
TOWSON MANOR VILLAGE ENHANCEMENT STUDY



Revised by the Baltimore County Council

September 21, 2009

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 15

Resolution No. 70-09

Mr. Vincent J. Gardina, Councilman

By the County Council, September 21, 2009

A RESOLUTION of the Baltimore County Council to amend the Towson Manor Village Enhancement Study.

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

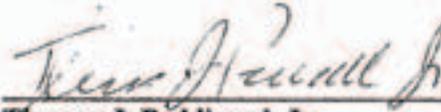
WHEREAS, on November 6, 2006, by adoption of Resolution 86-06, the County Council adopted the Towson Manor Village Enhancement Study, as part of the Baltimore County Master Plan 2010, to be a guide for the development of the Towson Manor Village area, “subject to further modifications deemed advisable by the County.”; and

WHEREAS, the County Council now deems it advisable that the Towson Manor Village Enhancement Study be updated to reflect a revised development proposal for the Development Area identified in the Enhancement Study. The new development proposal, details of which are being included in the Enhancement Study as amendments thereto, has been created through a series of interactive workshops held throughout the Spring of 2009 by Bozzuto Homes, Inc. with members of the community associations of Towson Manor Village, Burkleigh Square, and Aigburth Manor. The new development proposal features 120 townhomes and a 92 bed assisted living facility. The community groups expressed strong support for the revised proposal at the most recent meeting held on June 9, 2009.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Towson Manor Village Enhancement Study, and the proposed amendments attached hereto and made part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2010, subject to such further modifications as deemed advisable by the County Council.

READ AND PASSED this ***21ST*** day of ***SEPTEMBER***, 2009.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: ***RESOLUTION 70-09***

AMENDMENTS TO THE TOWSON MANOR
VILLAGE ENHANCEMENT STUDY

Vincent J. Gardina, Councilman

1. On Page 15, following the Conclusion section, insert new section:

UPDATE:

A new development proposal for the Development Area has been created through a series of interactive workshops held throughout the Spring of 2009 by Bozzuto Homes, Inc. with members of the community associations of Towson Manor Village, Burkleigh Square, and Aigburth Manor. The new development proposal features 120 townhomes and a 92 bed assisted living facility. The community groups expressed strong support for the plan at a recent meeting held on June 9, 2009. The revised plans and elevations shall replace the plans and elevations previously included in the Enhancement Study, and development of the Development Area substantially consistent with these revised plans and elevations shall be considered to demonstrate compliance with the Towson Manor Village Enhancement Study and the Baltimore County Master Plan 2010.

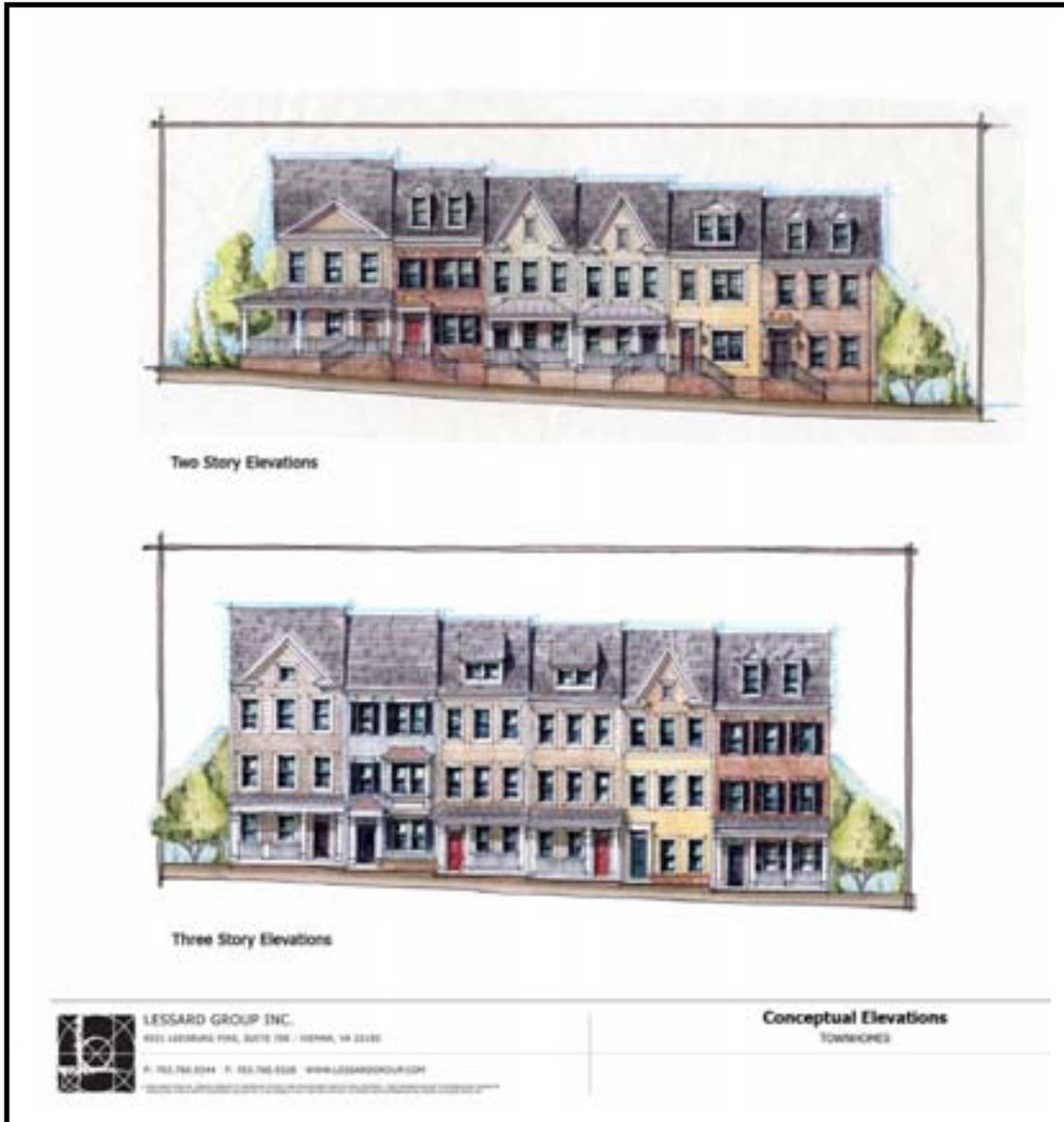
2. On Page 18, Figure 3-A; Site Plan, will be replaced with the following new Site Plan:



3. On Page 19, Figure 3-B; Site Plan, will be replaced with the following new Landscape Plan:



4. On Page 23, Figure 7; will be replaced with new architectural elevations for the proposed townhomes:



5. On Page 24, Figure 8; will be replaced with new architectural elevations for the proposed Duplex townhomes:



6. On Page 25, Figure 9; will be replaced with new architectural elevations for the Assisted Living Facility:



XCOUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2006, Legislative Day No. 20

Resolution No. 86-06

Mr. Vincent J. Gardina, Councilman

By the County Council, November 6, 2006

A RESOLUTION of the Baltimore County Council to adopt the Towson Manor Village Enhancement Study 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 plan for the development of the Towson Manor Village area; and

WHEREAS, the Towson Manor Village Enhancement Study was prepared in close cooperation with representatives of the community in the plan area; and

WHEREAS, the Study was the subject of a public hearing by the Planning Board and was adopted by the Board on September 7, 2006; and

WHEREAS, the County Council held a public hearing on the recommended Towson Manor Village Enhancement Study on October 16, 2006;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Towson Manor Village Enhancement Study, 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 development of the Towson manor Village area, as amended by the County Council and subject to such further modifications as deemed advisable by the County Council.

