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# ROSEWOOD INSTITUTIONAL EDUCATIONAL CENTER



ADOPTED BY THE BALTIMORE COUNTY COUNCIL

- MAY 27, 2010 -

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2010, Legislative Day No. 9

Resolution No. 32-10

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Mr. Kevin Kamenetz, Councilman

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By the County Council, May 3, 2010

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A RESOLUTION of the Baltimore County Council to adopt the Rosewood Institutional Educational Center Plan as part of the Baltimore County Master Plan 2010.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2010 on February 22, 2000; and

WHEREAS, the County Council asked the Planning board to prepare a community plan for the Rosewood/Owings Mills area of the County, including the Rosewood Center property (Resolution 14-09); and

WHEREAS, the Rosewood Institutional Educational Center Plan was prepared in close cooperation with a citizen advisory committee representing local community groups, organizations, elected officials and individuals; and

WHEREAS, the Plan was the subject of a public hearing by the Planning Board and was adopted by the Board on February 4, 2010; and

WHEREAS, the County Council held a public hearing on the recommended Rosewood Institutional Educational Center Plan on April 19, 2010;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Rosewood Institutional Educational Center Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2010 to be a guide for the redevelopment of the Rosewood Center, subject to such further modifications as deemed advisable by the County Council.

**PROPOSED AMENDMENTS TO RESOLUTION 32-10**

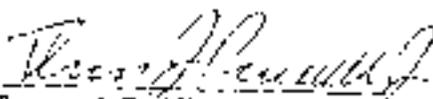
**Councilman Kamenetz**

On page 19 of the Rosewood Institutional Educational Center Plan, in the last sentence under the paragraph titled "the Associated Jewish Charities", after "Shoshana S. Cardin School", strike the word "would" and substitute "may"

R01220 wpl

READ AND PASSED this 27TH day of MAY, 2010.

BY ORDER

  
Thomas J. Peddicord, Jr.  
Secretary

ITEM RESOLUTION 32-10

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2009, Legislative Day No. 4

Resolution No. 14-09

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Mr. Kevin Kamenetz, Councilman

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By the County Council, February 17, 2009

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A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to prepare a community plan for the Rosewood/Owings Mills area of the County, including the Rosewood Center property.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2010 on February 22, 2000, and

WHEREAS, the Master Plan advocates the development and use of community plans for established neighborhoods in the County, and

WHEREAS, the Rosewood/Owings Mills area is a logical unit for planning within Baltimore County, and

WHEREAS, the state-owned Rosewood Center is situated on 171 acres that adjoin the Rosewood/Owings Mills neighborhoods, and

WHEREAS, the State of Maryland has announced that it will close this 120-year old institution in 2009, and

WHEREAS, the future use of the Rosewood property may have a major impact upon the surrounding neighborhoods, and

WHEREAS, the County Council believes that it is important to develop a community plan

in the Rosewood property and surrounding area that will serve as a guide for its future development and use, now, therefore be it

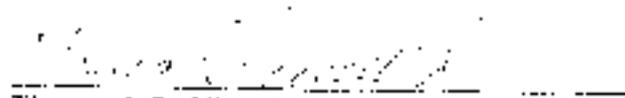
RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board is requested to prepare a community plan for the Rosewood/Owings Mills area of the County, including the property at the Rosewood Center, as an amendment to the Master Plan and to serve as a guide for the future development of the area; and be it further

RESOLVED, that the area to be included in the plan is bounded by Owings Mills Boulevard, Reisterstown Road, St. Thomas Lane, Garrison Forest Road and Crondall Lane, and be it further

RESOLVED, that the Planning Board shall include representatives of the following organizations as members of an advisory group to assist in the formulation of the plan: the Councilman, State Senator and Delegates representing the area, Stevenson University, the Greater Greenspring Association, the Valleys Planning Council, St. Thomas' Episcopal Church, THE ASSOCIATED Jewish Community Federation of Baltimore, Ruxton Country School, Jemicy School, and the Shoshana S. Cardin School

READ AND PASSED this 17TH day of FEBRUARY, 2009

BY ORDER



Thomas J. Petlicord, Jr.  
Secretary

ITEM: RESOLUTION 14-09



## Advisory Group Members

Cheryl Aaron

James J. Angelone

Richard Blue

Larry Boltansky

Timothy M. Campbell

Larry Conn, Esq.

Jay Eastman

Stewart Greenebaum

Bill Hodgetts

Howard Janet

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Teresa Moore

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Larry Rosenberg

Anna Smith

Mark Smolarz

David Thaler

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## County Representatives

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Emery Hines

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Pat Keller

Hon. Kevin B. Kamenetz

Jeff Mayhew

Paul Miller

Steve Weber

## State Representatives

Vicki Almond

Elizabeth Barnard

Del. Jon S. Cardin

Josh Greenfeld

Del. Dan Morhaim, MD

Jonathan Schwartz

Del. Dana M. Stein

Sen. Robert A. (Bobby) Zirkin

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## Rosewood Institutional/ Educational Center

### Introduction:

On February 17, 2009 the Baltimore County Council adopted Resolution No. 14-09 requesting that the Baltimore County Planning Board prepare a community plan for the Rosewood area of Owings Mills. The Baltimore County Planning Board with consent from the Administrative Officer directed the Office of Planning to undertake the planning effort. The draft plan is proposed for adoption by the Baltimore County Planning Board and County Council as an amendment to Master Plan 2010. It will provide guidance to Master Plan 2020.

The plan area is approximately 651 acres in area and is located in the northeast quadrant of the Owings Mills Growth Area, within the Northern Employment Corridor. The plan will develop specific recommendations for a portion of this area, which is known as the Rosewood Institutional/Educational Center (see **Map 1**). The plan boundaries are Crondall Lane on the north, Owings Mills Boulevard and Reisterstown Road on the west, St. Thomas Lane on the south and Garrison Forest Road on the east.

The area is within the Urban Rural Demarcation Line (URDL), which is the center of Garrison Forest Road, which is designated as scenic in Master Plan 2010. The east side of Garrison Forest Road is rural and is within the Caves Valley National Register District. The plan area is a transitional area and has a mixed land use character with a concentration of public and private institutional uses that contributes to a sense of green open space.

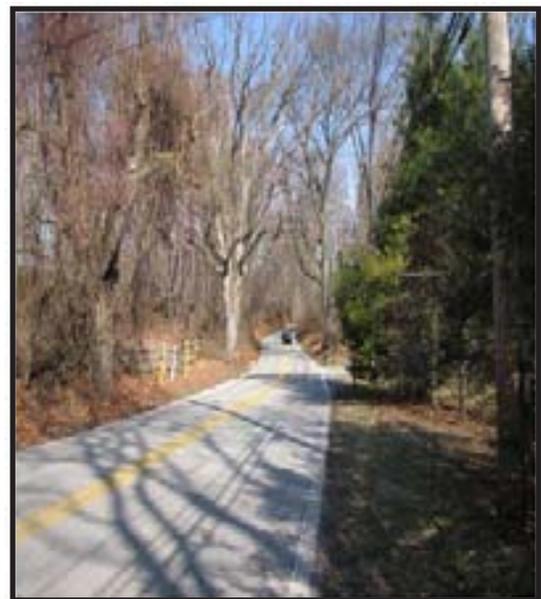
The purpose of the study was to determine the appropriate land-uses and zoning in light of the

rezoning requests during the 2008 CZMP, and the impending closure and sale of the remaining 178 acre Rosewood Center property owned by the State of Maryland (see **Figure A**). Other key underdeveloped parcels with development potential, such as the 55-acre Associated Jewish Charities (AJC) property, a 21-acre portion of Rosewood under option by the Shoshana S. Cardin School, and the 29-acre vacant Jemicy School parcel on Garrison Forest Road will also benefit from a comprehensive plan.



