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May 25, 2016

HAND-DELIVEREDThe Honorable David Marks
The Baltimore County Council
400 Washington Avenue, Second Floor
Towson, Maryland 21204**RE: Application for PUD for White Marsh Reserve**
Southwest side of the Intersection of White Marsh
Boulevard and Perry Hall Boulevard
5th Councilmanic District, 14st Election District

Dear Councilman Marks:

In compliance with Section 32-4-242 of the Baltimore County Code (“BCC”), Village Development Group (“Applicant” or “Village Development”) submits this application for a General Development Planned Unit Development (“PUD”) for 120.17± acres of land (the “Tract”) located southwest of the intersection of White Marsh Boulevard and Perry Hall Boulevard. As explained in detail below, Village Development seeks to develop the Tract with a master-planned residential community, featuring 844± residential units of varying types with recreational and open space opportunities, all in close proximity to existing employment and shopping. After reviewing the enclosed information, we hope that you will support Applicant’s proposal and allow it to proceed through the PUD process.

I. DESCRIPTION OF PUD PROPOSAL:

Over the past two years, Village Development Group has been working to accumulate acreage in the South Perry Hall-White Marsh area with the goal of creating a residential community. These efforts have been successful, and Village Development now has the opportunity to create a true master-planned community within the context of what is a mature area of Baltimore County rather than development taking place in a patchwork manner. The proposed layout for the community, to be known as White Marsh Reserve, is shown on the attached PUD Schematic Plan. Rather than showing specific buildings and uses, the PUD Schematic Plan indicates development pods. The exact boundaries of these pods and the development thereon would be established during preparation of the PUD Concept Plan. As proposed, White Marsh Reserve will feature a mix of single-family detached homes, single-family attached (townhomes) homes, condominiums, and apartments.

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After consultation with you and with the community, including the South Perry Hall-White Marsh Community Association, Inc., Applicant has intentionally placed the development pods designated for single-family detached homes adjacent to the existing homes on the north side of Bucks Schoolhouse Road in order to provide for a smooth transition into the new community.

Also, Applicant has placed the pods designated for the higher density condominium and elevator apartment buildings closer to White Marsh Boulevard and Perry Hall Boulevard and away from the existing single-family detached homes. The placement of these higher density pods closer to the two large roadways allows these buildings to act a buffer to the lower intensity uses on the interior of the Tract. A portion of the elevator apartments will be marketed to residents aged 55 years and older. With sufficient interest, Applicant would also consider utilizing some portion of these development pods for an assisted living facility, which would add further depth and variety to the community.

Applicant placed the pods designated for the moderate density single-family attached (townhome) units in a central location within the community on either side of a new public road that would run in a north-south direction and would act as the community's spine. The main access to the community will be from a new public road that will extend into the Tract from Perry Hall Boulevard directly opposite of Honeygo Boulevard. Improvements would be made to the existing intersection and traffic light to create a four-way intersection. An additional means of access into the community is proposed further south on Perry Hall Boulevard connecting to the community's spine road. Applicant proposes that White Marsh Road not be utilized for access to the new community. Should the County require some type of connection, Applicant proposes that it be gated and designated for emergency use only.

Immanuel Baptist Church is currently located on the Tract. This institution has been a fixture in the community, and it serves many area residents. However, the church has outgrown the existing building. As part of this development, Applicant will relocate the church to the southern end of the Tract in the area shown on the Schematic Plan, where a new facility will be constructed.

White Marsh Reserve, as proposed, would result in a much less dense community – about 60% of permitted density – than what would be permitted based on the underlying zoning. Instead of maximizing the unit count, Applicant proposes to retain a significant amount of open area throughout the development. These areas range from local open space (multi-purpose field to be dedicated to Baltimore County and a centrally located linear park), amenity open space (development pods labeled “clubhouse” and “dog park”), environmental areas (including an area to be dedicated for the Baltimore County Recreational Greenway along White Marsh Run), and

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sidewalks, paths, and walking trails throughout the community and connecting to the uses across Perry Hall Boulevard and to the Baltimore County Recreational Greenway.

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, to define the proposed 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 Tract is located within the Urban-Rural Demarcation Line (“UDRL”) and will be served by public water and sewer. According to the 2015 (and 2016 Draft) Baltimore County Basic Services Maps, the Tract is not located within a deficient area or area of special concern for either water or sewer.

Transportation/Roads: As proposed, the Tract would be accessed from two locations along Perry Hall Boulevard. The primary access to the site would be from a signalized intersection at Honeygo Boulevard with another point of access farther south on Perry Hall Boulevard where it would connect with the spine road. According to the 2015 (and 2016 Draft) Basic Services Maps, the site is not within a deficient area for transportation.

