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May 17, 2016

The Honorable Vicki Almond
The Baltimore County Council
Old Courthouse, 2nd Floor
400 Washington Avenue
Towson, Maryland 21204

RE: Application for PUD for Milbrook Park
6808 Milbrook Park Drive
Tax Map 078, Parcel 506, 623, 635 & 398
2nd Councilmanic District, 3rd Election District

Dear Councilwoman Almond:

In compliance with Section 32-4-242 of the Baltimore County Code ("BCC"), Blue Ocean Realty (hereinafter "Applicant") submits this application for a Planned Unit Development ("PUD") for a 7.77-acre site, which is part of a larger 43.79-acre site owned by the Applicant and located at 6808 Milbrook Park Drive, in the Pikesville area of Baltimore County. After reviewing the enclosed information, we hope that you will support the Applicant's proposal and allow it to proceed through the PUD process.

I. DESCRIPTION OF PUD PROPOSAL:

The applicant owns and manages the Milbrook Park Apartments located on Milbrook Park Drive in the Pikesville area of Baltimore County. The apartment complex consists of 721 apartment units spread out into 33 separate apartment buildings all of which were constructed prior to 1970. The apartment buildings are of brick construction and are three story walk up style apartments and are located upon 43.79 acres of property.

The applicant is desirous of upgrading the amenities offered to their residents and are proposing to raze the old community center, rental office and swimming pool complex and build a new complex on their same property across the street. The applicant also proposes to construct a new playground facility to replace the old existing one. Finally, the applicant proposes to add three new apartment buildings on the property in the area where the old rental office and community building exist at this time. These new apartment buildings will be modern, 4 story

structures providing elevator service to the older residents who may not be able to walk up flights of stairs.

Specifically, the three new buildings will be designed as follows. Building A will contain 90 rental units, 70 of which will be 1BR and 1BR w/ den and 20 of which will be 2BR. All of these 90 units will be age restricted. Building B will contain 52 rental units, 10 of which will be 1BR; 24 of which will be 2BR and 2BR w/ den and 18 of which will be 3BR. Building C will contain 52 units, 11 of which will be 1BR; 25 of which will be 2BR and 2BR w/ den and 16 of which will be 3BR. It should be noted that one existing apartment building containing 12 rental units will be demolished to make way for these newer apartment buildings.

The remaining available density of the property, given its D.R.16 zoning classification, taken in conjunction with its acreage, only allows for the construction of an additional 42 apartment units. In order to make this renovation project economically feasible, the Applicant needs to construct at least 194 units, thus the need for the PUD approval.

II. REQUIREMENTS FOR PUD APPLICATION:

BCC Section 32-4-242(b) specifically requires an applicant to describe the projected impacts of the PUD on the surrounding area, the community benefit, and to demonstrate how the project will meet the compatibility objectives outlined in BCC Section 32-4-402. The following information will address those requirements.

A. PROJECTED IMPACTS OF DEVELOPMENT:

Water/Sewer: The Milbrook Park PUD is proposed to be located within an area of Pikesville that is currently listed as an “area of concern” on the Baltimore County 2016 Basic Services Maps. However, Baltimore County has budgeted the necessary funding to remediate the problems with the public sewer line that will correct the deficiencies in that sewer system. The timing of these public sewer improvements works very nicely with the timeline for this project and by the time that these apartment units will be ready for occupancy, the sewer deficiency will have been corrected

Transportation/Roads: The Milbrook Park PUD will continue to have its primary access off of Reisterstown Road via Labyrinth Road. The signalized intersections along Reisterstown Road serving the property all function well and are currently rated as passing by Baltimore County. This PUD proposal is a minor addition of 3 new apartment buildings to an already existing 33 apartment building complex. There will be little traffic impact over and above what already exists on the property today. The subject property is not located within a deficient intersection traffic shed as detailed on the Baltimore County 2016 Basic Services Transportation Map.