Garrison Forest Road

Trish Deford



Trish Deford

# Rosewood

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## Garrison Forest Road



Trish Deford



Trish Deford

Institutions near the study area



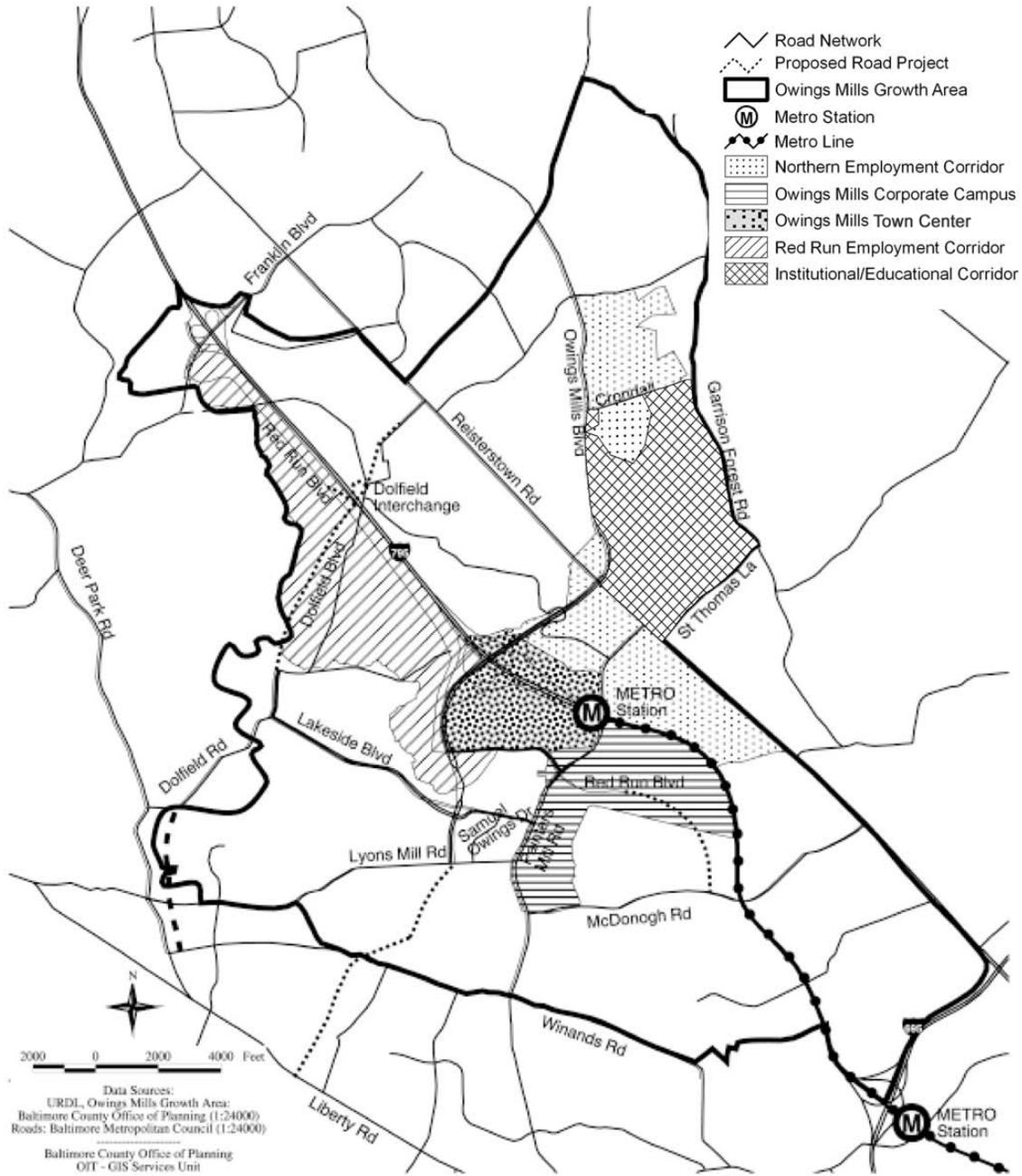
Irvine Nature Center



Garrison Forest School

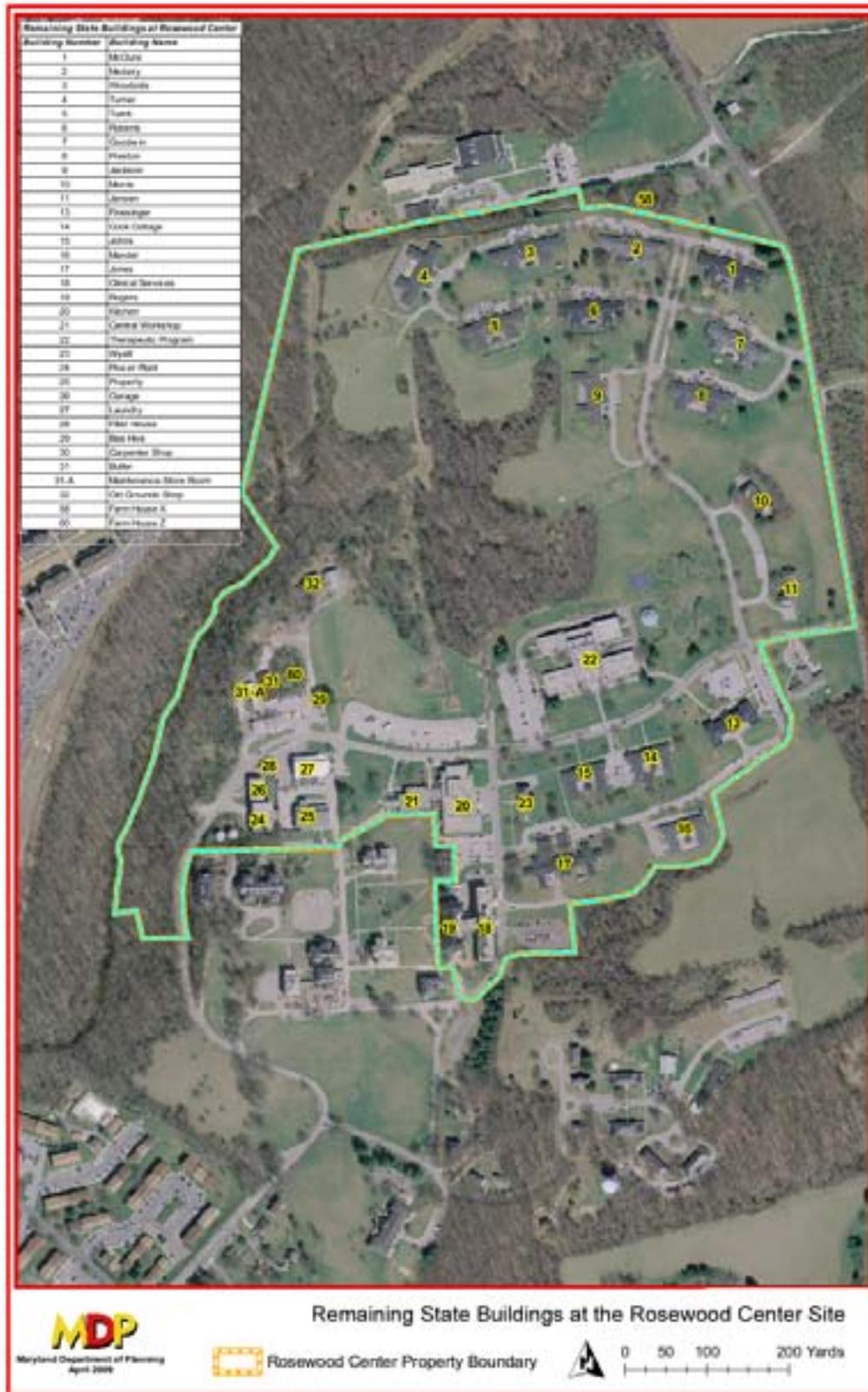
Trish Deford

# Map 1



## Owings Mills Growth Area

Figure A



# Rosewood

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## History of the Rosewood Center

The Rosewood Center, located on Rosewood Lane, was established in 1888 as the “Institution for Feeble Minded Children” on farmland owned by Dr. William Wood. From 1912 to 1961, it was known as the Rosewood State Training School. The institution’s mission was expanded to serve the needs of people with developmental disabilities of all ages. It once was a model for self-sufficiency, housing more than 3,000 people and functioning as a small town where residents produced their own food and clothing.

The overall Rosewood campus has a BA inventory #2261. Many individual buildings on the campus have separate BA numbers. There are also numerous archeological sites identified (see Historic Buildings and Archeological Sites, Map 2). Total Rosewood campus land holdings were approximately 690 acres at one time with 43 buildings occupying 730,000 square feet. Noteworthy buildings are a 2½-story structure designed by W. W. Stebbins added in 1915 and a new \$100,000 dormitory designed by William Emmart in 1925. Many buildings were added in 1950 and 1960. Two significant abandoned buildings were destroyed by fire in March 2009.

