

Broad Ave Home Owners Association Public Comments
In regards to cases: 2024-0124-V (AD3, CD 2)
2024-0125-V (AD3, CD 2)

The below comments are concerns agreed upon by Broad Ave residents. Also included are request to be provided by the developer and/or county if this development waiver is approved against our opposition.

1. Environmental Impact: On broad avenue there will be negative impacts to local wildlife. Some of the local species seen on a daily and weekly basis are deer, foxes, possums, rabbits, and eastern box turtles which already are threatened in Glen Burnie and all of the east coast by habitat loss. Green spaces, and ecosystems will be significantly impacted on Broad Avenue due to the limited amount of space between the street and the barrier wall. Taking away the green space will impact the environment and the allure of the road itself for its residents. The Department of Natural Resources in Maryland has suggested many efforts in fostering a safe environment for these animals and their habitats a recent article was part of a broader conservation effort that includes roadside surveys and the use of GPS tracking to monitor turtle populations. Efforts also focus on "mitigating habitat loss." There are many other animals that occupy the forested areas around Broad Avenue to include (Southeastern shrew) shrews, voles, and moles. Evidenced by the impact to my yard and the garden beds.

2. Traffic and Congestion: Broad Avenue is a one lane road that leads to a dead end. All homes have multiple vehicles. The driveways are not big enough for more than 1-2 vehicles to park. The result of which forces people to park on the street. There are already people from outside neighborhood who park at the entrance of our road which does raise concern for emergency services to provide assistance. A firetruck would not be able to safely navigate the traffic already present in order to get to the houses in time to respond to an emergency. This is the same for emergency medical services, and any first responders. The street narrows in front of the current residences preventing safe passage of two vehicles and doesn't appear was constructed for dwellings on both sides. All of Broad Ave residents have more than one vehical, so street parking is a premium. At the very least the developer has to widen Broad Ave for the safe passage of two vehicles in the area of the proposed development. This also brings back the point of emergency services ability to respond in an emergency in an already congested street. Even the trash trucks have to back down the street to enter and exit for weekly pick up because of congestion.

3. Infrastructure Strain: Local infrastructure including roads and water pressure are not sufficient for more homes. Residents of Broad Avenue experience frequent low water pressure with the homes that are currently here. Adding more homes would lead to more infrastructure strain on our community.

4. Community Character: New construction may alter the character and aesthetic of the neighborhood unless its features meet our current residential standards. These factors include the architectural style, the residential space and parking of homes being built. The impact of the loss of green space we have the pleasure of enjoying in our community cannot be replaced.

5. Property Values: New construction could potentially decrease the current property values on Broad Ave. The houses on Broad Ave range from 2200 to 2350 in square footage. The space allotted and construction plans do not show the exact amount of square footage of the homes that will be built. The construction space allocated does not appear to support the size and area to build a residence comparable to our current houses to keep the neighborhood aesthetics consistent. We cannot imagine the developer will construct a home with the space allotted on Broad Ave with the average cost estimate up to \$611,000 (a simple google search). Any home that is built for less cost estimates is unacceptable, and will depreciate our homes values.

6. Safety Concerns: The most important concern for the neighbors of Broad Avenue is the safety of our children. Construction implies equipment and people driving down our street constantly. Our children do not have big backyards to play in and they play in the road under adult supervision since traffic is almost non-existence. They ride bikes, play basketball, and are able to run and be kids and enjoy the road way because it is the most open part of the neighborhood with the exception of the open area at the beginning of Broad Ave. The new construction is concerning because there is no staging area for construction equipment and supplies and our children play all throughout the street and everyone who lives here is able to watch and ensure a safe place for them. New construction can also mean possible property damage to our vehicles, i.e. nails and screws in the road that pop tires or construction equipment that hits cars parked on the street.

7. Public Opinion: The neighbors of Broad Avenue are against any new construction and strain placed on our community and the place we call home and we stand together in all of the previously mentioned items.

If construction goes ahead despite opposition, we as the occupants of Broad Avenue request the following compensation or mitigation measures from the developer and or county:

1. The front foot bill for the services that we pay each year be paid in full to reduce the strain on the current occupants and future habitants. This front foot bill is something that the current developer has not paid into as long, and they will be tying into the services we have been paying for now, some of us for over 10 plus years. This does not include the HOA dues to ensure the roadways have been kept up with on that side of road due to overgrowth onto the road ways.
2. Traffic Management: Implementation of measures to manage and mitigate increased traffic, a parking lot should be built for the residents of Broad Avenue to include a gate with pin access in the field at the end of the road. This parking lot will allow us to put up no parking at the end of the road where people outside of our road currently park and ensure the ability of emergency services to access to the roadway to respond quickly without obstacles.
3. Property Value Protection: Due to the limited space to build homes on that side of the road property value protection is a must for the current occupants. The cost of our homes to sell in the future will dictate our future living situations. This also includes construction of a park in the fields at the end of the road next to the parking lot with a basketball court and swing set for our kids to play safely.
4. Infrastructure Improvements: The fences around the park and parking lot should be built to deter people outside of our HOA from accessing it for their personal use. This is for HOA paying members of Broad Ave. Any new homes built on Broad Ave will also fall under our HOA for upkeep of our community.
5. Noise Mitigation: People on Broad Ave work from home or work night shift, ensuring noise mitigation is paramount for their livelihood to provide for their families.
6. Environmental Mitigation: Offset environmental damages buy building a park and green space at the end of the road, new construction will strip many local wildlife habitats for birds and other wild life that we are fortunate of having.
7. Infrastructure Improvements: Paying the front foot bill is the highest priority but increasing the infrastructure to support two more homes will be another addition to ensure running water and proper waste removal. The dividing fence of properties on Broad Avenue and Thelma properties should be replaced and updated to deter any outside intrusion to the construction zones.

Broad Avenue Homeowners Association Questions for the Developer
In regards to cases: 2024-0124-V (AD 3, CD 2)
And 2024-0125-V (AD 3, CD 2)

Questions and concerns for the developer from the residents of Broad Ave:

- What is the mitigation plan for power outages during utilities connections?
Several residents work from home during the day.
- We are concerned of the structural impact to the noise wall during and after development. Will there be a structural impact study by a license engineer to ensure the noise wall will be structurally sound during and after this development? If not why?
- The site plan doesn't appear to be accurate. Is there a recent space and dimension evaluation of the proposed development. If so, we would like to see it.
- What is the plan to stage construction supplies, materials and equipment without disruption of transportation in and out of Broad Ave for residents, mail delivery, package delivery and emergency services?
- What is the total square footage of the proposed dwellings?
- What is the expected purchased cost of the proposed dwellings?
- What is the plan to mitigate the already low water pressure in the community by adding two dwellings?
- Explain how you can connect into the current residents front footage service without providing compensation to the residents?
- How did you determine the impact of parking and traffic will be minimal to Broad Ave residents by adding two dwellings?
- How was the impact and evaluation of utility services determined by adding two dwellings to Broad Ave?