AMENDMENT TO TOWSON MANOR VILLAGE ENHANCEMENT STUDY *
Councilman Vincent J. Gardina

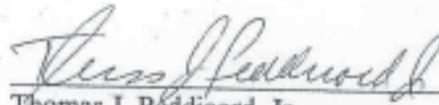
1. On page 7, after the chart for “Zoning Issue #1 Location”, strike the balance of page 7, and strike pages 8, 26 and 27 in their entirety.
2. On page 9, strike “II” and substitute “I”
3. On page 10, add the following before the discussion of absentee owner properties and student housing:

“II. Basic Service - Transportation:

It is recommended that the Enhancement Study Area be exempt from the provisions of Section 4A02.4D of the Baltimore County Zoning Regulations, as provided in Section 4A02.4E.1.g. of the Regulations.”

READ AND PASSED this 6TH day of NOVEMBER, 2006.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 86-06

XCOUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2004, Legislative Day No. 18

Resolution No. 101-04

Mr. Vincent J. Gardina, Councilman

By the County Council, September 20, 2004

A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to prepare a Towson Manor Village Community Plan.

WHEREAS, the County Council recognizes that the Towson Manor Village community in the Fifth Councilmanic District is a residential area that is suitable for redevelopment in accordance with a community plan; and

WHEREAS, the County Council recognizes that this community, that is bounded roughly by York Road, Susquehanna Avenue, Maryland Avenue and Burke Avenue, is impacted by development pressures; and

WHEREAS, this 13-acre community was the subject of a comprehensive zoning map issue during the 2004 process and was downzoned to a DR 5.5 classification; and

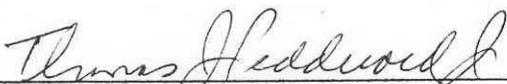
WHEREAS, the County Council recognizes the need to explore ways to strengthen the existing residential character of the Towson Manor Village community while not damaging the vitality of the area; and

WHEREAS, the County Council believes that a comprehensive evaluation and review of the Towson Manor Village community area, combined with sufficient public input, is necessary in order to prepare, consider and adopt a Plan for the reasonable future development of the Towson Manor Village community consistent with the Master Plan and in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND that the Baltimore County Planning Board be and it is hereby authorized, pursuant to Article 32, Title 3 of the Baltimore County Code, to prepare a Towson Manor Village Community Plan as a revision and update to the Master Plan, which will serve as a guide for the future development of properties in the Towson Manor Village community which is depicted on the attached map, and to recommend implementing legislation and programs, including recommendations for land use controls such as zoning classifications, overlay districts and design guidelines for the future development of the community, and to report its findings and recommendations and proposed Plan to the County Council.

READ AND PASSED this ***20TH*** day of ***SEPTEMBER***, 2004.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: ***RESOLUTION 101-04***

Towson Manor Village Plan



Towson Manor Village-Advisory Group

Salutation	First	Last	Organization
Mr.	Bob	Latshaw	Former GTC President
Mr.	Chuck	McMahon	Nottingham Properties/ West Towson Resident
Mrs.	Marilyn	Payne	Bob Ward Homes
Mr.	Steve	Lafferty	Stoneleigh Resident
Mr.	Ed	Kilcullen*	Towson Manor Village President
Mrs.	Judy	Gregory	Knollwood/Donnybrook
Mrs.	Betsy	Kahl*	Burkleigh Square/President
Mrs.	Stacy	Weiss*	Towson Manor Village
Mr.	Albert	Blaise	Towson Manor Village
Mrs.	Tracy	Marcantoni*	Burkleigh Square
Mr.	Fred	Engesser	Towson Manor Village
Ms.	Adelaide	Bentley	Northeast Towson Improvement Association
Mrs.	Sally	Malena	Landscape Architect
Mr.	Paul	Hartman*	Aigburth Manor/President

Daylong work session participants *

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 7

Bill No. 43-05

Mr. Vincent J. Gardina, Councilman

By the County Council, April 4, 2005

A BILL
ENTITLED

AN ACT concerning

Housing

FOR the purpose of adding several areas of the County to the pilot program area of the rental housing license program;

correcting the legal description of certain areas within the pilot program area; providing for notification to

property owners; and generally relating to the rental housing license program.

BY repealing and re-enacting, with amendments

Section 35-6-101(m)
Article 35. Buildings and Housing
Title 6. Rental Housing Licenses - Pilot Program
Baltimore County Code, 2003

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that

Section 35-6-101(m) of Article 35. Buildings and Housing, Title 6. Rental Housing Licenses - Pilot Program, of the

Baltimore County Code, 2003 be and it is hereby repealed and re-enacted, with amendments, to read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter stricken from existing law.
 ~~Strike out~~ indicates matter stricken from bill.
 Underlining indicates amendments to bill.

35-6-101. Definitions.

(13) Pilot Program Area..

“Pilot Program Area” means:

(1) [the area known as Hawthorne Park, bounded by the following streets and roads: Eastern Boulevard, Volz Avenue, Dark Head Road, East Kensington Park Lane, Kingston Road, West Kingston Park Lane, Kingston Park Lane - West, Locust Grove Road, Waters Watch Court, Whitehorn Way and Hawthorne Road] THE PENINSULA KNOWN AS HAWTHORNE PARK AND BOUNDED BY EASTERN AVENUE, MIDDLE RIVER, DARK HEAD CREEK, COWPENS CREEK, AND THE WESTERN BOUNDARY OF THE CHESAPEAKE INDUSTRIAL PARK;

(2) The area known as Middlesex, bounded by the following streets and roads: Eastern Boulevard, Stemmers Run Road, Middlesex Road, and Orville Road;

(3) The area known as Colgate, bounded by the following streets and roads: Rolling Hill Road, Eastern Avenue, and North Point Boulevard;

(4) The area known as St. Helena, bounded by the following streets and roads: Dundalk Avenue, Dunhill Road, THE RAIL LINE THAT BORDERS THE DUNDALK MARINE TERMINAL, the Baltimore City boundary line, and Oak Avenue; [and]

(5) The area known as Old Dundalk, bounded by the following streets and roads: Dundalk Avenue, York Way, and Belclare Road.[.];

(6) THE AREA KNOWN AS LOCH RAVEN VILLAGE/KNETTISHALL, BOUNDED BY THE FOLLOWING STREETS AND ROADS; LOCH RAVEN BOULEVARD, ~~JOPPA ROAD, LASALLE ROAD, GLEN KEITH BOULEVARD, BARKSDALE ROAD, PLEASANT PLAINS ROAD, AND THE NORTHERN BOUNDARY OF THE RAVENWOOD SHOPPING CENTER;~~ JOPPA ROAD, LASALLE ROAD, GLEN KEITH BOULEVARD, BARKSDALE ROAD, PLEASANT