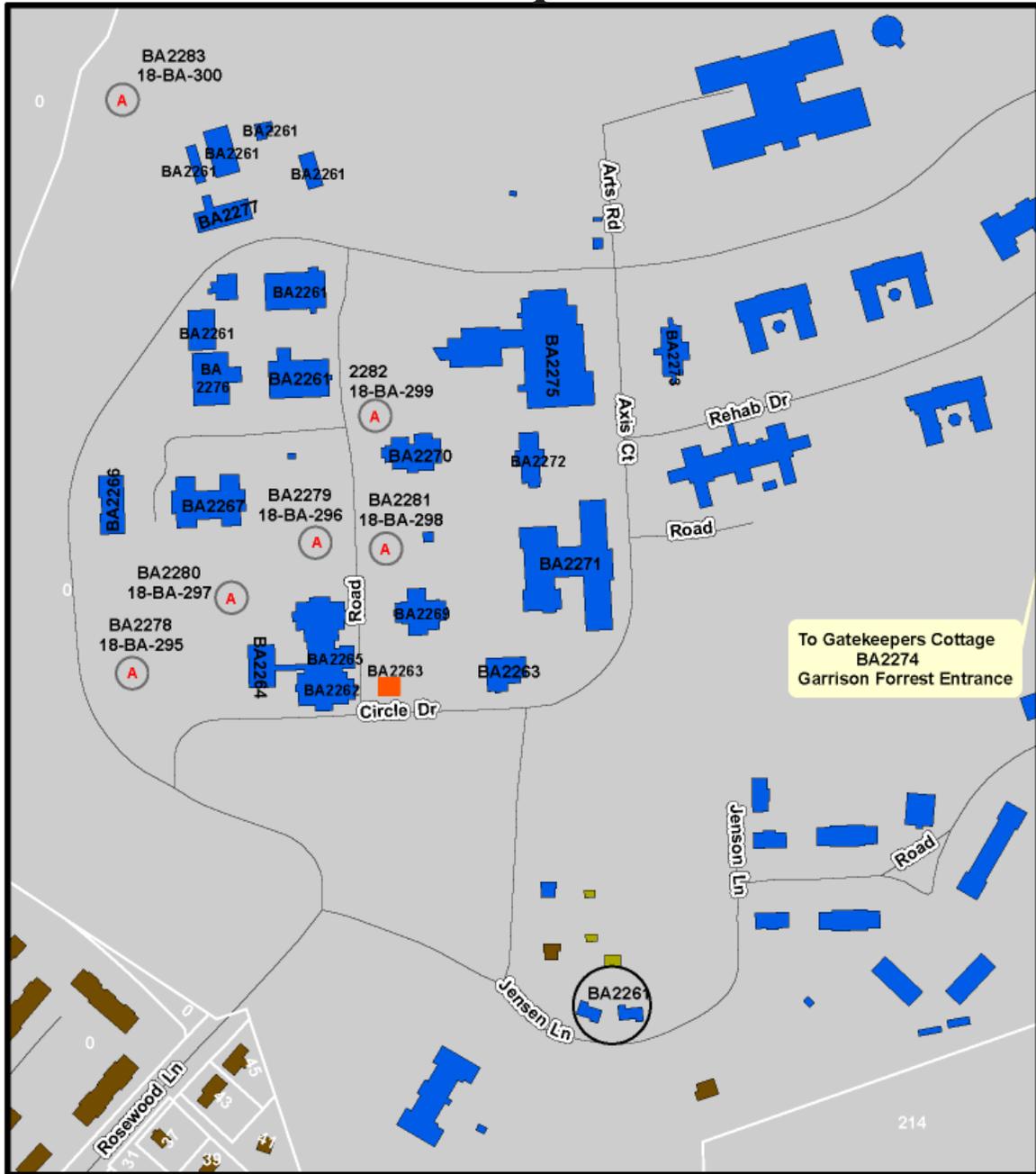
In 1961, the facility was renamed the Rosewood State Hospital. After the Maryland State Departments of Health and Mental Hygiene merged in 1969, the facility was renamed the Rosewood Center.

Over the last thirty years, there have been many transfers, involving hundreds of acres from the Rosewood Center without benefit of a comprehensive plan. As the patient population declined, the State of Maryland closed many buildings and transferred many unimproved parcels to various schools, non-profit groups and for

development purposes as shown in Appendix A spreadsheet. See Appendix B map for locations. Both resources were provided by the State of Maryland Department of Health and Mental Hygiene.



# Map 2



Historic Buildings and Archeological Sites



# Rosewood

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## **Closure of Rosewood Center**

The philosophy and practice of care for the developmentally disabled changed dramatically over the years. Advocates for the developmentally disabled have lobbied for many years for the de-institutionalization of patients. This would allow patients to live in the least restrictive community setting that met their needs and promoted their quality of life. In recent years, Rosewood was impacted by a number of problems affecting the health, safety and welfare of its residents. Recent annual audits of the center by the State's Office of Health Care Quality (OHCQ), revealed many disturbing findings. In September 2006, OHCQ issued an 'immediate jeopardy' letter to the facility outlining a number of critical problems requiring immediate attention. In January 2007, admissions to Rosewood were halted after another 'immediate jeopardy'. In August 2007, the facility was found to be non-compliant in seven of eight conditions of licensure and was issued another 'immediate jeopardy letter'. Although many of these problems were corrected, an out-moded facility combined with the endemic problems of mixing court-committed and civilly-placed residents led to the decision to close the center. Patient population declined to 156 at the time Governor O'Malley announced the closure of Rosewood in January 2008.

## **Plan Process:**

The plan process first involved creating an advisory committee. A list of stakeholders within the area was generated in order to assure that all interested parties or persons would be included in the planning process. The stakeholders were as follows.

- Associated Jewish Charities
- Baltimore County
- Garrison Forest Apartments
- Garrison Forest School
- Greater Greenspring Association

- Jemicy School
- Ruxton Country School
- Saint Thomas Episcopal Church
- Shoshana S. Cardin School
- State of Maryland
- Stevenson University
- Valleys Planning Council

Presenters included Baltimore County Planning staff, Maryland Department of Planning and Department of Health and Mental Hygiene staff as well as major stakeholders. Attendees included the State of Maryland elected officials and staff from the 11<sup>th</sup> District, Baltimore County Council and Baltimore County agency staff representatives.

## **Meetings Overview:**

The Office of Planning facilitated a series of meetings conducted by the Office of Planning and held at Baltimore County and Stevenson University. The meetings were intended to provide an introduction to the area, to understand existing property owners' issues, goals, and direction and then develop a consensus on the desirable future land uses, zoning, site design, mass and form on the Rosewood Center and surrounding area. Detailed Meeting notes are in Appendix C.

## **Closure Process**

Governor O'Malley ordered the closure of the Rosewood Center in January 2008 with a target date for closure June 30, 2009. A report was sent to the state legislature in August 2009. On August 21, 2009, the property was declared excess for DMHH's needs. The next step is the State Clearing house process in order to surplus the property.

## **Adopted Guiding Principles for Redevelopment of the Rosewood Center**

The MDP adopted the Guiding Principles for Redevelopment of the Rosewood Center in

February 2009 in anticipation of declaring Rosewood a surplus property (see Appendix D). The 10 principles are intended to prevent further haphazard development, promote development consistent with smart growth principles and compatible with the surrounding institutional, residential, educational and community uses and local zoning. Priority will be given to uses that conform with an adopted comprehensive plan.

### **Redevelopment Within the Plan Area**

Any institution within the plan area should develop a campus master plan with public participation from all interested stakeholders involved in the community plan process. This plan will be submitted to Baltimore County and will serve as a guide for future growth and development processing.

### Community wants

Potential redevelopment should involve:

1. An overall comprehensive plan with a master developer; no more piecemeal land sales from Rosewood Center.
2. Institutional and educational uses.
3. Creative solutions for remediation of asbestos, environmental issues and other hazardous conditions involving the old buildings.
4. Universally accessible public green space and recreational open space areas.
5. Traffic control/limits of access to Garrison Forest Road and St. Thomas Lane.
6. Green buildings.
7. Landscape treatment/ berm along Garrison Forest Road.
8. Covenants with the buyer that ensure the long-term preservation of the existing open spaces and limit access from Garrison Forest Road.