Environmental: There are no jurisdictional wetlands on the subject property, and there are no existing forest resources on-site to be protected. The proposal to add these additional apartments will fully comply with the requirements for afforestation as outlined in BCC Section 33-6-111. Given the urban character of the property's location and the absence of any adjacent forest resources, this afforestation obligation will be easily satisfied.

Schools: The property is served by Milbrook Elementary, Pikesville Middle, and Pikesville High Schools. The pupil yield, taking into account that 90 of the new apartments will be age restricted, will be as follows: three elementary students, two middle school students, and three high school students. Based on the information provided on the Baltimore County website, Pikesville Middle School is currently under capacity at 94.63% and Pikesville High School is currently under capacity at 83.50%. Milbrook Elementary is currently overcapacity at 127.90%. However, there are other elementary schools adjacent to this school district that are under capacity and which can be utilized to meet the requirements of the School Adequate Public Facilities Regulations.

Police, Fire, and Other Resources: Life safety services for the proposed development are provided by the Baltimore County Police and Fire Departments. Specifically, the site is served by the Pikesville Police Station, precinct 4 located at 215 Milford Mill Road and is served by the Pikesville Fire Station 002, located on Walker Avenue. The Pikesville Police Precinct is .75 miles north of the site, and the Pikesville Fire Station is 1.53 miles north of the site.

A. DEVELOPMENT PROPOSAL

Proposed PUD Site Acreage:	7.77± Acres
Existing Zoning:	D.R. 16
Existing Use:	Rental Apartment Complex
Proposed Use:	Rental Apartment Complex with 3 new buildings
Permitted Density:	42 additional rental units
Proposed Density:	182 net new proposed rental units
Allowed Floor Area Ratio:	Not Required
Proposed Floor Area Ratio:	Not Required
Required Number of Parking Spaces:	1,321 for all 903 apartment units (entire complex)
Proposed Number of Parking Spaces:	1,090 for entire apartment complex

B. COMMUNITY BENEFIT

BCC Section 32-4-242(b)(6) requires that an applicant state how the Planned Unit Development will provide a community benefit. After meetings with the Councilwoman's office, the Applicant proposes to sponsor and adopt the Milbrook Elementary School. This elementary school is a Title 1 school and would benefit greatly from any assistance that could be

given to the staff and administration from the corporate level. The specific details of this proposed sponsorship are not yet available as we will continue to discuss the needs of that school with its principal.

C. COMPATIBILITY

Pursuant to BCC Section 32-4-242(b)(5), an application for a Planned Unit Development must include a statement of how the development will comply with the compatibility objectives of Section 32-4-402 of the BCC. In addressing the compatibility objectives, the development must be judged in relation to the "neighborhood." Section 32-4-402(a) defines "neighborhood" to include existing buildings adjacent to and extending from the proposed development to a definable boundary, such as a primary collector or arterial street, an area with a significant change in character or land use, or a major natural feature.

Applying this definition, the boundaries of this neighborhood would include all properties located within the following parameters. The eastside boundary would consist of Reisterstown Road, a major arterial. The boundary to the south would be the Baltimore City line. The boundary to the north would be Milford Mill Road and the boundary to the west would be the Metro subway railroad right of way line which borders our apartment complex.

As described in more detail below, the addition of three new elevator apartment buildings, a new community clubhouse along with a new swimming pool and playground facility will be compatible with the neighborhood and its surrounding area for the following reasons:

COMPATIBILITY OBJECTIVES:

- 1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.**

The three new apartment buildings will be constructed within the existing apartment complex property and will become part of the Milbrook Park Apartments. These three new buildings will be owned and managed by the same team that currently owns and operates the existing apartments.

- 2. The building and parking lot layouts reinforce existing building and streetscape patterns assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.**

The three new apartment buildings will be located along the existing streets and sidewalks. The parking lots for these buildings will be located in the area next to the Metro subway railroad right of way and will have no adverse impact on the surrounding neighborhood.