PLAINS ROAD, GOUCHER BOULEVARD, THE WESTERN BOUNDARY OF THE LOCH RAVEN SCHOOL PROPERTY,
GLEN KEITH BOULEVARD, EDGEWOOD ROAD, CLEARWOOD ROAD, OAKLEIGH ROAD, AND PUTTY HILL
AVENUE;

(7) THE AREA KNOWN AS RIDGELEIGH, BOUNDED BY THE FOLLOWING STREETS AND ROADS:

OAKLEIGH ROAD, JOPPA ROAD, LOCH RAVEN BOULEVARD, JOAN AVENUE, AND WESTON AVENUE;

(8) THE AREA KNOWN AS RODGERS FORGE, BOUNDED BY THE FOLLOWING STREETS AND

ROADS: BELLONA AVENUE, STEVENSON LANE (INCLUDING STANMORE ROAD, STANMORE COURT, BRANDON
ROAD AND LANARK ROAD), YORK ROAD, OVERBROOK ROAD, BLENHEIM ROAD AND DUNKIRK ROAD; ~~AND~~

(9) THE FOLLOWING STREETS AND ROADS IN THE AREA KNOWN AS PERRY HALL: NEVES

COURT, BOURBON COURT, HAPSBURG COURT, PLANTAGENET CIRCLE, ORANGE COURT, ROMANOFF COURT,
BERNADOTTE COURT, CEDAR CHIP COURT, MEDICI COURT, BORGIA COURT, MEADOW BANK COURT AND
MAPLEDALE COURT; AND

(10) THE AREA KNOWN AS TOWSON MANOR VILLAGE BOUNDED BY THE FOLLOWING STREETS AND

ROADS; YORK ROAD, TOWSON TOWNE BOULEVARD, HENDRICKSON LANE, HILLEN ROAD, BURKE AVENUE,
AIGBURTH AVENUE, MARBURTH AVENUE, MARYLAND AVENUE, AND AIGBURTH ROAD.

SECTION 2. AND BE IT FURTHER ENACTED, that a property owner subject to the requirements of Title 6 shall obtain the license required by this Act on or before August 15, 2005.

SECTION 3. AND BE IT FURTHER ENACTED, that the Department of Permits and Development Management shall publish a notice of the requirement of Section 2 of this Act in one newspaper of general circulation in the Towson community one time per week for three weeks prior to August 15, 2005.

SECTION 4. AND BE IT FURTHER ENACTED that this Act, having been passed by the affirmative vote of five members of the County Council, shall take effect on May 16, 2005.

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* Amendments made to this document reflect the intent of Resolution 86-06, and supercedes all earlier versions.

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

INTRODUCTION:

On September 20, 2004, the Baltimore County Council passed Resolution 101-04 requesting that the Baltimore County Planning Board prepare a Towson Manor Village Enhancement Study. The Enhancement Study Area is comprised of approximately 30 acres and is bounded by York Road on the west, Susquehanna Avenue on the north, Maryland Avenue on the east and Burke Avenue on the south. A major portion of this 30-acre Study Area was subject to rezoning during the 2004 Comprehensive Zoning Map Process (CZMP). In CZMP Issue 5-066, 13.554 acres was rezoned from DR 16 to DR 5.5.

In Resolution 101-04, the County Council stated its desire to undertake an Enhancement Study in order to explore ways to “strengthen the existing residential character of the community... while not damaging the vitality of the area.” Furthermore, the resolution stated that “the County Council believes that a comprehensive evaluation and review of the Towson Manor Village Community area, combined with sufficient public input, is necessary in order to prepare, consider and adopt a Plan for the reasonable future development of the Towson Manor Village community consistent with the Master Plan and in the best interest of the public.”

The Study Area (30 acres) is located within the larger Towson Manor Village Area, which encompasses approximately 73 acres. This larger area is bounded by York Road on the west, Towsontown Boulevard on the north, which joins with Hillen Road on the east (*Figure 1, page 16*). Burke Avenue serves as the southern border of this area. Figure 2 shows the relationship between the 13.554 acre CZMP area, the Study Area, and the greater Towson Manor Village Area (*Figure 2, page 17*). Approximately 300 dwellings exist within the Towson Manor Village Area, which represents a wide array of dwelling



Modest single-family dwellings on eastern side of Community Area.



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

types. This mixture ranges from townhouses and semi-detached units to the east, to single family detached homes within the central portion of the area, to semi-detached homes along the western side of the area. The western and northern periphery of the area consists of commercially zoned and used properties. The larger area contains the subdivisions of Towson Manor Village and Burkleigh Square.

The catalysts for the Enhancement Study were two fold. First was the deplorable condition of many of the residential properties clustered along the western third of the community. Many properties within the Study Area were not owner occupied but rented to multiple tenants, some of which being college students. There was little or no upkeep on the properties, and the tenants frequently were not compatible neighbors with the surrounding community. For many years, the community sought improved code enforcement to mitigate the negative impacts associated with group homes and property neglect. From the first hand experiences of many of the community members, the level of code enforcement has historically been ineffective at properly addressing these issues. Members of the Towson Manor Village community as well as surrounding communities wished to discourage the rental of properties based upon these factors.

Secondly, a developer obtained an assemblage property within the 30-acre Study Area. The majority of these properties were rental units at the time of acquisition. For the purposes of this Enhancement Study, the land assemblage under consideration for redevelopment will be defined as the *Development Area*. Additional properties were sought for acquisition and redevelopment. The acreages associated with the Development Area were in constant flux due to changes in the developer's preliminary concept drawings. The developer and members of the community began to work towards creating a redevelopment plan for the Development



Townhomes on South Side of Burke Avenue



Vacant dwellings remain a concern within the Towson Manor Community.

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

Area. During the spring of 2004, proposals were submitted showing upscale, owner occupied residential dwellings within multi-family buildings. At this time, the developer and members of the community were unable to reach an acceptable redevelopment solution for the Development Area. Given the overwhelming community concern over existing quality of life issues, combined with disagreement on what should be considered for the Development Area, the County Council rezoned 13.55 acres of land from DR 16 to DR 5.5 during the 2004 Comprehensive Zoning Map Process (CZMP) to allow for a development plan to be started from anew.

COMMUNITY PLANNING PROCESS:

The Enhancement Study process spanned approximately a year and a half, and began with the establishment of an advisory group to help guide the process. Approximately a dozen public meetings were held during the earlier portions of the planning process. The public was notified, invited, and encouraged to participate at all of these meetings. During the early portion of the process, the community at large agreed on three (3) major issues needing to be addressed by the Enhancement Study.

1. Mitigate the negative impacts associated with increased traffic volumes
2. Reduce the amount of rental / non-owner occupied housing units
3. Preserve historic neighborhood character and architecture

Toward the midpoint of the planning process, the community had achieved consensus on six (6) objectives needing to be addressed in any redevelopment within their community.

1. Provide adequate transition between existing homes and proposed development. Transition shall include compatible height, setbacks, landscaping, streetscape, building materials and design.
2. Situate different building types appropriately. Condominium buildings should be located closer to York Road.
3. Assure adequate ingress and egress for automobiles.
4. Assure adequate pedestrian access within the redevelopment site to surrounding residential community.
5. Provide a mix of housing opportunities.
6. Provide adequate open space suitable for an urban area.