### Community does not want

1. Large-scale housing, commercial development, industrial uses and/or uses that involve significant new construction or significant additions of impervious surface.
2. Additional access via Garrison Forest Road.

### **Master Plan 2010**

Redevelopment within the plan area should be consistent with the Baltimore County Master Plan. Master Plan 2010 recommends that proposed development within Owings Mills should do the following:

1. Provide a higher quality of new development.
2. Emphasize employment-oriented development through a master plan for the Rosewood Center. *(It should be noted that this community plan redefines the preferred uses on the Rosewood Center. Institutional/educational land uses are the preferred uses in this new community plan.)*
3. Create an attractive, well-functioning, livable physical environment.
4. Project a positive image of the growth area and a clear sense of place.
5. Create community identity through unifying elements of landscaping, signs, exterior materials, and an attractive visual appearance.
6. Provide wide sidewalks and bikeways along the existing and proposed road network.
7. Provide road connections and provide planted medians and street trees.

## **Rosewood**

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8. Provide connected open space systems building on the Owings Mills greenway concept. Gwynns Falls is a recreational greenway and an environmental area with dense woods and steep slopes.

No sidewalks are desirable along Garrison Forest Road, since it is a scenic rural road. Internal roadways should reinforce Rosewood Lane via Reisterstown Road as the primary access to any new educational/institutional uses in the plan area.

### **Master Plan 2020**

The Office of Planning will begin the planning process for the Urban Section of Master Plan 2020 in the next few months. The Rosewood Institutional/Educational Center will be mapped as part of the Owings Mills Growth Area. Master Plan 2020 will be consistent with the recommendations contained within this community plan.

## Transportation

According to Baltimore County Department of Traffic Engineering and Transportation Planning, all signalized intersections within and adjacent to the study area are operating at an acceptable level of service between A and C. State Highway Administration (SHA) utilized different criteria to rate intersections and rates Owings Mills Boulevard and Reisterstown Road as an E level of Service and Painters Mill Road and Reisterstown Road as an F Level of Service. They have proposed improvements at Reisterstown Road and Painters Mill Road and widening from Garrison View to Owings Mills Boulevard. Engineering design is 65% complete, however no funds are available for construction. If improvements occur,

both intersections will operate at an E Level of Service but the ratio between volume and capacity will improve.

## Public Utilities

The plan area is within the URDL (Urban Rural Demarcation Line) in the northeastern portion of the Owings Mills Growth area. The Master Sewer and Water Plan designation is W-1, S-1 for the plan area; public water and sewer is available for redevelopment of the Rosewood Center.

Although sewer is generally available, Baltimore County Sewer Design should be consulted early in the development concept stage to verify downstream sewer adequacy.



St. Thomas Episcopal Church

# Rosewood

## Rosewood Institutional/ Education Sub-Area

### Existing Land Use and Zoning:

The plan area has a mixture of existing land uses and zoning (see Rosewood Center-Existing Zoning Map on page 15). It includes the Garrison Forest shopping center on the southeast corner of Reisterstown Road and Owings Mills Boulevard zoned BM, the Garrison View apartment complex on Rosewood Lane zoned DR 16, the single-family detached communities of Dunbar and St. Thomas Lane zoned DR 3.5. The institutional properties include the State of Maryland owned Rosewood Center, Baltimore County, and Associated Jewish Charities, Saint Thomas Church and Jemicy School zoned DR 1. The Torah Institute, a private school on Rosewood Lane is zoned DR 3.5. The area along Owings Mills Boulevard containing the Owings Mills Volunteer Fire Department, Stevenson University as well as retail/restaurant uses is zoned predominately ML-IM and with some BL. There is a cluster of industrial uses on the south side of Crondall Lane.

Land Use Code	Acres	Percent
SFD	34.71	5.33
Multifamily	32.85	5.05
Commercial	30.81	4.73
Office	1.56	0.24
Industrial	14.35	2.20
Mixed Office/Industrial	28.82	4.43
Place of Worship	34.06	5.23
College	35.05	5.39
Private School	35.95	5.53
Fire Facility	6.23	0.96
Private Open Space	37.76	5.80
Government Open Space	9.38	1.44
Permanent Easement	279.70	42.97
Roads	21.97	3.38
Vacant	41.05	6.31
Pipeline	3.16	0.49
Unbuildable/Environmentally Constrained	3.42	0.53
<b>Total</b>	<b>650.86</b>	<b>100.00</b>

## Jemicy School

Jemicy School is an independent, co-educational, college- preparatory school. The school is a recognized leader in education for students who struggle with the mechanics of language, reading, written expression, spelling and organization. In the fall of 2009, Jemicy will relocate its upper school from Towson to the former Ruxton Country School, a 26-acre parcel, which accesses Garrison Forest Road 1/4 mile south of Crondall Lane.

Current total enrollment on both the Velvet Valley and Owings Mills campuses is approximately 270 students with a 4-to-1 student-to-faculty ratio. Class size is small, ranging from 2 to 12 students.



Jemicy School



Jemicy School

## Associated Jewish Charities

The AJC purchased a 55-acre parcel from Rosewood Center, south of Rosewood Land and Garrison Forest Road in 2004. It contains many abandoned buildings and other buildings leased to the service providers INNterim Housing Corporation, Zoned for Kids, Right Turn, and the National Centre on Institutions and Alternatives (NCIA). INNterim provides a supportive and structured residential environment in which homeless mothers can acquire the skills and resources needed to become self-sufficient. Zoned for Kids is a day care center. Right Turn is a court sponsored driver re-education program. NCIA serves as a clearinghouse on decarceration, it aids in developing and promoting strategies and actions.



Zoned for kids



Open space near St. Thomas

# Rosewood

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## Baltimore County

Baltimore County owns a 16-acre parcel, formerly part of the Rosewood Center purchased in 2006. It is leased to private non-profit providers, INNterim Housing Corporation, Right Turn and Gaudenzia. Gaudenzia is a not-for-profit organization that provides substance abuse and mental health services to federal, state, and county governments and criminal justice system agencies. The county is not interested in additional land acquisition from the Rosewood Center.