Environmental: The PUD will comply with all applicable environmental requirements. Applicant will provide storm water management onsite and will meet the County’s standards for quantity and quality control of storm runoff. Landscaping will be provided in compliance with the Baltimore County Landscape Manual. Areas within the designated Baltimore County Recreational Greenway will be dedicated to the County.

Schools: The White Marsh Reserve community will be served by Fullerton Elementary School, Parkville Middle School, and Overlea High School. At present, the Middle and High Schools both have sufficient capacity. The Elementary School exceeds the maximum statutory capacity, but there is sufficient capacity at adjacent schools (to accommodate the projected number of students) to satisfy the technical requirements of BCC Section 32-6-103. Additionally, according to Baltimore County’s Adopted Budget for Fiscal Year 2016, funds have been allocated for a new 700-seat elementary school in the northeast area to help alleviate school overcrowding. The new school is projected to open in August of 2018.

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Police and Fire Resources: The Tract is served by the White Marsh Police Precinct and the Fullerton Fire Station. The homes within this development will meet all County and State Building and Fire Code Regulations. The project will not impact the County's ability to provide police and fire services.

B. DEVELOPMENT PROPOSAL

Proposed PUD Site Acreage:	120.17± Acres*
Existing Zoning:	DR 5.5 (90.25± Acres) DR 10.5 (12.25± Acres) RAE 1 (17.67± Acres)
Existing Use:	Agriculture, Residential, Institutional
Proposed Use:	Planned Residential Community, Institutional
Density Allowed:	1372 residential units DR 5.5 (500 dwelling units) DR 10.5 (128 dwelling units) RAE 1 (744 density units)
Density Proposed:	844 residential units** 19 single-family (detached) dwelling units 150± single-family (attached) dwelling units 675± multi-family (condominium/apartment) units
Floor Area Ratio:	Not applicable
Parking Spaces:	Parking, including overflow parking, will be provided within the community

* The 120.17± acres includes an additional parcel not yet under contract and future right-of-way area.

** The actual numbers for each unit type may vary from these estimates. However, the total number of units will not exceed 844 units.

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C. COMMUNITY BENEFIT

BCC Section 32-4-242(b)(6) requires an applicant to state how the planned unit development will provide a community benefit. Applicant proposes to dedicate 2± acres within the White Marsh Reserve development to Baltimore County for athletic fields, to install a linear park along the spine road, and to construct a trail system on the northern end of the development within the area to be dedicated for purposes of the Baltimore County Recreational Greenway, all of which qualify as a capital improvement benefit pursuant to BCC Section 32-4-242(b)(6)(iii).

D. MASTER PLAN COMPLIANCE

As discussed in Baltimore County's *Master Plan 2020*, the Perry Hall-White Marsh area has evolved over time from its initial classification as a "Growth Area" in 1979 to, more recently, a mature "Community Conservation Area" with over 10,000 existing housing units and a significant amount of office and retail space, including that at White Marsh Mall, Avenue at White Marsh, and Nottingham Square. Specifically, the *Master Plan 2020* identifies the Tract as T-4 (General Urban), which is characterized by "a mix of Houses, Townhouses, & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians." *Master Plan 2020*, p. 31. The White Marsh Reserve development is consistent with this designation from the *Master Plan 2020*.

E. COMPATIBILITY

Pursuant to BCC Section 32-4-242(b)(5), an application for a Planned Unit Development (PUD) must include a statement of how the development will comply with the compatibility objectives of Section 32-4-402 of the BCC.

Identification of the Neighborhood:

In addressing the compatibility objectives, the development must be judged in relation to its 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 to White Marsh Reserve, we have defined the boundaries of the "neighborhood" to be the same as the defined area described in the South Perry Hall-White Marsh Area Plan and, thus, is bounded by White Marsh Boulevard to the north, Perry Hall

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Boulevard to the east, White Marsh Business Park, I-95, and Rossville Boulevard to the south, and Belair Road to the west. Uses within the neighborhood are varied and include single-family detached homes within planned neighborhoods and homes on individual lots, both large and small; single-family attached townhomes; agricultural uses; institutional uses; and office and commercial uses along Belair Road, Rossville Boulevard, and Fitch Avenue. A significant portion of the total acreage within the neighborhood is owned by Baltimore City, Baltimore County, State Highway Administration, and/or Baltimore Gas and Electric Company.

Compatibility Objectives:

The following will address how the proposed planned residential community will be compatible with the neighborhood.

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

The existing neighborhood and the larger surrounding area contain an eclectic mix of uses: residential, agricultural, institutional, retail, commercial, and office uses. The Tract itself serves as a transition between the more intensive office and commercial/retail uses associated with White Marsh Mall and surrounding parks and the existing single-family residential communities located to the west. Within the neighborhood, even the type of residential development varies greatly. Some of the residences were constructed on individual lots or on lots that are or were previously farmed. Others, including some of the homes located closest to the Tract, are part of larger planned communities with more organized, tree-lined roadways and green spaces. The arrangement and orientation of White Marsh Reserve would be similar to these planned communities. The proposed development will utilize environmental areas, open spaces, and landscaping to create additional buffers for these existing communities.