As indicated in the objectives listed above, the community at large agreed on some specifics regarding the Development Area. The greater community and the advisory group in particular could not reach consensus on an acceptable overall redevelopment plan. The main reasons associated with the discord were that the community was still at odds over the number of units that should be built within the Development Area. The proposals being submitted by the developer during the early stages of the process contained unit densities that were excessive to most community members.

The advisory group in particular did not support the density proposed during the early portions of the planning process. One of the issues debated by the committee was that the DR 5.5 zoning density was more compatible with the existing build out of the community. Although the prior zoning was DR 16, the advisory group was not satisfied with earlier proposals to exceed that density. Consequently, the

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

advisory group, by majority, voted to retain the DR 5.5 zoning that had been adopted as part of the 2004 Comprehensive Zoning Map Processes. While the majority of the advisory group members voted not to support the DR 16 zoning, the Office of Planning determined that DR 16 zoning is the appropriate zoning for those properties within the Study Area being considered for redevelopment (e.g. the *Development Area*).

PLANNING PROCESS TRANSITION:

At this time, the planning process went through a significant, year long transition period. This involved negotiations between the community and a prospective purchaser of the Development Area. The Office of Planning supported a course of action that was a more focused, planning and outreach effort between the prospective property owner and key community representatives in order to reach consensus on an improved redevelopment scenario. Any redevelopment scenarios to be derived from this effort were to adhere to six key objectives listed during the earlier portions of the planning process. This latter stage of the planning process entailed the prospective property owner and their team of designers, architects, and land planners working closely with a smaller, concentrated group of key citizens to create an acceptable redevelopment plan. This group consisted of six members of the Towson Manor Village Advisory Group most closely affiliated with the proposed redevelopment, which included three members from Towson Manor Village, two members from Burkleigh Square, and one member from Aigburth Manor.

The prospective property owner facilitated a tour of various redevelopment projects throughout the region, which was followed up with an intense, daylong collaborative work session to help address outstanding issues within the community. Over a

dozen different site design concepts were formulated during the work session. Subsequent meetings were held with community representatives and the prospective purchasers representatives to further refine the ideas conveyed at the daylong work session. Eventually, an agreement was reached on a single consensus site plan for the Development Area. (*Figure 3A, 3B, pages 18-19*).



Examples of preferred architecture from day long walking tour.



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

LAND AREA DISCUSSION AND SUMMARY:

A summary of the various land areas is warranted given the dynamic nature of this Enhancement Study. The area under review during the 2004 comprehensive zoning map process issue number 05-066 consisted of 13.554 acres. Within this area, between 9 and 11 acres of land had been considered for redevelopment (e.g. the Development Area). Eventually, the planning process and the property owners narrowed the scope of the Development Area to approximately 9.2 acres (*Figure 4, page 20*). It is important to mention here that the official rezoning process allows for the actual zoning issue acreage to include portions of the public right of way. Furthermore, there are portions of individual parcels of land within the Development Area that encompass multiple zones. As such, the official zoning issue area is calculated to be 9.626 acres. Figure 5 distinguished between the Development Area and that area being recommended for a zoning change (*Figure 5, page 21*). While the Towson Manor Village Community Area is comprised of 73.15 acres, the Enhancement Study Area itself consists of 29.72 acres or 40% of this Community Area.



Citizen participation at collaborative work session.

Summary of Land Areas	Acreage
Towson Manor Village Community Association Area	73.15 acres
Enhancement Study Area - Resolution 101-04	29.72 acres
CZMP Issue Area - Issue # 05-066, DR 16 to DR 5.5	13.554 acres
Zoning Issue Area - Implementation of Consensus Site Plan	9.626 acres
Development Area - 30 properties, 177 residents	9.2 acres

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

IMPLEMENTATION OF CONSENSUS SITE PLAN:

I. Zoning Recommendations a. Development Area

After the considerable amount of public input, along with private and public resources, this study endorses the consensus site plan as a reasonable redevelopment scenario for the Development Area within the Towson Manor Village community. The consensus site plan shows a total unit count of approximately 160 units. Based upon the proposed changes to enable this project to proceed to development, it is recommended that the DR 16 zoning be placed on the proposed Development Area (*Figure 6, page 22*).

II. Amend Planned Unit Development Regulations:

After considerable discussion, Planning Staff has concluded that the most appropriate avenue for implementing the consensus site plan is to recommend specified amendments to the Planned Unit Development regulations. A consensus site plan was developed through a collaborative design process and is endorsed in this community plan. This plan recommends that the consensus site plan proceed using a Planned Unit Development (PUD) per Section 430 BCZR, PUD-R. Further, all housing types, overall tract density, and architectural components shall be governed under the PUD process.

Discussion:

The rationale for this recommendation is based upon a number of factors. First and foremost, the PUD process helps to implement the major objectives stated in this Enhancement Study by setting basic site



Community input was integral to the planning process.

plan standards. The PUD process will ensure that the spirit and intent of the consensus site plan is held in tact, and will support the building dimensions and setbacks contained within the consensus site plan. It is also important to mention that the PUD legislation, in its current form, is equipped to support possible increases in unit density allowed by right by the underlying zoning designations. In the instance of the proposed redevelopment area, there would be a need to increase the allowable dwelling units provided under the recommended DR 16 zoning.

Given the level of community input combined with public and private resources, this plan recommends that the consensus site plan approved during the planning process be implemented through a residential Planned Unit Development (*Figure 3A & 3B, pages 18-19*). Furthermore, this study recommends the following amendments be made to current Baltimore County Zoning Regulations, Planned Unit Development regulations.

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

Zoning Issue # 1 Location	Existing Zoning	Acres	Proposed Zoning	Acres	Comments
Area bounded by the following properties - #1 through #31 Willow Avenue to the north, #9 & #4 Linden Terrace to the west, #8 through #30 E. Burke Avenue to the south, and #14 & #15 Linden Terrace to the east (<i>Figure 6, page 22</i>).	BM DR 5.5 RO	0.016 9.285 0.324	BL BM DR 16 RO	0.001 0.019 9.301 0.304	Proposed Development Area consists of a combination of single-family detached, single-family attached, single-family semi-detached units, and multi-family condominium buildings. The proposed redevelopment would be accessed from Willow Avenue, Susquehanna Avenue, Burke Avenue, and Linden Terrace. All of the above roads have direct access from nearby York Road (MD 45). Site plans shall be in conformance with the recommendations contained within the Towson Manor Village Enhancement Study.
Total Acreage		9.625		9.625	

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

Amend Section 430 - Planned Unit Developments as follows;

Sec. 430.3 General Development PUD.

E. Collaborative Process - Residential density bonus. If the underlying zone is classified residential, calculation of residential tract density may exceed that of the underlying zoning, the density may be distributed anywhere within the PUD boundary, and the tract density may be calculated based upon dwelling units in lieu of density units provided that the property was subject to a collaborative process, working in agreement with the community, and property owner, and adopted as an amendment to the Baltimore County Master Plan.