Gaudenzia



Right Turn

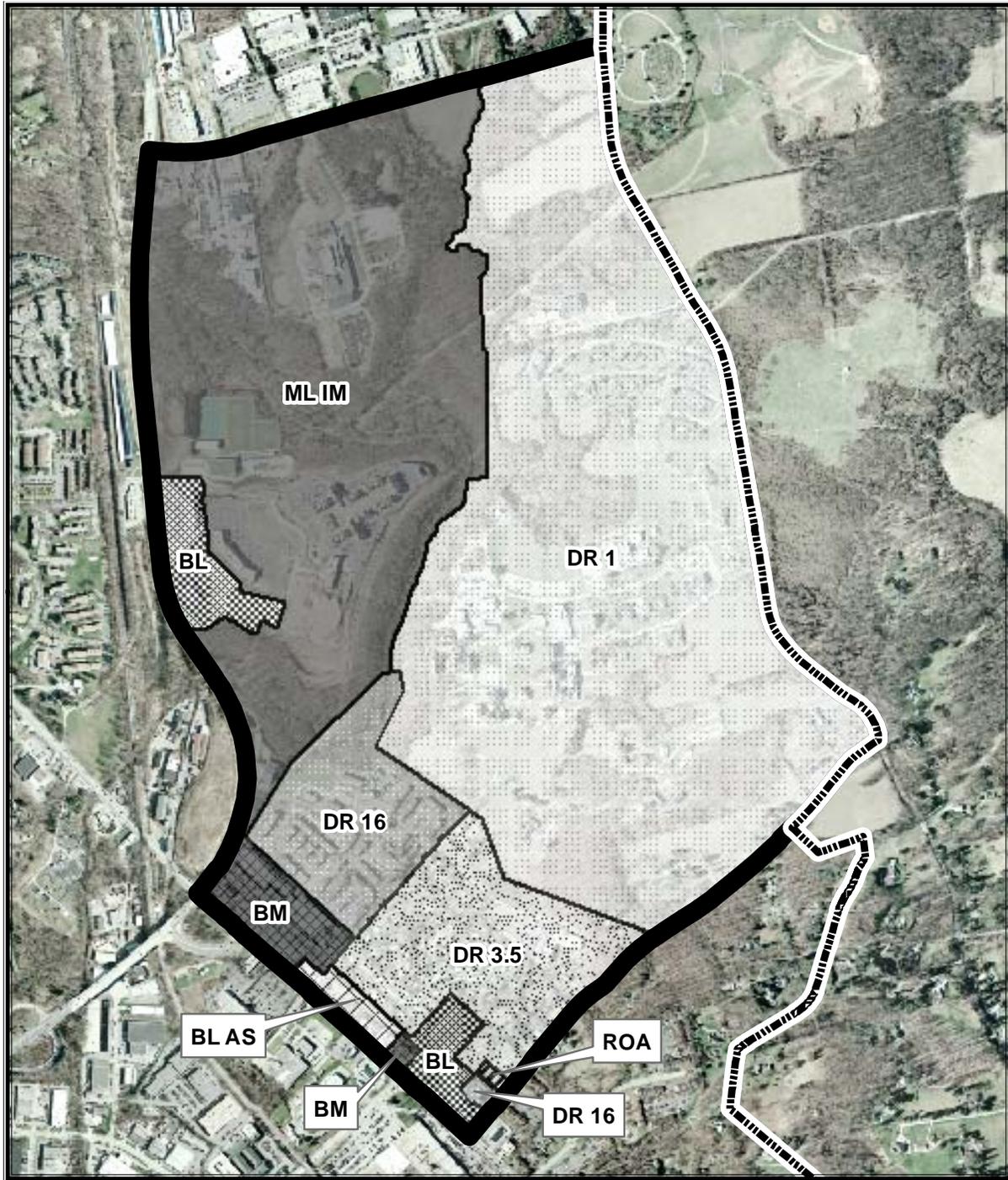


## Stevenson University

Stevenson University, the third largest independent and co-educational university in Maryland, has a lively, 80-acre Owings Mills Campus that includes a Graduate School for Professional Studies, a School for Business Leadership, administrative offices and dormitories. A new gymnasium is under construction. The university is accessed from Owings Mills Boulevard and is located on the west side of the Gwynns Falls.



# Rosewood



**Rosewood Center - Existing Zoning**



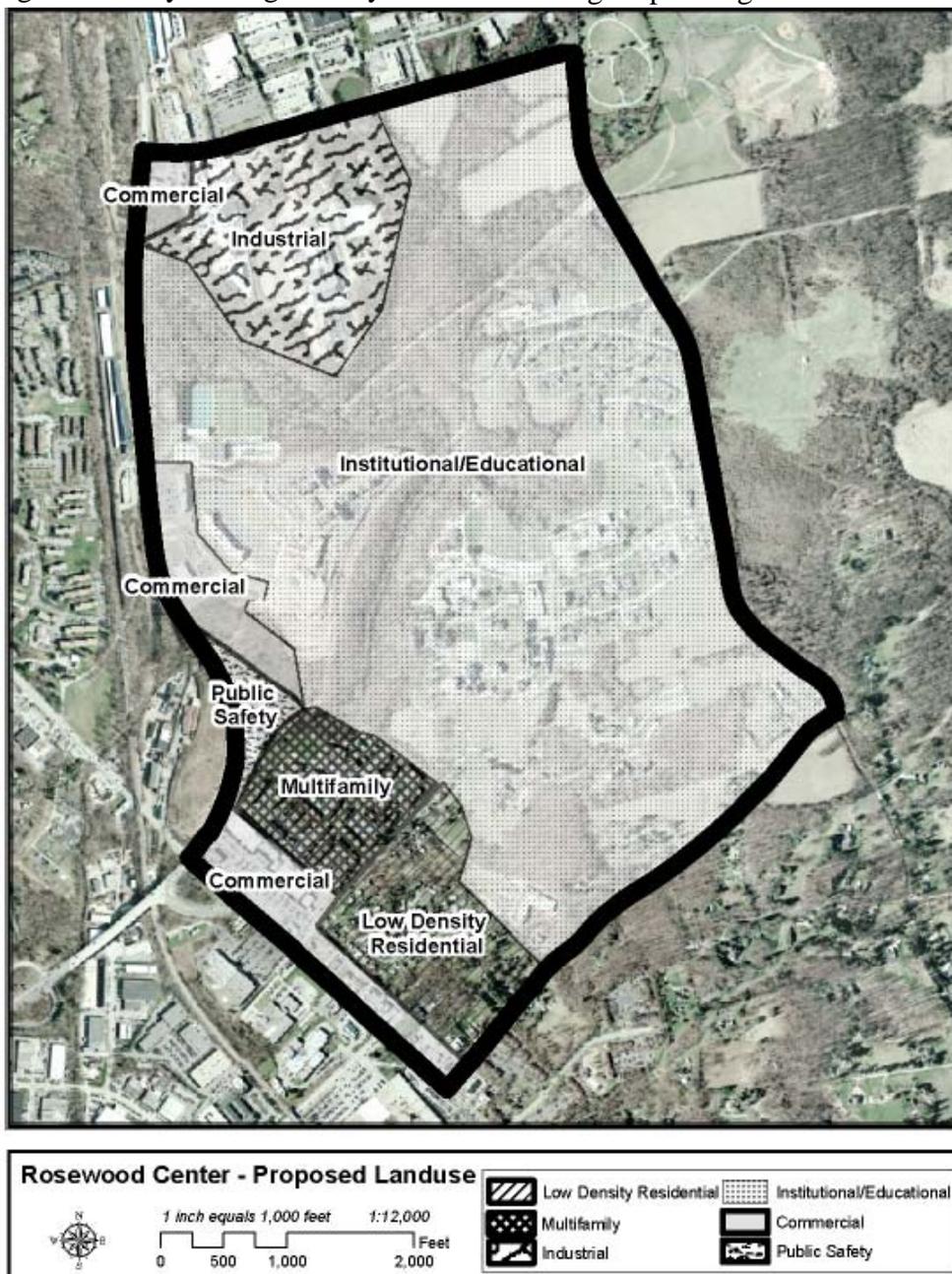
1 inch equals 1,000 feet 1:12,000  
 0 500 1,000 2,000 Feet



