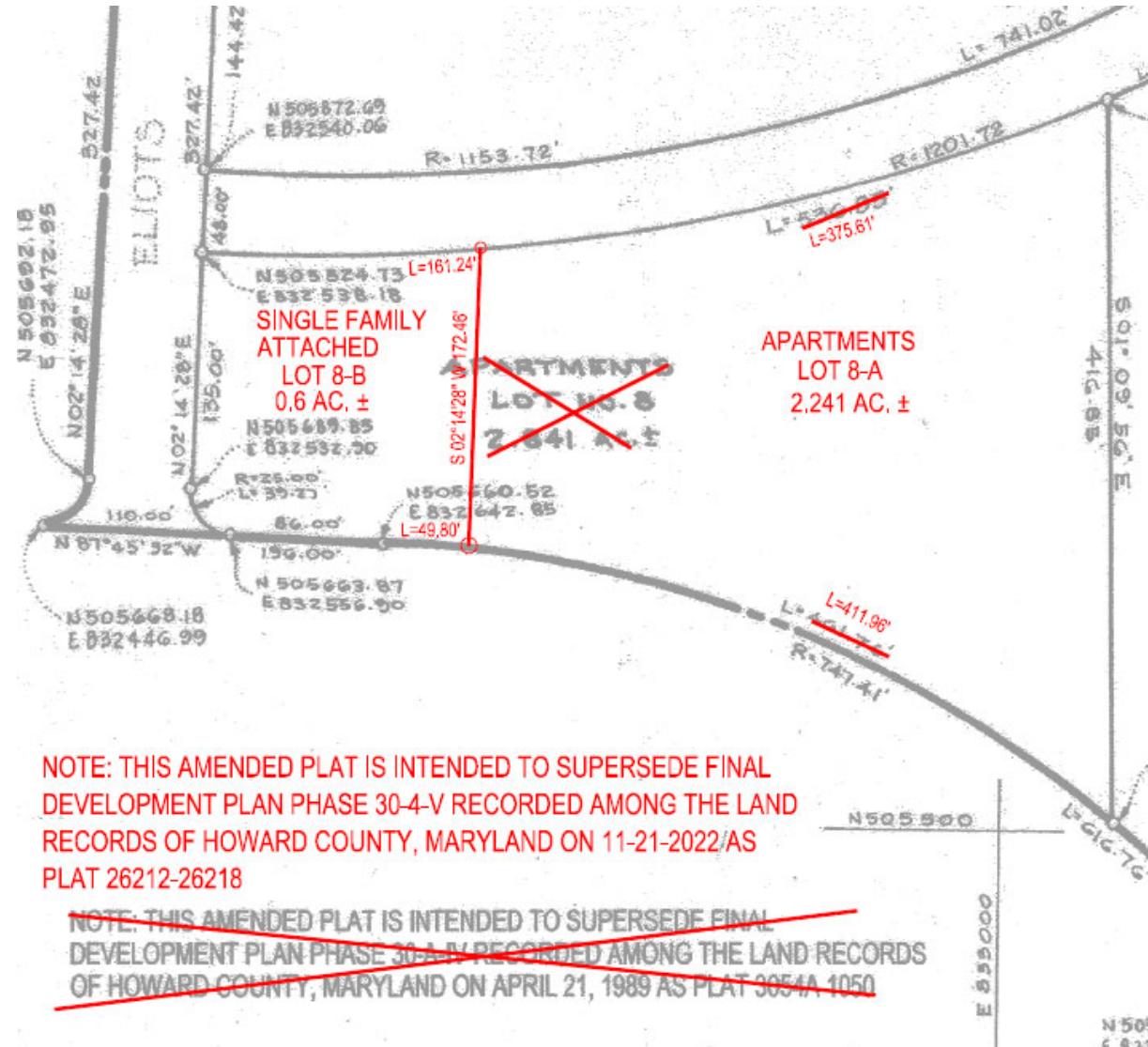
- Construct a new 76-apartment elevator-served building, with 6 townhouses on Eliots Oak Road.
- Preserve the existing affordable apartments while adding 20 market-rate apartments to create a mixed-income community.
- The new building will have energy-efficient systems and features, including a solar array and electric vehicle charging.
- One-quarter of the apartments are designed to Universal Design standards, including 4 Uniform Federal Accessibility Standards units, 10 Persons with Disabilities units, and 2 hearing/visual impaired units. All the apartments are visitable for guest with varying abilities.



# FDP Amendment

## Split Lot 8:

- Lot 8A: Single-Family Attached
- Lot 8B: Apartments



# FDP Amendment

## Use

- Lot 8B: Permit single-family attached dwellings.

### 7C SINGLE FAMILY ATTACHED USE AREAS

<sup>8B and</sup>

Lots 1, 2B, 3, 4, 5 ~~&~~ 13A 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 Board 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 122-4-5-b of the Howard County Zoning Regulations.

Division of Single Family Attached 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.

# FDP Amendment

## Height

- Lot 8A: Permit structures up to 60 feet in height.
- Lot 8B: Permit structures up to 45 feet in height.

### **8B APARTMENT USE AREAS**

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation, except upon Lot 11 and Lot 18 **and 8A**, no structure shall be constructed more than 60 feet in height from the highest adjoining ground level elevation upon Lot 11 and Lot 18 **and 8A**

### **8C SINGLE FAMILY ATTACHED USE AREAS**

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation, except on lot 8B no structure shall be constructed more than 45 feet in height from the highest adjoining ground elevation

# FDP Amendment

## Setback

- Lot 8B: Allow for a minimum 10-foot setback on Eliot's Oak Road.

**10C SINGLE FAMILY ATTACHED 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 Board. All streets, other than Eliot's Oak Road, Hesperus Drive, Faulkner Ridge Circle, and Harper's Farm Road are interior streets. Buildings and other major structures shall not be located within thirty feet of Eliot's Oak Road, Hesperus Drive, Faulkner Ridge Circle, and Harper's Farm Road.

AMONG  
HOUSING  
EXCEPT FOR LOT 8B

Except for Lot 8B no structure shall be located within 10 feet of Eliot's Oak Road.

# FDP Amendment

## Parking

- Lot 8A: Permit an off-street parking requirement of 1.34 spaces per dwelling unit as supported by a parking demand study.

### 9B APARTMENT USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within Lots 7, ~~8~~, 9, 11, 17 and 18 devoted to apartment uses. Lot 8-A to have no less than 1.34 off-street parking spaces for each dwelling unit.

# Thank You