Should the above amendments be made to the Baltimore County Zoning Regulations, it is hereby recommended that the attached consensus site plans and associated elevation renderings accompany those amendments, as it shows compliance with the recommendations stipulated by the Towson Manor Village Enhancement Study (*Figures 3A, 3B, 7, 8, & 9, pages 18-19, 23-25*).

III. Basic Service - Transportation:

It is recommended that the Enhancement Study Area be exempt from the provisions of Section 4A02.4D of the Baltimore County Regulations, as provided in Section 4A02.4E.1.g. of the Regulations.

ABSENTEE OWNER PROPERTIES & STUDENT HOUSING:

Area residents repeatedly mentioned rental registration as one of the most critical issue facing the community. For the past five years the community had been trying to establish the area as one of Baltimore County's rental registration pilot areas. On April 4, 2005 the County Council passed Bill 43-05,

which established "(10) The area known as Towson Manor Village..." as a rental registration pilot program area. At the April 5, 2005 meeting a representative from the Baltimore County Department of Permits and Development Management (PDM) in the code enforcement section reviewed the rental registration pilot program with the group. While the community recognizes this program as a positive step toward improving the maintenance and upkeep of rental properties, additional steps must be taken to track its progress. This plan recommends that the Baltimore County Department of Permits and Development Management submit an annual report to the Towson Manor Village community showing the progression of the program as it pertains to the number of properties registered in the program, how they are being identified, and where they are located.

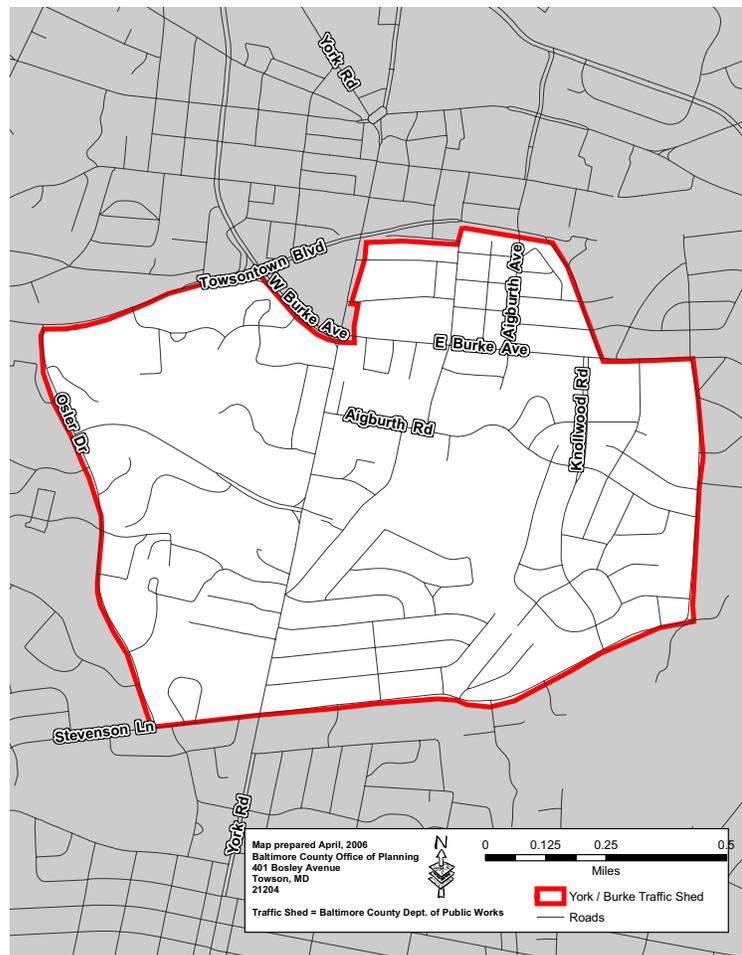
Related to the rental registration issue, concerns remained regarding infiltration of unregulated student housing into the Development Area. While this Enhancement Study cannot participate nor enforce private civil agreements, this Study strongly recommends the use of deed restriction, developer's agreements, or local covenants between community associations and the prospective property owners of the Development Area. This being said, it is understood that the prospective property owner and the community concur with this recommendation and, at the time of this documents creation, were preparing covenants and deed restrictions tied to the consensus site plan. The Study also understands that these agreements will include the use of condominium and homeowner restrictions to limit rental housing. The Towson Manor Village Enhancement wholeheartedly endorses the use of these agreements, and should be applied throughout the entire study area should future redevelopment occur.

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TRAFFIC IMPACT:

During two of the twelve advisory committee meetings traffic was specifically raised as an issue. The Study Area was reviewed to determine the impact of redevelopment on both the immediate community and the surrounding neighborhoods. In addition to general input collected, the County traffic engineer attended one of the two traffic meetings. Moreover, the initial property owner of the proposed redevelopment project had a traffic consultant present their findings at the second traffic specific meeting. Traffic issues are broken down between the Study Area Issues and Development Area Issues for the purposes of this discussion on traffic.

Article 4A, Growth Management of the Baltimore County Zoning Regulations requires that the County on an annual basis evaluate signalized intersections in order to determine which are failing. One of the main community concerns regarding traffic was the congestion at the intersection of York Road and Burke Avenue and the effect that any future redevelopment would have on that intersections level of service. At the time of this study, the York Road / Burke Avenue traffic shed was determined to be operating at an 'F' level of service under current Basic Services legislation. While this level of service is undesirable, the level of service designations are meant to identify where attention should be focused in terms of providing necessary capital project funding.



York Road & Burke Avenue Traffic Shed

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

This concept is stipulated under section 4A02.3.F of the Baltimore County Zoning regulations, which states in part; “*Basic Services Maps are not intended to permanently establish either areas of service deficiencies or areas of service availability and adequacy. Such maps will be reviewed annually, as it is the intent of the County Council that existing service deficiencies will be corrected in accordance with the Master Plan and capital improvement program.*”

In order to support a number of the traffic actions within this Enhancement Study, the Office of Planning measured the street widths for all of the major neighborhood streets in the community. Street widths ranged from 24 feet at the terminus of Centre Avenue, to 40 feet along East Burke Avenue (*Figure 10, page 26*). Maryland Avenue and Aigburth Avenue were 30 feet in width. Linden Terrace is also 30 feet width up to its intersection with Wilden Drive where it narrows to 24 feet. All of the remaining streets are 24 feet in width such as Willow, Wilden, and the other internal streets such as Linden Terrace, Susquehanna Avenue, and as mentioned before, Centre Avenue.

Study Area Traffic Issues:

The study area issues are affected by commuter traffic coming into and out of the Towson area. Given the location of the Study Area relative to quasi-regional traffic patterns, the Study Area traffic issues should be implemented with the primary goal managing traffic volume, reducing excessive speeding, and redirecting traffic volume through the community where feasible.

ISSUE –

General traffic flow and circulation patterns from the surrounding Towson area have had a negative impact on the quality of life for residents of Towson Manor Village and surrounding residential communities.

ACTION –

Evaluate the feasibility for redirecting York Road traffic onto the York Road by-pass to Bosley Avenue. York Road is a State owned road, and would involve either a ‘swap’ of Bosley Avenue for York Road between Burke and Bosley (north of Towson) or the County simply requesting that the State give this portion of York Road to the County.