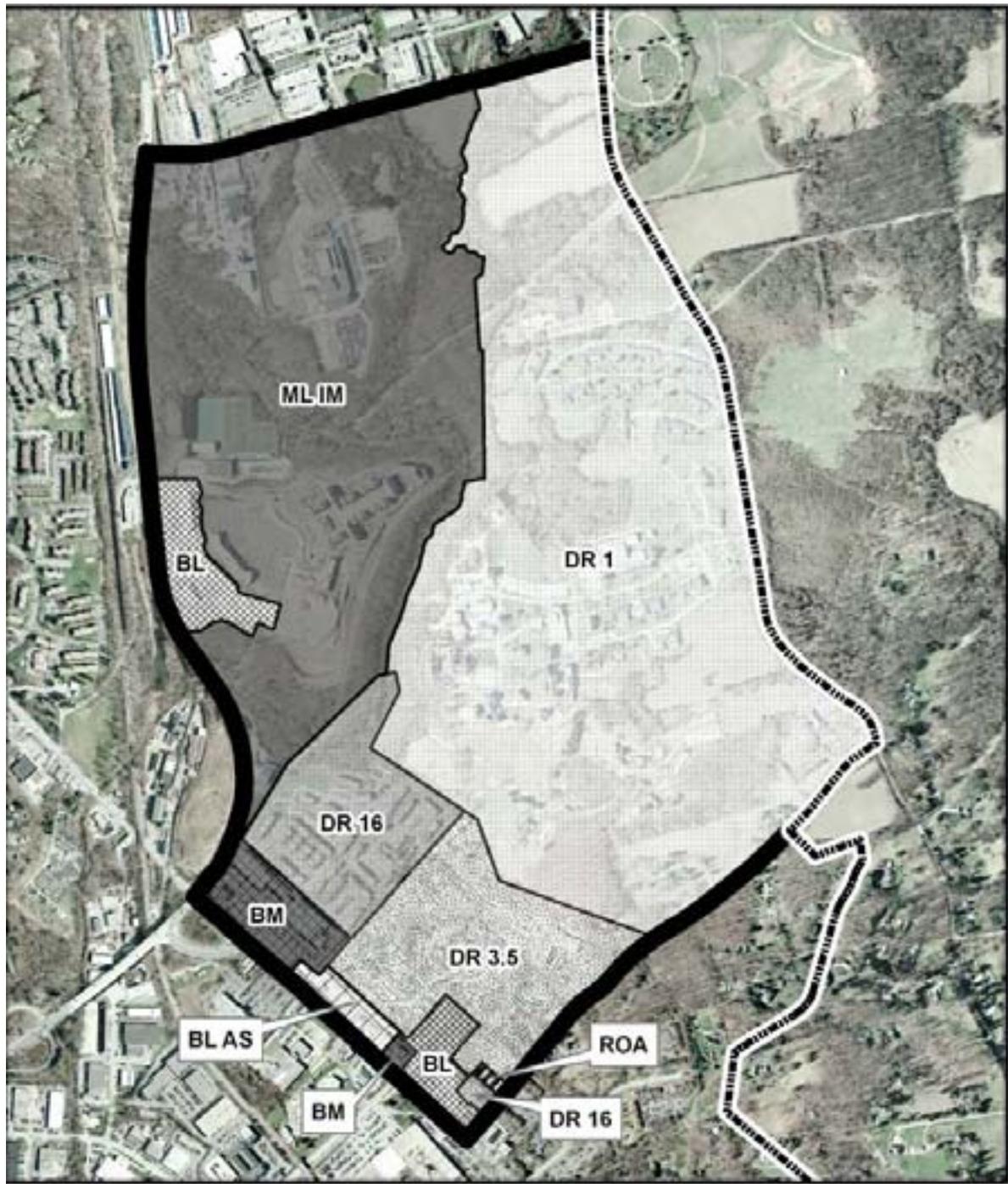
**Proposed Land Use and Zoning:**

It is recommended that most of the sub-area be designated as an institutional/educational center. The primary new uses encouraged within the area consist of institutional uses such as educational uses, government uses, religious uses, and recreation and park uses. It is recognized however that the existing multi-family and single-family

communities will remain as preferred land-uses. Additionally, existing retail uses fronting along Reisterstown Road and Owings Mills Boulevard would also remain as preferred uses. There is no need to change the existing zoning, therefore the Rosewood Center Proposed Zoning Map on page 18 is identical to the Rosewood Center Existing Zoning Map on Page 16.



# Rosewood



## **The Associated Jewish Charities**

Over the course of this planning process, the Associated Jewish Charities had developed a continuing care retirement community concept for the 54.6-acre parcel south of Rosewood Lane and Garrison Forest Road. In response to concerns raised by the advisory group, the AJC has rethought the desirability of the housing concept on the property and are not proceeding with that concept on this 54.6-acre property.

The AJC is no longer interested in developing a continuing care retirement community due to the impact of current economic conditions on the market for these services and costs to develop and complete such a project.

The AJC is now interested in selling the 54.6 acres. They are willing to enter into an option to purchase agreements as follows:

St. Thomas Episcopal Church - a 4-8 acre parcel adjacent to the church to increase the churches buffer

Stevenson University – a 12 – 15 acre parcel on Rosewood Lane

Shoshana S. Cardin School would acquire the remaining acreage and utilize the Kanner Building located on the southwest corner of Garrison Forest Road and Rosewood Lane for the high school on an interim basis.

## **Jemicy School**

Jemicy has long-range plans to construct a new lower and middle school on the vacant 30-acre parcel to the north. This would allow for their campus to be consolidated in the Owings Mills area. Jemicy would like to acquire an additional 4 acres from the Rosewood Center to expand the existing parking lot to meet the parking needs of the upper school.

## **Shoshana S. Cardin School**

The Shoshana S. Cardin School, a small, private, pluralistic, independent Jewish High School founded in 2003 would like to acquire the Kanner Building and surrounding acreage to relocate their school by September 2010 on both an interim and long term basis.

In either event, the signed option to purchase a 21-acre parcel (formerly part of the Rosewood Center) from the AJC may revert back to the AJC and then back to the State of Maryland. In that event, the State could transfer that area to Stevenson University. It should be noted that this 21-acre parcel is shown as a future community park on the Stevenson University conceptual master plan.

A right of first refusal is also desirable, allowing Stevenson University to acquire the Kanner Building and surrounding acreage in the event that the Cardin School decides to relocate or closes.

## **Stevenson University**

Stevenson University is interested in becoming the master developer at Rosewood in order to add additional athletic fields and a new School of Education. A University representative presented a Rosewood Properties Conceptual Master Plan (see page 20) showing a new 149-acre campus centered around the Therapeutic Services Building on the north side of Rosewood Lane and Garrison Forest Road. Parcel B, a 24-acre Community Park is on the south side of Rosewood Lane. Parcel C is identified as 60 acres owned by the AJC. Parcel D is 16 acres owned by Baltimore County and leased to several non-profit providers. Consensus was reached on the Stevenson University Master Plan.

## Rosewood

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This acquisition of the available land at the Rosewood Center by Stevenson University would help redefine Owings Mills as having a special sense of community/place. The Owings Mills Campus could be connected to the Rosewood Center area via a proposed roadway or a pedestrian bridge which, would cross the Gwynns Falls, a recreational and environmental greenway. Stevenson University is willing to partner with other institutions in the area and their athletic fields could be shared with Jemicy School. They requested more information about remediation costs to existing buildings on the Rosewood campus prior to making a commitment to site acquisition.



Therapeutic Services Building

## Development Parameters:

It is recognized that those uses currently existing such as the retail centers, residential communities, government, educational and religious uses may continue to grow and expand in accordance with the existing zoning. In general, the following guidelines should be applied to all new development within the plan area including modifications of existing buildings.

- 1 Adaptive reuse of existing buildings is desirable. If the buildings are not viable, new construction could approximate location of existing building. Any new construction must adhere to the LEED-Silver standard, a benchmark set by the U.S. Green Building Council, a Washington-based non profit group.
- 2 Buildings should be set back a minimum of 200 feet from Garrison Forest Road.
- 3 Garrison Forest Road is rural in nature, bordered in part with trees and fields. A landscaped berm is desirable on the west side of road along the entire road frontage.
- 4 New access to Garrison Forest Road should only be permitted through a controlled gate. Primary access to the Stevenson University- Rosewood Center campus area should be via Rosewood Lane from Reisterstown Road. Another means of access from Owings Mills Boulevard is highly desirable. A Gwynns Falls stream crossing would be needed in order to extend the existing Boulevard Circle to serve the expanded Stevenson University campus. This could be either a pedestrian or vehicular roadway.
- 5 Parking areas should be located a minimum 100 feet from Garrison Forest Road and must be adequately buffered.

- 6 Buildings that are visible from Garrison Forest Road should not exceed 3 stories in height.
- 7 Building materials should consist of natural materials.
- 8 Densities and scale should be appropriate for an educational/ institutional center.
- 9 Development /redevelopment must comply with environmental regulations.

## Master Plan - Concept Plan:

A conceptual development plan has been developed for the area (see page 22). The plan is intended as a guide to provide assistance in reviewing projects. The plan is intended to be representative of the types of land uses and the intensity and scale of development.

The advisory group fully supports Stevenson University as the master developer of the Rosewood Center. The university should develop a comprehensive campus master plan with public participation from stakeholders involved with the advisory group. The campus master plan will be submitted to Baltimore County and will serve as a blueprint and for future growth and development processing.

Any purchases from the state must comply with local zoning and development regulations. Any future rezoning must comply with the community plan and the Master Plan.

## Covenants

Covenants are private agreements, which further control future uses. They are entered into voluntarily and are not enforced by Baltimore County. The advisory group is of the opinion that any future development such as the Cardin School, Stevenson University or other institutions/ educational use would benefit from covenants.