- 3. The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.**

As stated earlier, the additional buildings will utilize existing streets and sidewalks. Some upgrades will be made to these streets and sidewalks.

- 4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.**

The Applicant will be constructing new amenities and will be relocating existing open space to newly constructed facilities directly across the street from the existing open space facilities which will be more centrally located within the overall apartment complex.

- 5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.**

This factor is not applicable as there are no such features on this property.

- 6. The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.**

A new landscape plan will be prepared and submitted to Baltimore County.

- 7. The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.**

The three new buildings to be constructed will be designed to fit into the character of the surrounding apartment complex, all of which is owned by this Applicant.

- 8. The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.**

The three new buildings to be constructed will be designed to fit into the character of the surrounding apartment complex, all of which will be owned by this Applicant.

D. SUMMARY

Councilwoman Vicki Almond
Milbrook Park PUD
May 17, 2016

In conclusion, the Applicant has available on their existing property, an area of land where they can add three new apartment buildings. By doing so, some much needed upgrades and improvements will be made to this 50+ year old apartment complex. These new amenities will provide a nice benefit to the existing residents of this apartment complex.

The proposed development satisfies the statutory PUD requirements and will have no adverse impact on the surrounding community as the area surrounding these new buildings is the existing Milbrook Park apartment complex.

The Applicant will meet with the surrounding community and will work with them as is necessary to make this a very successful addition to this apartment complex. We hereby submit this application for approval of this site for a PUD and look forward to commencing the PUD process.

Respectfully Submitted,



Timothy M. Kotroco

cc. Mr. Thomas Peddicord
enclosures
TMK/eak



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Site Perspective - North East



Site Perspective - West



Site Perspective - North



Site Perspective - South East



MARKS, THOMAS ARCHITECTS

Millbrook Apartments

Vignettes

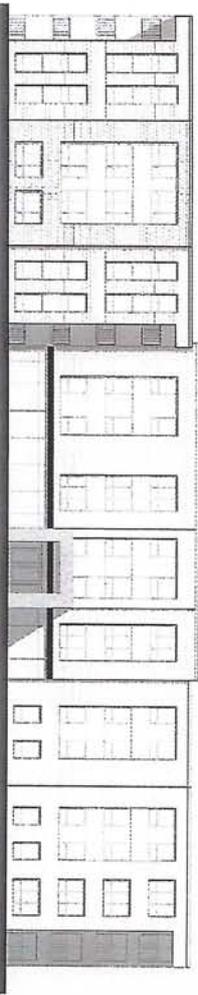
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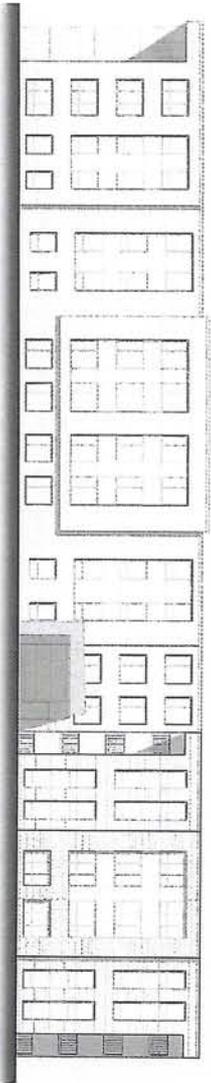
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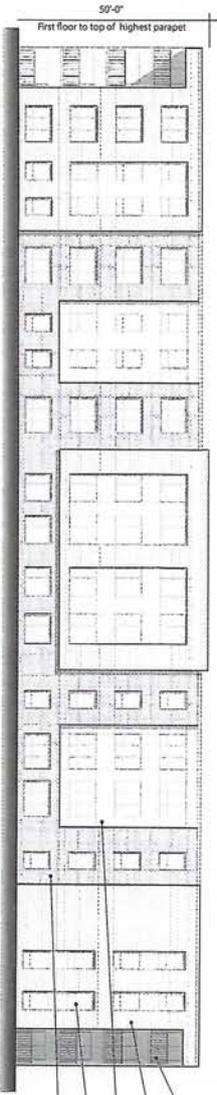
North Elevation