ISSUE –

The volume of traffic and the speed to which that traffic moves throughout the immediate and adjacent residential neighborhoods is excessive.

ACTIONS –

Consider a traffic circle at Towsontown/Burke/Hillen. The County traffic engineer proffered this proposal. No clear consensus was gained at the meetings. No funding exists for the project and property acquisition required.

Implement traffic calming measures along Burke Avenue. Investigate adding traffic calming devices, such as bump outs at the intersections of Burke Avenue / Maryland Avenue and Burke Avenue / Aigburth Road. The community as well as the County traffic engineer proposed this measure, and general consensus was



Access to and from Bank site can be dangerous during peak travel periods.

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

reached by all on supporting this proposal. This action should be taken without additional widening of Burke Avenue.

Evaluation of the use of slightly raised pedestrian crossings is requested at the intersections of Burke Avenue / York Road, Burke Avenue / Maryland Avenue, Burke Avenue, as well as the Development Area entrance. Pedestrian crossings should be differentiated from the roadway through the use of stamped concrete and other complimentary materials (e.g. dyed concrete, texture variations). Furthermore, the intersection of Burke and Maryland Avenue should be studied for implementation of 3 way stop signs.

Consider modifying the vehicular ingress/egress access point along the south side of the M&T Bank property to prevent left hand turns to go east on Burke Avenue. Propose right-turn ingress and right-turn egress only along the Burke Avenue frontage for this property.

ISSUE –

Due to the relatively high percentage of non-owner occupants, and above average seasonal residency associated with rental properties, the availability of parking for primary residents is frequently limited.

ACTION-

Consider reinstating parking along designated portions of Burke Avenue. This action should be accompanied by the provision of parking permits for residents throughout the study area.

ISSUE –

Maryland Avenue has become a localized cut through route for traffic attempting to bypass more congested area roadways. Drivers who use Maryland Avenue for this reason frequently travel at excessive speeds, which put area residents at risk.

ACTION -

Reduced the width of the Maryland Avenue right-of-way from 30 feet to between 20 and 26 feet with parking on one side of the street only. Supplement this action by investigating the effect of parking on one side of Maryland Avenue or by providing plantings along walkways that are suitable for one way streets.

ISSUE -

Vehicles traveling east on Linden Terrace are prone to making a right turn to travel south on Maryland Avenue. This is an illegal maneuver against the one-way traffic pattern.



Building traffic congestion along westbound Burke Avenue



Maryland Avenue has become a cut-through for local traffic.

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

ACTION–

Incorporating traffic calming/bump outs should be investigated in order to restrict right turns for east-bound Linden traffic. These bump outs should be made suitable for a one-way street.

Development Area Traffic Issues:

The Development Area traffic issues focus on the main goals and objectives brought forth during the planning process with regard to any large-scale infill redevelopment. In an effort to enhance the Study Area traffic actions contained herein, this Enhancement Study recommends the following actions be taken in concert with any redevelopment within the Development Area.

ISSUE –

Proposed redevelopment within the Development Area must assure adequate ingress and egress for automobiles.

ACTIONS –

Redevelopment within the Development Area should provide a north/south connection between Burke Avenue and Willow Avenue, and call for additional connections up to Susquehanna Avenue.

Such connections should be constructed with appropriate traffic calming provisions (e.g. allowing the road to meander rather than straight). If this is not feasible, measures such as bump outs or speed humps should be implemented.

Any proposed connection with Burke Avenue should be right turn in and out only. The consensus plan appropriately calls for this connection to be made, and the Enhancement Study firmly supports this proposal.

STREETSCAPE & PEDESTRIAN RECOMMENDATIONS:

Implementing the consensus site plan contained in this Enhancement Study will increase the potential for pedestrian activity in the Study Area as well as



Redevelopment must consider a street connection to Susquehanna Avenue.



Burke Avenue westbound, facing York Road

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throughout the surrounding community. On a regional basis, providing safe, alternative modes of transportation through biking and walking can reduce the number of vehicles on local streets. All of the recommendation in this section should be accomplished with the goal of encouraging safer, more efficient pedestrian movement throughout the Towson area. These recommendation should be used in tandem with a comprehensive pedestrian study for the Towson core, as well as underscore the principals outlined by the recently completed Towson Urban Design Assistance Team (UDAT) project.

All pedestrian studies should take into account areas similar to Towson Manor Village in that they are technically outside the town center (CT overlay district) yet have a direct relationship to area businesses and institutions. Pedestrian studies should measure demand for improvements through surveys and needs based analysis. Traditional pedestrian demand analysis may not be as effective a measure of demand if the existing environment is not conducive for safe and efficient pedestrian flow. Pedestrian studies should also incorporate the effects of mixed-use residential redevelopment on the Enhancement Study Area. For these reasons, enhancing the overall pedestrian environment is essential for encouraging a more walkable community. The following recommendations should be considered with both private and publicly funded redevelopment projects.

ISSUE –

Existing as well as increased pedestrian traffic along Burke Avenue will create the need for improved sidewalks and pedestrian travel ways.

ACTION -

It is recommended that new sidewalks be expanded from 4 feet to 6 feet in width, and that existing sidewalks along the south side of Burke Avenue be continuous. Sidewalks should be replaced where missing or broken.

ISSUE -

The Study Area lacks sufficient lighting and is considered unsafe by many community residents.

ACTION -

Standard upgrades to existing BG&E light fixtures should be provided throughout this area. Such lighting should match those being provided within the Development Area.

ISSUE –

Overhead power utilities remain an eyesore and present a disconnected appearance between prospective redevelopment and areas left undisturbed afterwards.

ACTION -

To the extent feasible and practical, all new utilities provided by the County and outside the Development area, should be placed underground.



Local businesses should maintain a pedestrian oriented design.

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

ISSUE -

The Study Area currently has a large number of old, mature trees that have an extensive and very high tree canopy. These trees provide for shade along the street edge and the surrounding neighbors as a whole. The community is concerned that large-scale infill development may not maintain this level of vegetative coverage.

ACTION -

It is recommended that new street trees be provided at a minimum of two and one half to three inches in caliper. This standard should be considered a minimum for the study area and should be adhered to with future streetscape programs.

LAND USE & REDEVELOPMENT:

ISSUE -

The issue of redevelopment in concert with improving traffic circulation, enhancing the pedestrian environment, as well as improving the neighborhood character remain central issues for this Enhancement Study. While redevelopment within the Development Area is of great significance to this Study, outlying opportunities for redevelopment should not be ignored.



Mature trees within the community are an asset.

ACTIONS –

The streetscape along the east side of York Road between Burke Avenue and Susquehanna Avenue should be evaluated for general upgrading.

Further, redevelopment of commercial properties fronting York Road, Susquehanna Avenue, and others within the Study Area should consist of uses more compatible with adjacent residential communities.

Such uses should entail the use of mixed-use structures, with particular emphasis placed on establishing office or retail uses at the ground level, residential uses above the ground level, and more efficient reuse of adjacent parking.

These recommendations should strive to phase out nonconforming uses, provide a more lively street presence, as well as encourage pedestrians to traverse more regularly through these areas.