- 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 proposed community will be organized into “villages” that are interconnected by an internal spine road and the linear park. Applicant has given careful consideration to creating appropriate transitions to the existing homes in the area, and the placement of the development pods reflects that consideration. Single-family homes or green spaces are proposed closest to existing single-family homes. The apartments and condominiums will be located close to Perry Hall Boulevard

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and White Marsh Mall and will help buffer the new community from the more intensive uses to the east. The townhomes in the center of the Tract will serve as a transition between the more intensive uses to the east and the single-family homes to the west.

Within the community, buildings will front on the tree-lined streets, and pedestrian-friendly walking paths will be provided throughout the community. These paths will connect to the Baltimore County Recreational Greenway, to the adjacent communities, and to the uses across Perry Hall Boulevard. Grouped parking facilities will be spread throughout the development in small, segregated clusters. Landscaped islands will be used to break up the parking bays and continue the community's tree-lined motif. The parking associated with the multi-family units (apartments and condominiums) will be designed to be shielded by the buildings themselves.

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.

The main access to the community will be from a new public road that will extend into the Tract from Perry Hall Boulevard directly opposite of Honeygo Boulevard. Improvements would be made to the existing intersection and traffic light to create a four-way intersection. An additional means of access into the community is proposed farther south on Perry Hall Boulevard and is proposed to connect to the community's spine road. Applicant proposes not to extend White Marsh Road to serve the new community. If the County requires some type of connection, Applicant proposes that it be gated and used for emergency purposes only. Sidewalks and pathways will be offered through the community with connections to the Baltimore County Recreational Greenway and to the commercial areas to the east, making this a truly walkable community.

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 open space patterns in the residential communities in the neighborhood consist primarily of backyards, undeveloped environmental areas, and community-oriented green areas (common areas, landscaped features, etc.). The proposed development improves upon this pattern by providing for both private open space and public space in the form of local open space (multi-purpose field to be dedicated to Baltimore County and a centrally located linear park), amenity open space (development pods labeled "clubhouse" and "dog park"), environmental areas (including area to be dedicated for the Baltimore County Recreational Greenway along White

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Marsh Run), and sidewalks, paths, and walking trails throughout the community and connecting to the uses across Perry Hall Boulevard and to the Baltimore County Recreational Greenway

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

The only locally significant feature on the site is the area of the Tract that includes White Marsh Run. This feature will be incorporated into the overall pedestrian and recreational amenities on site. Views will be available from common areas, dwellings, and the pedestrian pathways.

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

Within each of the development pods or "village," Applicant will provide a landscaped perimeter and interior treatments with connections to the rest of the community by way of a linear park and other open space and environmental areas. Throughout the community, pedestrian-friendly streetscapes incorporating street trees and seating area will be offered. Plantings will also be used to accentuate common spaces. Generous plantings abutting Perry Hall Boulevard and Bucks Schoolhouse Road will soften views. Landscape screening and/or fencing will provide buffering from the adjacent properties. Additionally, forested areas will be expanded and enhanced to accommodate Baltimore County requirements.

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

Signage and lighting, together with building design, will support a uniform, consistent, and pleasing architectural theme. In order to present a harmonious relationship with the neighborhood, we propose the following guidelines:

- The entrance sign to the community and any signage for the individual villages will be ground mounted and externally lighted.
- Private and public area lighting will be of a scale and size selected to support the character of the development.
- Outdoor furniture will be incorporated into the streetscapes as appropriate, particularly along the linear park and within the common areas.

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

The White Marsh Reserve property is large enough to enable the Applicant to offer a mix of residential unit types and still maintain proportionate scale and massing through the careful placement of the development pods. Development pods for single-family homes and/or environmental areas or open space have been placed closest to existing homes to the west. The townhome development pods, which offer a slightly higher-density living environment, have been located within the interior of the community. The larger apartment and/or condominium development pods have been placed closer to Perry Hall Boulevard and White Marsh Boulevard and will help buffer the new community from the more intense commercial developments and office parks to the east. This placement keeps the buildings in proportion to adjacent buildings.

Once you have had an opportunity to review the application and PUD Schematic Plan, we hope that you will support Village Development's request for a General Development PUD for the White Marsh Reserve project.