South Elevation

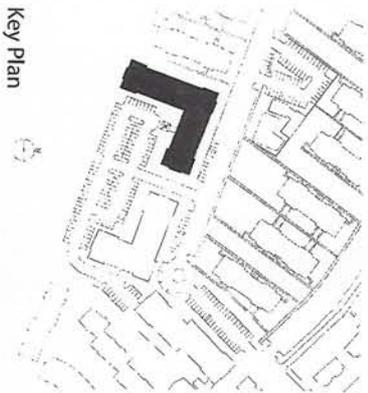


East Elevation



West Elevation

- Aluminum Guardrails
- Fiber Cement Lap Siding
- Fiber Cement Panel
- Vinyl or Fiberglass Windows
- Masonry Veneer



Key Plan



MARKS, THOMAS ARCHITECTS

Milbrook Apartments
Building A (Senior) Elevations

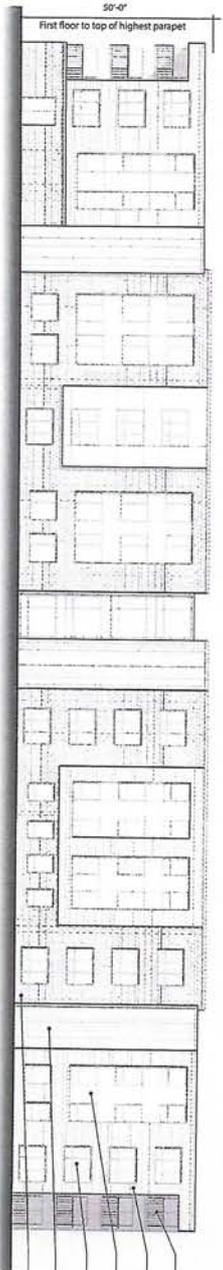
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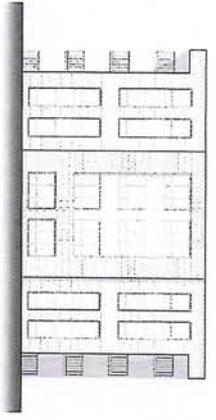


North Elevation

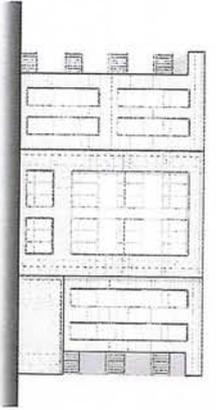


South Elevation

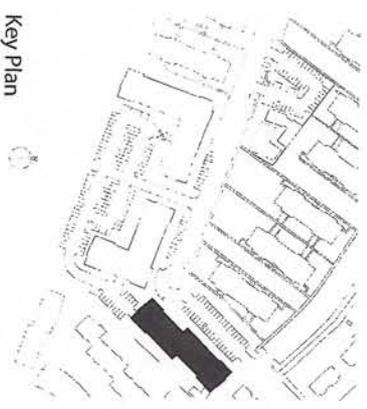
- Aluminum Guardrails
- Fiber Cement Lap Siding
- Fiber Cement Panel
- Vinyl or Fiberglass Windows
- Fiber Cement Board and Batten
- Masonry Veneer