Verizon building at the corner of York Road & Linden Terrace

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

SCHOOL IMPACTS:

The community raised additional issues regarding overcrowded schools as it relates to the Development Area. This Enhancement Study recognizes the negative impacts associated with overcrowding of area schools, particularly Towson High School. While the Study has already endorsed the use of deed restrictions to limit the number of rental units within the Development Area, there has not been any formal discussions regarding what demographic the prospective development was being marketed to. This Study encourages the use of deed restrictions as a way as to limit the number of school aged children generated from the units within the Development Area.

CONCLUSION:

The Towson Manor Village Enhancement Study should serve as a revision and update to the Baltimore County Master Plan. As requested under Council resolution 101-04, this study has made a number of legislative recommendations in order to revitalize and enhance the Towson Manor Village area. In general, the recommendations contained herein were formulated with significant public participation and input.

UPDATE:

A new development proposal for the Development Area has been created through a series of interactive workshops held throughout the Spring of 2009 by Bozzuto Homes, Inc. with members of the community associations of Towson Manor Village, Burkleigh Square, and Aigburth Manor. The new development proposal features 120 townhomes and a 92 bed assisted living facility. The community groups expressed strong support for the plan at a recent meeting held on June 9, 2009. The revised plans and elevations shall replace the plans and elevations previously included in the Enhancement Study, and development of the Development Area substantially consistent with these revised plans and elevations shall be considered to demonstrate compliance with the Towson Manor Village Enhancement Study and the Baltimore County Master Plan 2010.

TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 1

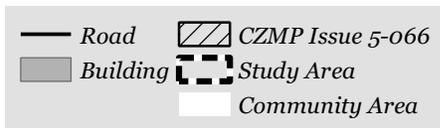
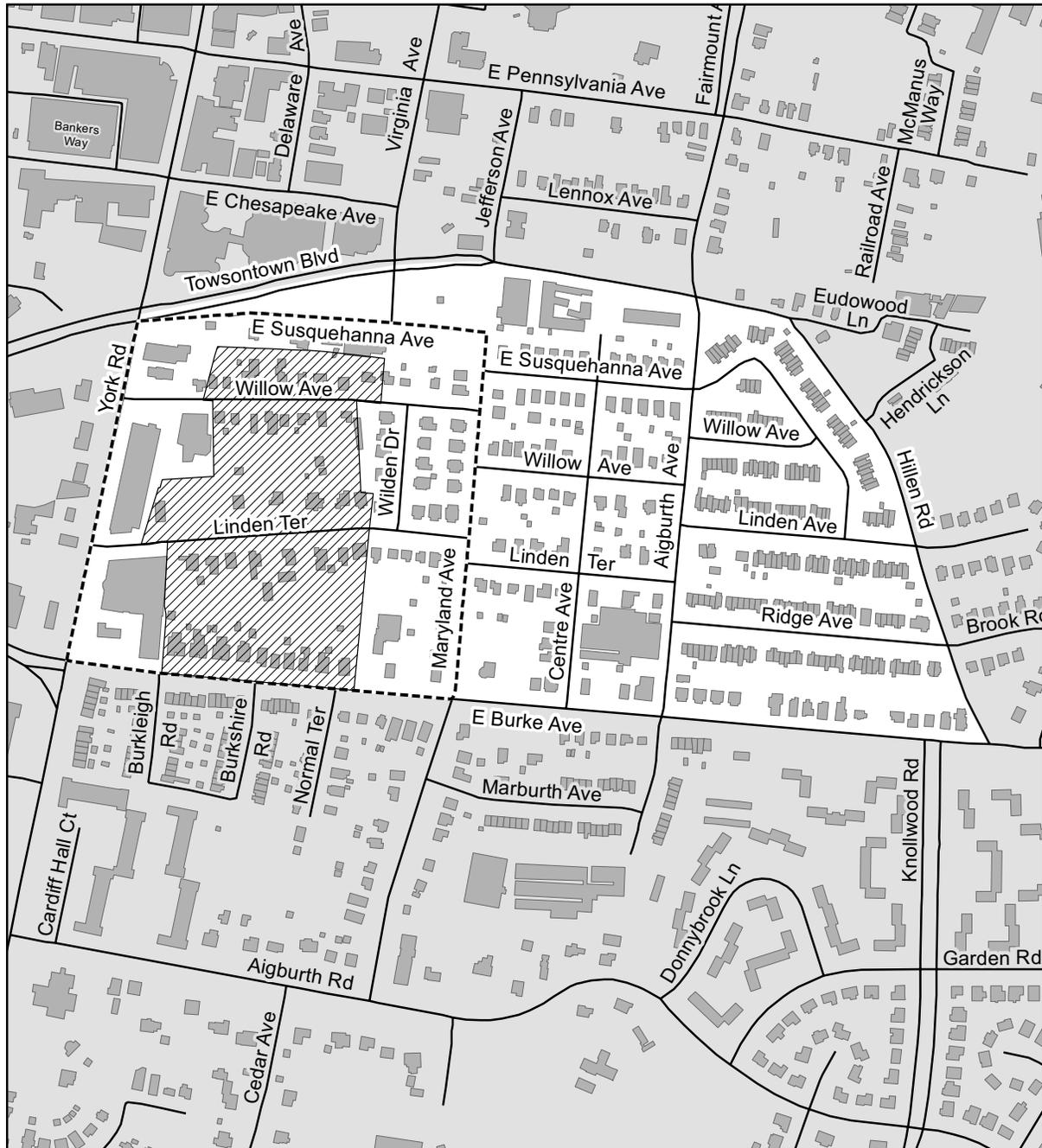
Towson Manor Village Community Area



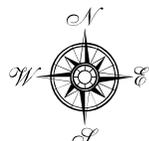
TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 2

Towson Manor Village Study Area & Zoning Issue



0 250 500 750 1,000 Feet



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 3-A; Site Plan

Housing Type



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 3-B; Site Plan

Landscape Plan



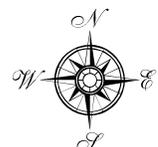
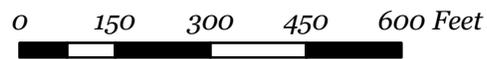
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FIGURE 4

Towson Manor Village Development Area



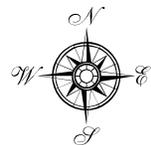
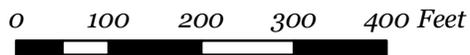
Road	Development Area
Parcel	Zoning
	Study Area