Very truly yours,



Patricia A. Malone

PAM/bl
Enclosure

cc: Mr. Steve Weinstein



PREPARER OF PLAN:
 D.S. THALER & ASSOC., INC.
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 P.O. BOX 47428
 BALTIMORE, MARYLAND 21244-7428
 410-944-3647
 ATTN: STACEY MCARTHUR

APPLICANT/ DEVELOPER:
 VILLAGE DEVELOPMENT GROUP
 4101 CENTURY TOWNE ROAD
 RANDALLSTOWN, MARYLAND 21133
 ATTN: MR. STEVEN WEINSTEIN
 410.922.1500

PARCEL	OWNER	TAX ACCOUNT #	TAX MAP/ GRID	DEED	PLAT	ADC MAP (OLD)
522	Ernest S. & Anona Eckerrode 4440 Bucks School House Road Baltimore, MD. 21291-9321	1403052030	62/7	2996/00464		24B/2
410	The Calozzi Family Trust 12850 Fox Ridge Court Bishopville, MD. 21033	1408002175	62/8	30550/00261		24B/1
850	Jeanne E. Rambon 5010 Bucks School House Road Baltimore, MD. 21291-9323	2200014091	62/2	1356/00594		24B/1
918	Trustees of Immanuel Baptist Church Church of Baltimore City 3090 Bucks School House Road Baltimore, MD. 21291	1405000150	62/2	066/9/00153		24B/1 & C/1
917	Beverly L. Joseph Comes John L. Beverly Comes 5056 Bucks School House Road Baltimore, MD. 21291-9323	1403048111	62/8	0544/00219		24B/1 & C/1
916	John J. Dieter, Trustee 5045 White Marsh Road Baltimore, MD. 21291-9391	1404031640	62/2	21806/00423		24B/1 & C/1
914	Jackie E. & William J. Dieter, Jr. 5064 White Marsh Road Baltimore, MD. 21291-9391	1404031900	62/2	31996/00026		24C/1 & C/1
926	Dieter Family Limited Partnership 5064 White Marsh Road Baltimore, MD. 21291-9391	1404031901	62/2	26392/00444		24C/1
927	Kenneth John & Donna Lee Furrer 5045 White Marsh Road Baltimore, MD. 21291-9391	1404031650	62/2	14214/00142		24B/1
861 (LOT #2)	Michael J. & Angela D. Sobolewski 5048 White Marsh Road Baltimore, MD. 21291-9396	2200024488	62/2	11284/00080	Minor Sub	24C/1
834 (LOT #1)	Robert F. & Cynthia L. Rynes 5046 White Marsh Road Baltimore, MD. 21291-9396	2200014012	62/2	09509/00563	Minor Sub	24C/1
791	David J. Dieter 5044 White Marsh Road Baltimore, MD. 21291-9396	1600005816	62/2	2611/00194		24B/1
443 (LOT #2)	John J. Dieter, Trustee 5045 White Marsh Road Baltimore, MD. 21291-9391	1800009153	62/2	22099/00664	44.75	24B/1
928	Dieter Family Limited Partnership 5064 White Marsh Road Baltimore, MD. 21291-9391	1404031902	62/2	26392/00444		24C/1 & B/1
77	Joseph M.L. Ruth Dieter, Trustees and Barbara Kerse, et al. 8820 Reister Blvd., Apt. 2006 Baltimore, MD. 21294-1043	1700001592	62/2	15079/00618		24B/1 & B/1

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Ac± (net)	Ac± (gross)	Allowed	
			Dwelling Units	Density Units
RAE-1	17.67	18.6 (1360 LF; x 30 = 0.93 AC±)	--	744 (@40/AC)
DR-10.5	12.25	12.25	128.6	--
DR-5.5	10.0	10.0	55	--
DR-5.5	80.25	81.0 (654 LF; + 442 LF; x 30 = 0.19 AC±)	445	--
TOTAL	120.17*	121.85	628.6	744

* The 120.17± acres includes an additional parcel not yet under contract and future right-of-way area.

SITE DEVELOPMENT PROPOSAL

Village Development seeks to develop the 120.17± acre tract with a master-planned residential community, featuring a maximum of 844 residential units of varying types, with recreational and open space opportunities, all in close proximity to existing employment and shopping. This schematic plan shows proposed development pads in the approximate location where the single-family homes, townhouses, condominiums, and pedestal apartments would be located. It also shows proposed open areas and recreational amenities. These areas are approximate and may be refined during the PUD development plan process.

LEGEND

- TOWN HOUSES
- OPEN SPACE (INCLUDES ENVIRONMENTAL CONSTRAINTS)
- CONDOMINIUMS
- PEDESTRIAN ACCESS (SIDEWALKS/PATHWAYS)
- APARTMENTS (PEDESTAL)
- VEHICULAR ACCESS
- SINGLE FAMILY
- DOG PARK
- CLUB HOUSE
- SOCCER FIELD
- OPEN SPACE (INCLUDES ESD PRACTICES)

PUD SCHEMATIC PLAN
WHITE MARSH RESERVE NTS
 MAY 25, 2016

DSThaler
 & ASSOCIATES, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS

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