## Appendix A

### ROSEWOOD CENTER Land Parcel Disposition Status February 2009

Map Number	Acres	BPW Action Date	Price Paid	Comments
<b>Existing</b>				
1	+/- 178 acres	N/A		Existing Rosewood Campus.
<b>Subtotal</b>	<b>+/- 178 acres</b>			
<b>Completed Transactions</b>				
2	+/-10.2 acres	Approved 5/98	\$0	Transferred to Maryland Veterans Commission.
3	+/- 116 acres	Approved 6/00	\$1	Transferred to the Irvine Science Center Conservation, easement placed on property.
4	+/- 29.83 acres	Approved 9/02	\$375,000	Sold to Ruxton County School for Fair Market Value.
4A	+/-12 acres	Approved 9/02	\$0	Conservation easement Ruxton County School, MET & Caves Valley Land Trust
5	+/- 40 acres	Approved 6/00, 11/04 & 12/05	\$4,414,502	MEDCO sold all 7 lots for Fair Market Value.
6	+/- 16.2 acres	Approved 11/04	\$128,952	Sold to Baltimore County 5/05 for Fair Market Value.
7	+/- 20 acres	Approved 9/00	\$0	Transferred to DNR for preservation.
8	+/- 100 acres	Approved 9/00	\$2,200,000	Property sold to Harrison Land Company in 2001 for Fair Marke Value.
9	+/- 35 acres	Approved 5/00	\$540,000	Property sold to Boulevard Investors Realty for Fair Market Value. (Brown Enterprises)
10	+/- 54.6 acres	Approved 9/04	\$1,365,000	Property sold to Associated Jewish Charities 4/05 for Fair Market Value.
<b>Completed Sub-total</b>	<b>+/- 434 acres</b>		<b>\$9,023,455</b>	
<b>Pending Transactions</b>				
11	+/- 21.8 acres	Approved 9/04	\$487,500	Sales Agreement with Cardin School dated 9/8/04. Settlement has not occurred pending demolition of historic buildings. Price per acre based on Fair Market Value.
12	+/- 54 acres	Approved 3/07	Fair Market Value	Sales Agreement with Baltimore County under negotiation.
13	+/- 2.5 acres			DGS to prove State ownership of land so property can be sold.
<b>Pending Sub-total</b>	<b>+/- 78 acres</b>			
<b>Grand Total</b>	<b>+/- 690 acres</b>			

February 15, 2008

Up-dated 2/10/09

# Rosewood

## Appendix B



## Appendix C

### Meeting Notes

#### Meeting 1: April 23, 2009

The first meeting was convened at the Baltimore County Office of Planning. The stakeholder group heard presentations by the Office of Planning, Maryland Department of Health and Mental Hygiene (DHMH), and Maryland Department of Planning (MDP).

DHMH stated that Governor O'Malley ordered the closure of the Rosewood Center in January 2008. The placement of residents in appropriate settings had been occurring with a target date for closure June 30, 2009. In early July 2009, the property will be declared excess for DHMH's needs. A report will be sent to the state legislature in August 2009.

The MDP presented the Adopted Guiding Principles for Redevelopment of the Rosewood Center adopted by the State of Maryland in February 2009 in anticipation of declaring Rosewood a surplus property (see Appendix D). The 10 principles are intended to prevent further haphazard development, promote development consistent with smart growth principles and compatible with the surrounding institutional, residential, educational and community uses and local zoning. Priority will be given to uses that conform with an adopted comprehensive plan. The State Clearing house process, a transparent process for surplus property was discussed.

The advisory group determined that potential redevelopment should involve green buildings, recreational open space, traffic control/limits of access to Garrison Forest Road and St. Thomas Lane. Creative solutions are needed for

remediation of asbestos and environmental issues involving the old buildings that are part of Rosewood Center.

As previously stated, the plan area is within the eastern portion of the Owings Mills Growth area, within the URDL and accessible to public water and sewer in a planned service area designated as W-1, S-1.

Master Plan 2010 recommends that proposed development within Owings Mills should do the following;

1. Provide a higher quality of new development.
2. Emphasize employment-oriented development through a master plan for the Rosewood Center.
3. Create an attractive, well-functioning, livable physical environment.
4. Project a positive image of the growth area and a clear sense of place.
5. Create community identity through unifying elements of landscaping, signs, exterior materials, and an attractive visual appearance.
6. Provide wide sidewalks and bikeways along the existing and proposed road network.
7. Provide road connections and provide planted medians and street trees.
8. Provide connected open space systems building on the Owings Mills greenway concept. Gwynns Falls is a recreational greenway and an environmental area with dense woods and steep slopes.

The overall Rosewood campus has a BA # inventory #2261. Many individual buildings on the

# Rosewood

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historic campus core have separate BA numbers. Numerous archeological sites are identified. Proposals to raze inventoried structures require a public hearing of the Baltimore County Landmarks Preservation Commission (see Historic Buildings and Archeological Sites Map).

## **Meeting 2:** May 26, 2009

The second meeting was held at Stevenson University's Owings Mills campus. A zoning overview of the uses allowed in all zones within and adjacent to the study area was provided. According to Baltimore County Department of Traffic Engineering and Transportation Planning, all signalized intersections are operating at an acceptable level of service between A and C. State Highway Administration (SHA) utilized different criteria to rate intersections and rates Owings Mills Boulevard and Reisterstown Road as an E level of Service and Painters Mill Road and Reisterstown Road as an F Level of Service. They have proposed improvements at Reisterstown Road and Painters Mill Road and widening from Garrison View to Owings Mills Boulevard. Engineering design is 65% complete, however no funds are available for construction. If improvements occur, both intersections will operate at an E Level of Service but the ratio between volume and capacity will improve.

In the fall of 2009, Jemicy School will relocate its upper school from the Towson community to the former Ruxton Country School, which accesses Garrison Forest Road south of Crondall Lane. Jemicy has long-range plans to construct a new lower and middle school on the vacant 30-acre parcel to the north. They would like to acquire an additional 4 acres from the Rosewood Center to expand the existing parking lot to meet the parking needs of the upper school.

The AJC has long-range plans for a 55-acre parcel, south of Rosewood Lane and Garrison Forest Road, purchased in 2004. Originally the plans were to construct a skilled care facility similar to Levindale. Due to the economic climate, the plans were refocused. There is a future proposal to build a 2-3 story, 100,000 square foot planned retirement community using the CCRC model. Access to Garrison Forest Road would be minimized. Landscaping would be provided along Garrison Forest Road. A 4-5 acre parcel will be conveyed to St Thomas Church as an increased buffer.

Baltimore County owns a 16-acre parcel, formerly part of the Rosewood Center. It is leased to private non-profit providers, Interim, Right Turn and Gaudenzia, operators of a housing program, a driver re-education program and a substance abuse program. The county is not interested in additional land acquisition from the Rosewood Center.

The Shoshana S. Cardin School, a small, private, pluralistic, independent Jewish high school, founded in 2003, has a signed option to purchase contract with the AJC, a 21 acre portion of the Rosewood Center that is shown as a future community park on the Stevenson University concept plan. It should be noted that this contract with the State of Maryland was executed in 2004 substantially predating the decision to close Rosewood. The Cardin School reserves the right to exercise this option to purchase. In the event that the option is not exercised, the option to purchase the parcel reverts back to the AJC.

Stevenson University, the third largest independent and co-educational university in Maryland, has a lively, 80 acre Owings Mills Campus that includes a Graduate School for Professional Studies, a School for Business Leadership, administrative offices and

dormitories. The university is accessed from Owings Mills Boulevard and is located between the Gwynns Falls and the Rosewood Center. Stevenson is interested in becoming the master developer at Rosewood in order to add additional athletic fields and a new School of Education. The Owings Mills Campus could be connected to the Rosewood Center area via a proposed roadway or a pedestrian bridge.

This acquisition of the available land at the Rosewood Center by Stevenson University would help redefine Owings Mills as having a special sense of community/place. Stevenson University is willing to partner with other institutions in the area; their athletic fields could be shared with Jemicy School. They requested more information about remediation costs to existing buildings on the Rosewood campus prior to making a commitment to site acquisition.

Community wants were identified as

1. Universally accessible public Green space and Recreational areas.
2. Minimize traffic on Garrison Forest Road and St. Thomas Lane.
3. Institutional and educational uses.
4. Remediation of asbestos and other hazardous conditions.
5. An overall comprehensive plan with a master developer; no more piecemeal land sales from Rosewood Center.

