



Eden Hill Farm, TND, Residential District

Project Narrative

May 2, 2023

The residential parcel of Eden Hill Farm was created as part of a Record Plat recorded August 29, 2005, as Plat Book 79, Page 83. It was identified as Lot 3A, zoned as a Traditional Neighborhood Design Zone (TND). The original Master Plan for the residential lot configuration created a total of 665 residential units with a mix of units including Condominiums, Townhouses, Duplexes and Single-Family Homes on 109.034 acres. Since 2005 numerous revisions have been made to the lot configuration cumulating in The Record Plat recorded January 18, 2023, as Plot Book 149, Page 50. To date approximately 186 units in phases 1 and 2 have been constructed.

Unfortunately, the TND, created eighteen (18) years ago, neither reflects the needs of today's residents nor is it constructable due to the extensive infrastructure needed to complete (the cost to complete, as-is, would far exceed the value of the improvements). The proposed revisions to the existing plan are intended to meet the current market requirements, decrease the amount of infrastructure needed to build dwellings, and most importantly drastically and dramatically increase the amount of passive open space at the Eden Hill Farm development. The proposed revisions also correct errors and oversights in the Plats recorded previously.

Minimal changes are proposed for phase 4 which include the relocation of Alley N so that it no longer divides the apartment parking area and the addition of 4 townhouse units commensurate with the neighboring properties.

Phase 6 is the primary area of redesign proposed by this plan which will include the re-alignment of Red Haven Way between Skipton Boulevard and Little Eden Way. Elimination of the following roadways and alleys; Bond Street east of Eden Hill Boulevard, Wynkoop Way and Inglis Street between Little Eden Way and Red Haven Way, and Alleys X and Y. Also Eliminated are duplex lots 190 through 197, 217 through 228, 327 through 332, and 437 through 450. Single family lots 198 through 216, 229 through 234, 333 through 338, and 434 through 436.

The proposal for phase 6 includes 120 residential units located in three, four story market-rate apartment buildings that will create a buffer to the single-family home community from the railroad tracks. Phase 6 shall also include a total of 9.3 acres of open space, of which 6.1 acres of the open space will provide open views and an expansive area for passive recreational use for the community whereby no such area exists under the current plan. This will provide a net increase in community parkland of 339%.