



Fall River Terrace Redevelopment

Site Development Plan

July 23, 2026

Agenda

- 3 Introductions
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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 approximately 1,300 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.



Development Team



Nancy Liebrecht, AIA., LEED AP, Senior Associate



Dan Sweeney, Associate



Mark E. Pelusi, Jr., Principal

Existing Conditions

- Fall River Terrace 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 as a future phase.
- 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.
- Includes apartments designed to accommodate residents with physical limitations, with all the apartments are visitable for guest with varying abilities.



Fall River Terrace Amenities













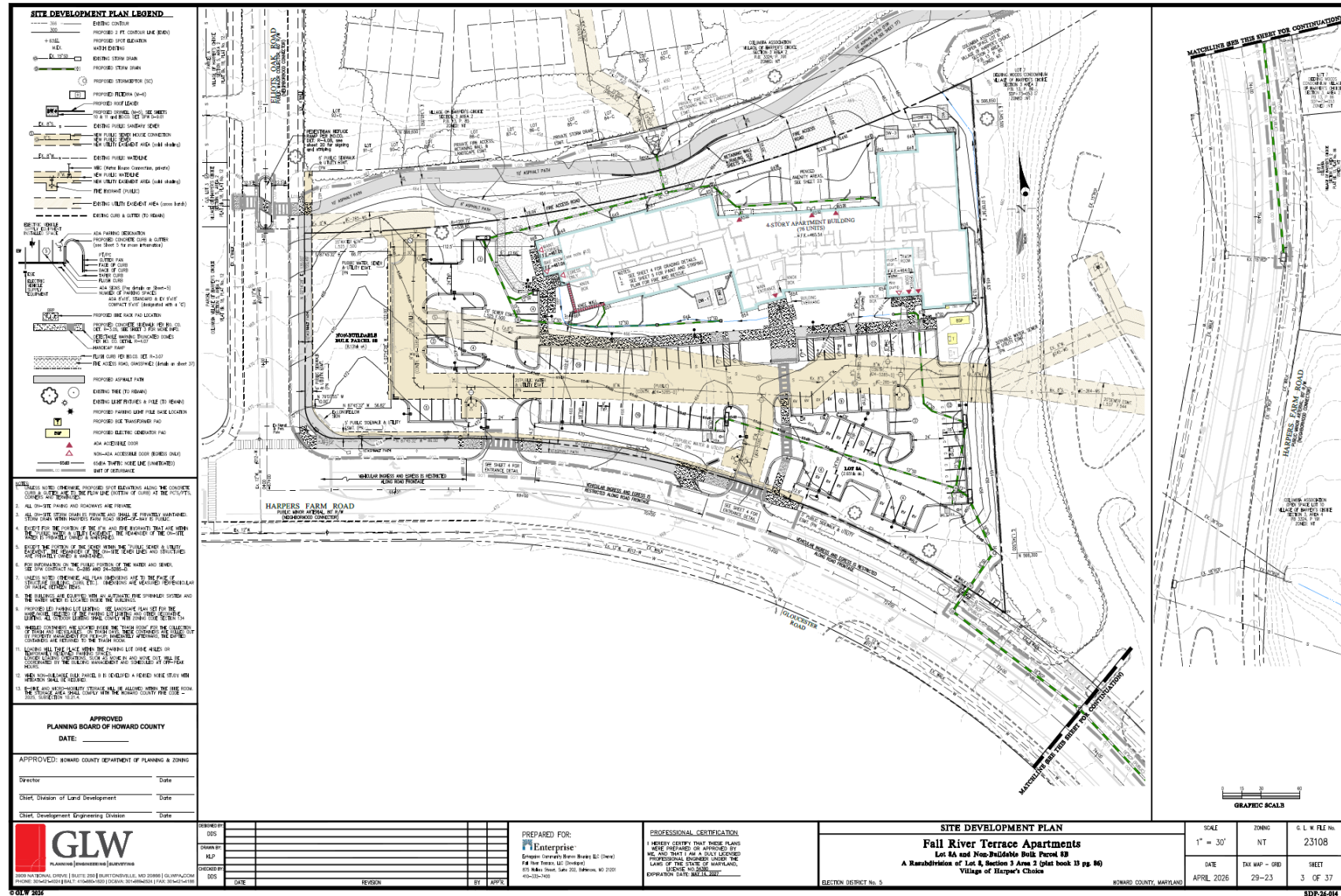




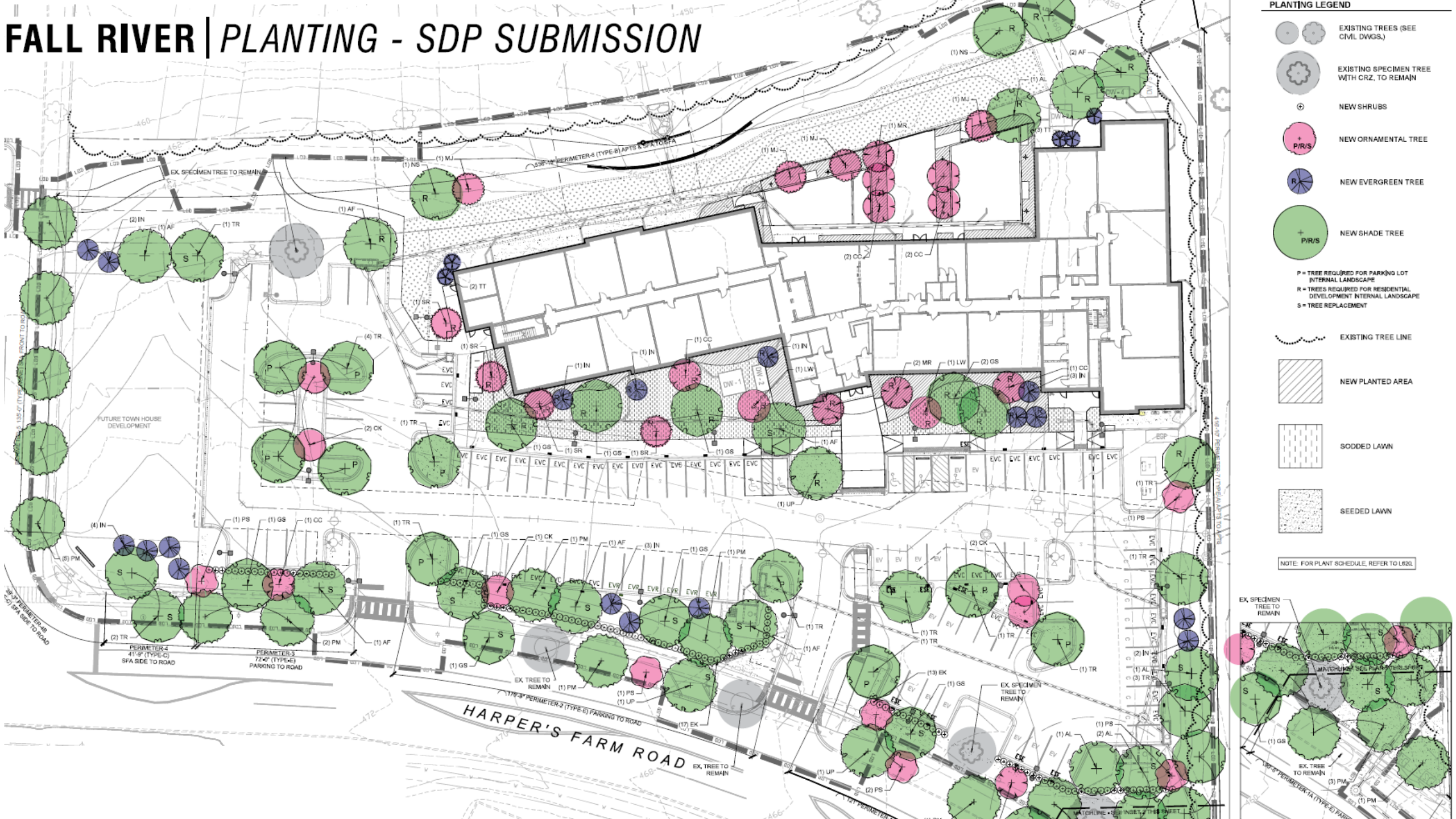
Site Development Plan



Site Development Plan



FALL RIVER | PLANTING - SDP SUBMISSION



FALL RIVER | PLANTING - SDP SUBMISSION - ENTRY & COURTYARD

536'-10" PERIMETER-6 (TYPE-B) APTS & SFA TO SFA

COURTYARD PLANTING

ENTRY PLANTING

DW-1

DW-2

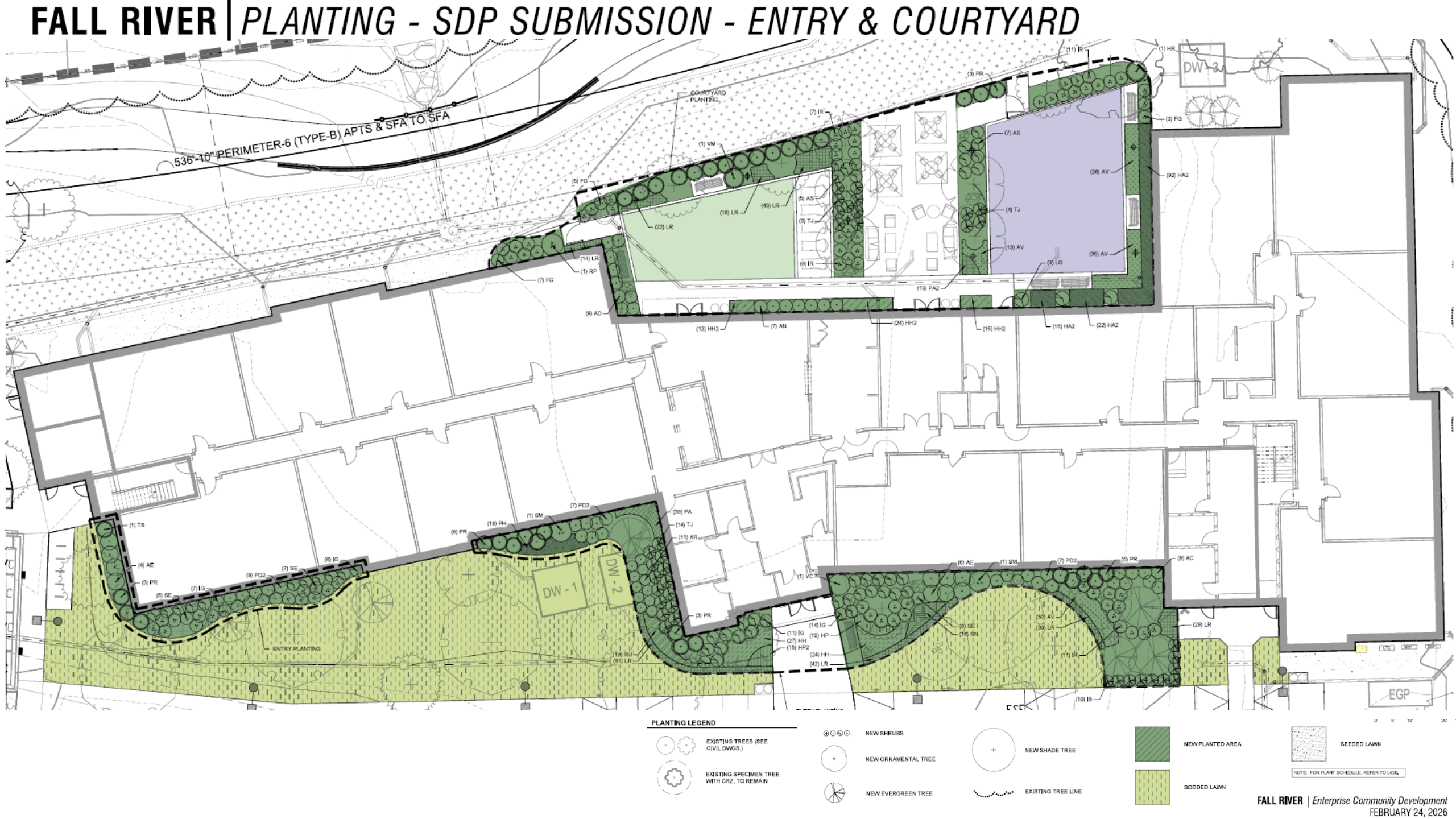
EGP

PLANTING LEGEND

- EXISTING TREES (SEE CIVIL DWGS.)
- EXISTING SPECIMEN TREE WITH CRZ. TO REMAIN
- NEW SHRUBS
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW SHADE TREE
- EXISTING TREE LINE
- NEW PLANTED AREA
- SEEDDED LAWN
- SODDED LAWN

NOTE: FOR PLANT SCHEDULE, REFER TO LOG.

FALL RIVER | Enterprise Community Development
FEBRUARY 24, 2026



PLANTING LEGEND

EXISTING TREES (SEE CIVIL DWGS.)

EXISTING SPECIMEN TREE WITH CRZ, TO REMAIN

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- NEW PLANTED AREA
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- 
- SEEDED LAWN
- NOTE: FOR PLANT SCHEDULE, REFER TO LK

Thank You

