

Black Rock Estates Homeowners Association
P.O. Box 672
Funkstown, Maryland 21734

Mr. Nick Liparini
Land Manager – Washington West
DRB Group
10212 Governor Lane Blvd
Suite 1006
Williamsport, MD 21795

March 15, 2021

Re: Proposed PUD Development Adjacent to Black Rock Estates

Dear Mr. Liparini,

Thank you for providing the PUD Concept Plan dated 2/5/21 for our review and consideration. The Board met to discuss the plan and has the following input for you:

1. The number of residences shown exceeds the current zoning for that area. The zoning is now RT- Residential Transition – which specifies 2 to 4 units per acre, so the 220 acres involved should be designed with somewhere between 440 and 880 units. You show 1,148 units on the parcel.
2. The number of residences in this plan reflects a 96% increase – 1,148 units versus 585 units - over the approved PUD plan from 2004. Black Rock Estates HOA objected to the unit density in 2004, so this level of density is also unacceptable. Our development already experiences water pressure and water service issues. This increase in usage will cause even more severe issues unless the proper improvements are made to the water distribution system before this development begins and appropriate provisions to maintain adequate flow and pressure are put in place by the developer as a portion of the project.
3. The vehicle trips per day are estimated to increase over 78% from the approved plan – 8,109 versus 4,554. While you mentioned in our call the access via Sasha Boulevard would be for “emergency vehicle access”, the plan you forwarded shows the extension of Sasha Boulevard as one of only two ways to access the development. In addition, the Sasha Boulevard extension appears to be designed as the main entry and egress for the neighborhood based on the design and the facilities adjacent to that roadway. This would generate an unacceptable increase in traffic through our neighborhood – particularly when you consider somewhere between 900 and 1,000 of the units are significantly closer to Sasha Boulevard than the other access to the southeast off Mt. Aetna Road. We suggest you find another access point to the north and east of the development to naturally direct this huge increase in traffic away from Black Rock Estates.
4. The five new single-family lots shown along the north side of Sasha Boulevard face into Black Rock Estates but are significantly smaller parcels than the minimum requirements for Black Rock Estates. To

maintain some semblance of visual consistency in the environment of Black Rock Estates in that area, we request you reduce the number of lots to 3, enlarge them, and require a brick façade or brick construction like that required in Black Rock Estates for the homes built on those lots.

5. The size of the single-family lots and homes in those parcels that abut Black Rock Estates will be significantly smaller and have a completely different “look and feel” than the existing homes. The homes in Black Rock Estates have a much higher price point and a specific appeal that is based on the lot size, the home size, and the all brick construction. Placing significantly smaller homes on significantly smaller lots that use less costly construction methods adjacent to the existing homes will have a negative impact on the market value of Black Rock Estates and directly impact our residents. Given the lot sizes shown in your plan and the proximity of the houses, we expect most of those owners will desire fences to separate their lots. Black Rock Estates only allows “open slat” fencing (with the look of wrought iron) and safety fences for swimming pools, so to prevent the differences in visual presentation from damaging the property values in Black Rock Estates, we request you build a solid fence or wall along the boundary between the PUD and Black Rock Estates of sufficient height to shield the view from one development to another where the properties abut.
6. Regardless of how you phase and approach the construction of this development, there will be significant disruption to Black Rock Estates during the entire construction phase – which you indicated in our call could last 10 years. The site preparation, delivery of materials, crew parking and support, and routine construction operations will require significant planning and coordination. We expect you will plan to direct all construction traffic into and exiting the site via the new access road and not Sasha Boulevard. We also expect you will coordinate your logistics to minimize the traffic on Mt. Aetna Road as it is our only means of entrance and egress to our neighborhood.
7. Previously, WashCo has placed large, temporary signs on lots they retain in Black Rock Estates to market the remaining lots available. One of those lots is on Sasha Boulevard adjacent to Mt. Aetna Road. Now that the community is almost completely built out, the Black Rock Estates HOA would object to placing any signage on that lot used to market this new development and/or directing potential buyers to the development via Sasha Boulevard.

In general, we believe the plan you submitted, or anything similar, is unacceptable to our community and will raise serious concerns among our property owners and those of the other communities along Mt. Aetna Road. Should you not significantly alter your plans for this property, the property owners within Black Rock Estates will be compelled to strenuously resist this level of development and the impact on our community.

For the Board,



David Kirkman

President

Black Rock Estates Homeowners Association