This 15-minute presentation provides:

• An overview of how Bethany Glen may impact our quality of life;
• Our strategy for preventing these impacts, and
• Examples of how we can use this project to force the correction of existing issues, like the excessive traffic on MD99 and flooding.
The dashed red line you see here is the boundary of Bethany Glen. The site consists of a north area and a south area straddling I-70. Those most affected are residents of Valley Mede, Chamberlea, Treyburn, Beth Gate, Maplewood and other area communities.
This is the Bethany Glen plan. The applicant is requesting a Conditional Use Permit to build 238 age-restricted villas, townhouses and a few single-family homes. If Bethany Glen is not built then the 68-acre site could be developed as 120 to 145 single-family homes.
These are the potential impacts HARP is seeking to prevent:

- More traffic congestion and safety issues on MD99, Bethany Lane and neighborhood streets;
- Increased flooding;
- More students added to overcapacity schools; and
- Placing incompatible villas-townhouses near existing homes.

The opportunity also exists to use Bethany Glen to make our quality of life better by:

- Improving MD99 safety;
- Installing measures that reduce flooding;
- Adding sidewalks to allow our children a safer walk to school; and
- Making recreational facilities and other Bethany Glen amenities available to area residents.
HARP research shows that there’s little chance of preserving the site. It will eventually be developed as either age-restricted housing or as many as 120- to 145 single-family homes. This chart compares the traffic impact of these three development scenarios. The chart shows that the Bethany Glen age-restricted option MAY generate half as much traffic as the other two scenarios. However, something called the Echo Effect may cause Bethany Glen traffic to be higher than shown here.
This chart compares the number of students added to our overcrowded schools. Some argue that no students come from age-restricted housing. However, we estimate that 29% of those moving into Bethany Glen will vacate starter homes in the area served by our local schools. Young families will move into these vacated homes and add students to our schools. But even with this Echo Effect, Bethany Glen would cause half the school impact of the other two scenarios.
At this point we have two basic strategy options. We could seek to block the Conditional Use Permit which the developer must obtain to build Bethany Glen. Or, HARP can use the threat of blocking the permit as leverage in negotiating changes that resolve Bethany Glen impacts and maximize benefits to area residents. In fact, an initial negotiating meeting with the developer went well. But it remains to be seen just how far the negotiations will take us. This is why we’re preparing to block the permit if negotiations fail.
Here’s a comparison of the pros and cons of seeking to kill Bethany Glen. We could postpone impacts by two- to five-years but at a cost of $20,000 to $50,000. And even if we succeed it’s still likely the site will be developed eventually. The next development proposal will be even harder to defeat. In other words, we’ll have far less negotiating leverage.
Thanks to the hundreds of area residents who’ve attended past Bethany Glen meetings, HARP has a tremendous amount of political clout. To make the most of this clout HARP has already identified issues that should allow us to prevent the developer from receiving a permit. HARP also hired CEDS which helped achieve the two most recent defeats of this same permit. And CEDS also has a long history of successfully negotiating victories for other groups like HARP fighting similar projects.
In the next few slides we’ll explain how we can use the political force you’ve provided HARP to first prevent traffic impacts then bring about improvements.
We’ll seek measures that get most Bethany Glen residents to use the main access proposed to intersect with Bethany Lane. This will greatly reduce traffic on Valley Mede streets via the proposed connections with Michael’s Way and Longview Drive.
These measures include eliminating the proposed connection with Michael’s Way.
And measures like speed humps could be installed **WITHIN BETHANY GLEN** to discourage cars from exiting via Longview Drive.
Two new roads are proposed to connect with MD99 opposite Liter & Weatherstone Drive. These new streets could make it more dangerous to turn onto MD99 from both existing Drives. However, there are several options that would not only resolve this impact but make it safer to turn onto MD99 from Liter & Weatherstone Drives.
Additionally HARP is using the tremendous political power you’ve created to get the County and State to do a comprehensive study of options for reducing traffic congestion along MD99 from Marriottsville Road to US29.
HARP believes much of MD99 congestion comes from those avoiding I-70 backups. There’s a proposal to widen I-70 from four to six lanes between the US40 junction to US29. This project has been on hold. We’re going to see just how much clout we have by trying to get this project going.
You maybe skeptical that we can reduce MD99 congestion through options like getting I-70 widened. Well, consider that an effort like ours kept I-70 from being plowed through Baltimore not that long ago. If you drive east of the beltway you’ll see that I-70 ends at the edge of a City park. Compared to this battle, getting I-70 widened is most doable. But success hinges on your continued support.
Using Bethany Glen To Reduce Flooding Impacts

In the following slides we’ll quickly review some of the many options for using Bethany Glen to reduce flooding along Plumtree Branch.
In September 2011 and again on July 30th, just two weeks ago, properties along Plumtree Branch were flooded. The blue area shown in the left map is the portion of Valley Mede inundated by severe floods. The red x’s mark the five properties most severely damaged by the latest flood. On the right Carolyn Roder points to the highwater mark left on her home by the July 30th flood.
Normally Bethany Glen would only be required to control floods that reach the red level on the left. HARP is calling for control of the much greater floods reaching the upper red line on the right.
By building a stormwater pond on the 68-acre site Bethany Glen could bring about a net reduction in downstream flooding. Without HARP advocacy its unlikely such a pond would be built.
In addition to traffic and flooding, we plan to use the political clout you’ve given HARP to make it safer for our children to walk to school and for others to bike or jog along our residential streets and MD99.
HARP will use Bethany Glen as an opportunity to get sidewalks installed along the roads marked with the red dashed lines you see here. These sidewalks will make it safer for our children to walk to school.
And we’re calling for a sidewalk along the south side of MD99. Pedestrian refuge islands and other measures should be added so people can safely cross MD99.
The current Bethany Glen plan would replace views of farm and forest with villas and townhouses. HARP has called for replacing villas and townhouses with single family homes wherever they would be in view of Valley Mede and Chamberlea homes or those travelling MD99.
In summary, these are the goals set by HARP. We are confident that with your support we can achieve all of these goals and more.
The HARP Winning Strategy

Planning for the worse, while hoping for the best.

1. Aggressively negotiate with Elm Street, the County and State to only approve Bethany Glen once ALL impacts have been resolved.
2. Use Bethany Glen to make our quality of life better; and
3. Gear up to prevent Bethany Glen from being approved if the first two goals are not achieved.

This is our strategy. As you’ll hear from Mike in a moment the first part of our strategy has gotten off to an encouraging start. But it remains to be seen just how far we’ll get. So we’ve also begun the work needed to prevent Bethany Glen from being approved if the negotiations stall.
As we said earlier, thanks to the hundreds of area residents who’ve turned out for past Bethany Glen meetings, HARP has a tremendous amount of political momentum. We’ve identified issues that should allow us to prevent the developer from receiving the permit they need. HARP has also hired CEDS who helped win the two most recent defeats of this same permit. CEDS has a long history of successfully negotiating victories for other groups like HARP fighting similar projects.
To implement our strategy for preventing Bethany Glen from harming you and our other neighbors, we need to establish a $10,000 defense fund.

Here you see a breakdown of how these funds will be used.

To reach this goal we need 50 people to pledge $200 each.

Checks should be payable to HARP. If you left your checkbook at home use the pledge form you
received. We’ll circulate collection boxes a bit later.
That concludes this presentation. Here’s HARP contact information if you want to get in touch with us after this meeting. Now I’ll hand it back to Mike.