

Hudsons plan 600-unit Villages of Five Points

By Michael Short

Craig Hudson wants to build 594 units on 200 acres of land near Five Points.

That's normally enough to bring the opposition out in force. But Hudson is hoping that his development, The Villages of Five Points, will fare somewhat better.

That's because Hudson, his father Joe, and partner Michael Lynn, believe their project is different.

While undoubtedly large, they point to a variety of housing styles, low density, more than 10 miles of sidewalks, lots of green space, pedestrian and bike paths and the presence of neighborhood type businesses as evidence that they want to create not just a development - but a community.

Two traditional critics of large projects, Mike Tyler and George Cole, have given the development praise, even if it's reserved praise. Tyler heads the Citizens Coalition and he said it is probably the best example of an RPC (residential planned community) that has been proposed for Sussex County.

While he is concerned about the number of units and the commercial usage, he said there is much to praise, including access, signage, and bike paths. RPC's are designed to allow more density in return for clustering housing to provide more green space and amenities. It's an attempt by Sussex County to allow something more creative than "cookie cutter" housing.

Tyler and others have criticized some RPC attempts as little more than efforts to exploit the zoning

meet this week to determine whether or not they are willing to endorse the project. "I think it's a good plan, but we are not in a position to endorse it yet...I do think it is a positive step on the part of a developer," he said.

Sussex County Councilman George Cole, a notorious critic of large development, said this is a "true RPC" and called it one of the more "creative" projects he has seen.

Still, the large project, which has requested a zoning change from agricultural residential to neighborhood business and RPC (20 acres of land is also being downzoned from commercial) is likely to create controversy.

It calls for a mix of 80 condominiums, 260 single family lots, 110 townhomes and 144 apartments, a total of 594 units on 198.3 acres. It is located off Savannah Road near Five Points on both sides of Sussex 269A (Old Orchard Road) in what are now farm fields.

There are two entrances planned off Savannah Road, one near 269A and another east of the former Roadster's on a short access road the developers must construct.

There will also be entrances off Sussex 269A and Delaware's Department of Transportation (DelDOT) is expected to require some road improvements.

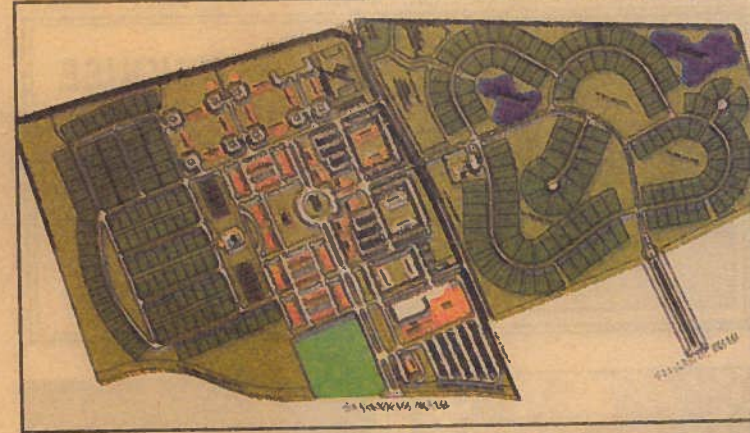
The developers are known as Olde Towne Pointe.

The housing costs (excluding apartments) range in price from about \$115,000 to \$175,000. That is intended to serve everyone

ect includes about 75,000 square feet of commercial space, which will include a bank and grocery store. Those businesses are intended to primarily serve the residents of the development.

There are also plans for 40,000 square feet of medical or other offices. Again, they are intended to serve the project and cannot be accessed directly from local roadways.

It's in the amenities that Lynn and Hudson seem to light up. They said it includes 55.8 acres of open space. There are 10.5 miles of sidewalks as well as numerous bike paths and pedestrian walkways, about eight acres of land which will be reforested, a park of 1.5 acres that will be open to the community and a football or soccer field that will also be open to community use.



This map shows the layout of the Villages of Five Points.

There are green swaths running between rows of housing, eight tennis courts, pools and a community center. "I'm excited about this. It is a unique project," said Hudson.

They say there will be a variety

of architectural styles and they describe a community not unlike small town. Lynn said they want to achieve "a sense of neighborhood and community where you know your neighbors as friends."