East Elevation



West Elevation



Key Plan



MARKS, THOMAS ARCHITECTS

Millbrook Apartments
Building C (Family) Elevations

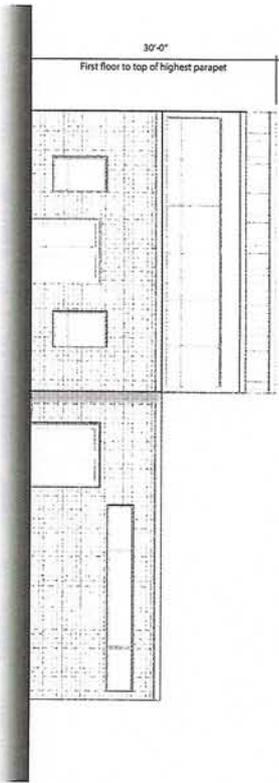
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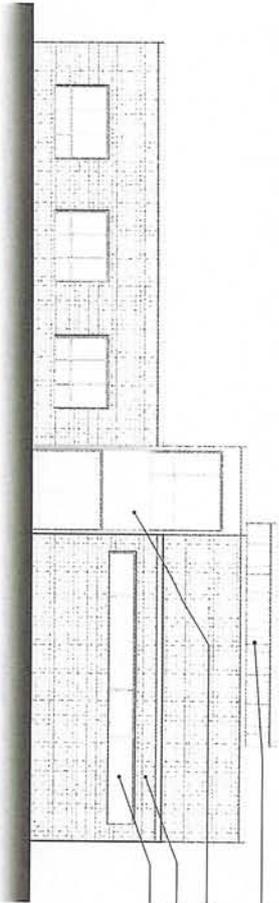
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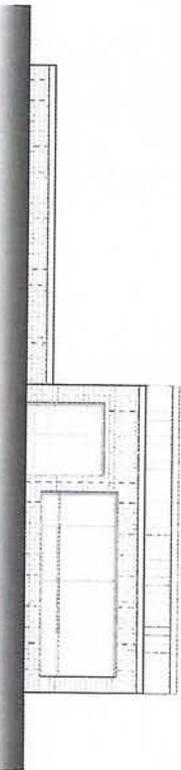
East Elevation



South Elevation



West Elevation



North Elevation



Key Plan



MARKS, THOMAS ARCHITECTS

Milbrook Apartments
Community Building Elevations

May 17, 2016

BLUE OCEAN
Creating Communities that Care

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documents.



Playground



Pool Changing Rooms



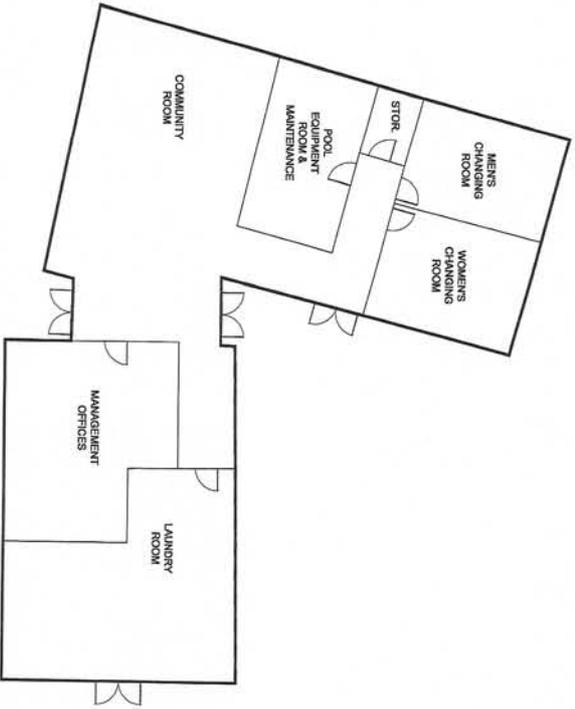
Laundry Room



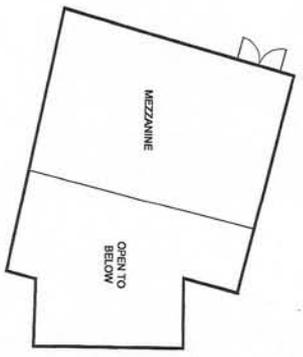
Community Room



Entry Lobby



First Floor Plan



Second Floor Plan

MARKS, THOMAS ARCHITECTS

Millbrook Apartments
Community Building Floor Plans
1/16" = 1'-0"
May 17, 2016



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