Community does not want

1. Large-scale housing, commercial development and/or industrial uses.
2. Additional access via Garrison Forest Road.

**Meeting 3:** June 25, 2009:

The third meeting was also held at Stevenson University's Owings Mills campus. The AJC's representative presented a plan for 264 independent senior apartments and offices on the 55 acres to be operated by CHAI. Construction would be a 2-3-story brick building with slate like roof. A PUD would be needed to support the density proposed on this DR 1 site. Consensus was not reached on the senior living community.

A Stevenson University representative presented a Rosewood Properties Conceptual Master Plan (see Page 20), which was well received by the advisory group. The university campus is the focal point for the redevelopment of the Rosewood Center. A 149 acre campus, a public park and a parcel owned by the AJC are shown on the Master Plan.

**Meeting 4:** September 24, 2009

Larry Boltansky presented a new concept for the 54.6-acre property owned by the AJC. The AJC have rethought the housing concept on the property and are not proceeding with that concept on this property.

The AJC is willing to enter into an option to purchase as follows:

St Thomas Episcopal Church - a 4-8 acre parcel adjacent to the church

Stevenson University – a 12 – 15 acre parcel on Rosewood Lane

Shoshana S. Cardin School would acquire the remaining acreage.

The separate 21-acre Cardin option area would revert back to the AJC and back to the State of Maryland. It could be added to the 178 acre Rosewood parcel that is being surplus through the Clearing House process.

## Rosewood

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A Cardin School representative stated that the failure to identify a permanent location has hurt the Cardin School. Their lease is expiring and they need a new location by February 2010. The Cardin School would like to renovate the Kanner Building at the southwest corner of Garrison Forest Road and Rosewood Lane as an interim use. A conceptual architectural drawing showing a new building façade was presented to the group. Long-range plans will be developed to construct a new school in Owings Mills.

The Cardin School stated a preference for the Gwynnbrook parcel on the southwest side of Gwynnbrook Avenue and Owings Mills Boulevard for new school construction, if it became available for purchase. It is closer to the JCC and it is a better parcel than the AJC parcel with fewer environmental constraints and better topography. Baltimore County had been interested in acquiring the Gwynnbrook parcel as a public school site. Discussions with the County Executive are pending to determine whether the county has re-evaluated the parcel and is no longer interested in acquisition.

Delegate Dan Morhaim expressed concern about additional traffic on Garrison Forest Road as a result of the Cardin School relocating to the Kanner Building. Maximum school capacity was also discussed; 100 students was a maximum # identified. However, 250 students is a long term goal of Cardin representatives. They would entertain entering into a covenant with local community associations, restricting access to Garrison Forest Road and future uses on the remaining portion of their parcel.

There was a discussion about the possibility that the Cardin School could lease the Kanner Building

from the AJC instead of purchasing it and put their effort into acquiring the Gwynnbrook site. Stewart Greenbaum expressed the opinion that a lease was not a viable option from a fund-raising perspective.

Senator Zirkin expressed support for the concept that the AJC/Cardin acquire the Gwynnbrook parcel for the school construction, as it is a superior site. He indicated that he would discuss this matter with the County Executive.

Shoshana Cardin affirmed that the goal is to have school occupancy of the Kanner Building by September 2010. The school would like to give assurances to the incoming 9<sup>th</sup> grade class that they will be able to graduate from Cardin at a new permanent site.

Cardin representatives made a commitment to meet with the community and address the concerns. In the event that Cardin was able to construct a new school on the Gwynnbrook parcel, they would be willing to sell the parcel acquired from the AJC to Stevenson University.

VPC representative Teresa Moore commended AJC for offering these options to purchase on the 54.6-acre parcel. She asked if Stevenson University could be given the right of 1<sup>st</sup> refusal if the Gwynnbrook property became available.

In light of the new information concerning the AJC's property and the options discussed, the advisory group decided to have another meeting on October 22, 2009 (this has been rescheduled to October 29, 2009).

### **Meeting 5:** Meeting notes October 29, 2009

The Office of Planning discussed changes to the plan as a result of the September 2009 meeting.

Delegate Morhaim began a discussion of the letter submitted to the Office of Planning and forwarded to the advisory group. The VPC made several suggestions to change the plan. They requested additional items in the community wants and does not wants section on page 9, that included a statement that no sidewalks should be placed along Garrison Forest Road, removal of any reference to senior housing or PUDs, and covenants recommended for the Cardin School site on page 18. Lastly VPC requested development parameters on page 21 be modified to reflect community expectations about future uses and limit substantial future new construction. They indicate that community support for Stevenson University is for a concept that involves existing open space to be used for unlit ball fields, restricted access from Garrison Forest Road and re-use of existing buildings. Support is conditioned upon compliance with these items.

Discussion ensued and some suggestions were made to modify plan language to reflect the VPC's concerns. The recommendation that restrictions be placed in the state transfer agreement was removed, as that is a separate action controlled by the State of Maryland. New language is being added to reflect VPC's concerns.

There was a discussion about the desirability of covenants. While the plan can suggest covenants, they are private agreements and not enforceable by Baltimore County. The details of these agreements should be developed in negotiations between the institutions and their representatives and the community representatives. They are not a part of a community plan process.

Pat Keller discussed the concept of a comprehensive campus master plan for any institution in the plan area. Public participation from all the interested stakeholders involved in the community plan process is needed.

The campus master plan would be submitted to Baltimore County and would serve as a guide for future growth and development processing.

The advisory group stated that they were of the opinion that consensus had been reached and this was their last meeting.

The next step in the planning process is to discuss the draft with the Owings Mills Corporate Round Table and have a community wide meeting to communicate with a wider audience. Then the draft plan will be submitted to county agencies for review and comment and it will be submitted to the Baltimore County Planning Board for scheduling a public hearing.

The Office of Planning agreed to prepare a timetable and schedule for the review and approval of the plan.

## Appendix D



*Martin O'Malley*  
Governor  
*Anthony Brown*  
Lt. Governor

*Richard E. Hall*  
Secretary  
*Matt Power*  
Deputy Secretary

### Adopted Guiding Principles for the Redevelopment of the Rosewood Center Property

February, 2009

#### Maximize the Return to the State

1. Proceeds from the transfer, sale or use of all or some of the property and/or property rights are to go to the Community Trust Fund to benefit the placement of Health and Mental Hygiene consumers in the community.

#### Minimize the Short and Long-term Costs to the State

2. Where possible eliminate the short and long-term costs to the State for infrastructure maintenance, security and any other capital or operating costs.
3. Protect the long-term interest of the State.

#### Uses on the Site

4. Development must be consistent with Smart Growth principles, and County planning programs, including the comprehensive plan.
5. Development must be compatible with surrounding institutional, residential, educational, community uses, and local zoning. Inconsistent uses will be discouraged.
6. Development must be consistent with the natural, physical, historic and environmental constraints of the site.
  - Sensitive areas (i.e. streams, and steep slopes) are protected and preserved.
  - Preserve open space within the existing boundary by consolidation of the building areas to create additional open space.
7. Use should encourage a design and density that may include adaptive reuse of buildings, and effective traffic and pedestrian flow.
8. Use should minimize ingress and egress to Garrison Forest Road and limit traffic impact on Garrison Forest Road, St. Thomas Lane, and Rosewood Lane.
9. Development should encourage the use of public transportation if it is available.

#### Comprehensive Redevelopment

10. Priority will be given to the development of a comprehensive plan that includes the participation and input of Baltimore County for the full utilization of the site.

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1. Photographs on pages 1, 2 and 3 provided by Trish Deford.
2. Photographs on page 11 provided from the Office of Planning file.
3. Photographs on the cover and pages 3, 6, 12, 13, 14, 15 and 20 provided by the Baltimore County Office of Planning, Diana Itter.
4. Map 1 page 4 provided by the Baltimore County Office of Planning.
5. Figure A page 5 provided by the Maryland Department of Planning.
6. Historic Buildings and Archeological Sites page 7 provided by the Baltimore County Office of Planning.
7. Rosewood Center Maps on pages 16, 17 and 18 provided by the Baltimore County Office of Planning.
8. Rosewood Properties Conceptual Master Plan on page 21 provided by Matis Warfield.
9. Appendix A and B– Rosewood Center Land Parcel Distribution Status provided by the Maryland Department of Health and Mental Hygiene.
10. Appendix D – Adopted Guiding Principles for Redevelopment of the Rosewood Center Property provided by the Maryland Department of Planning.







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