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

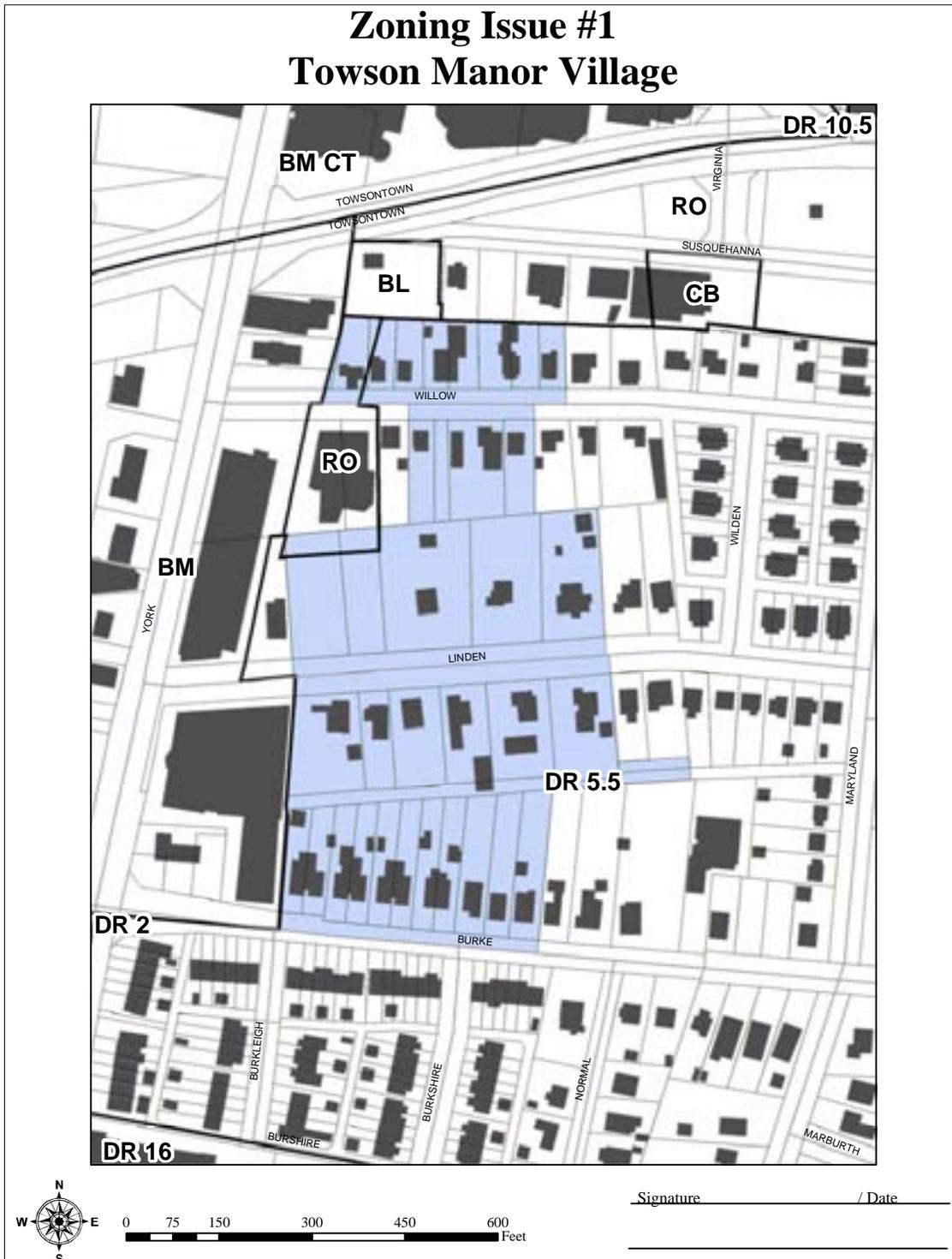
FIGURE 5

Towson Manor Village Development Area & Zoning Issue



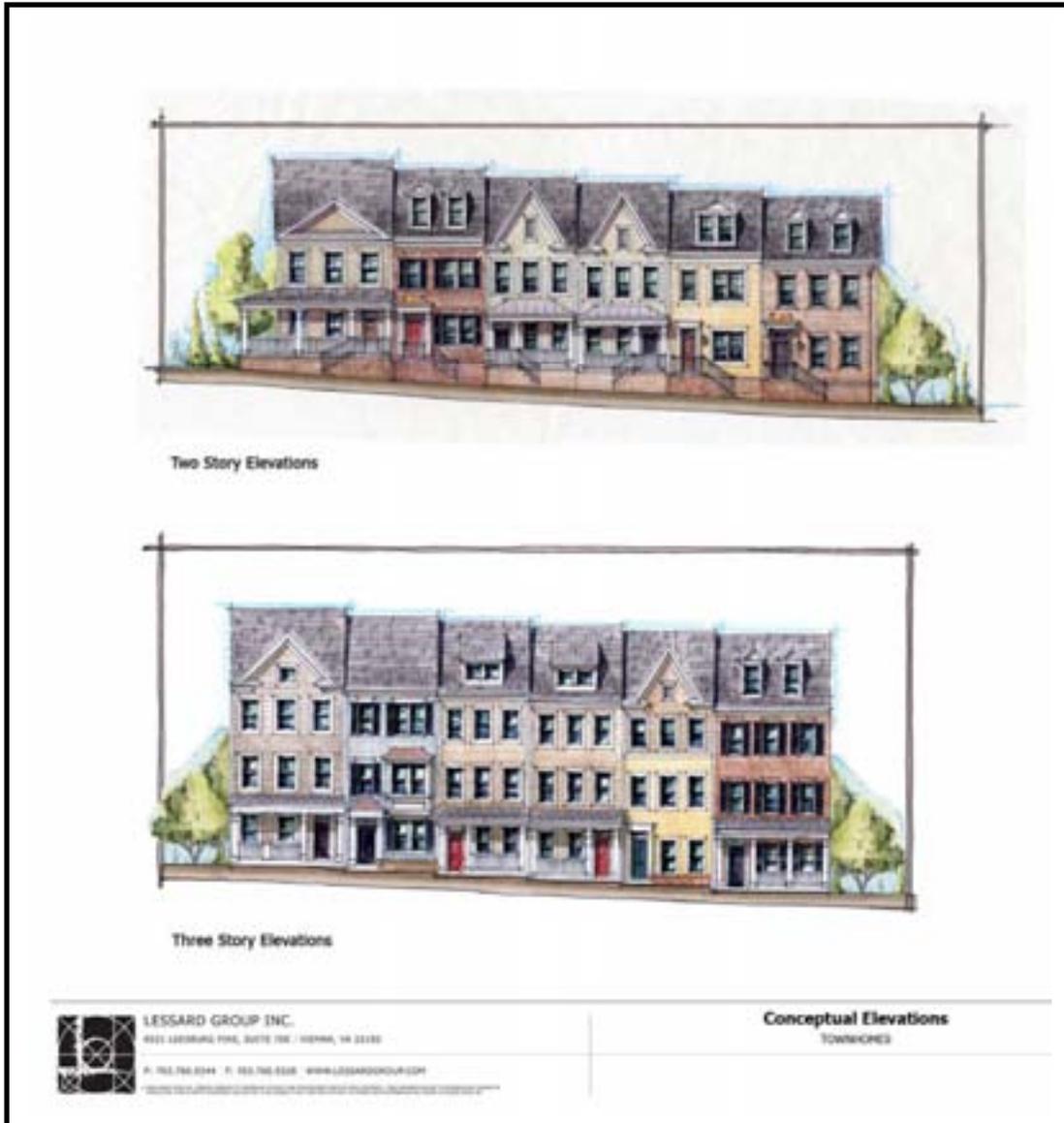
TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 6



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 7



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 8



TOWSON MANOR VILLAGE ENHANCEMENT STUDY

FIGURE 9





**Baltimore County
Office of Planning**

Jefferson Building

105 W. Chesapeake Avenue, Ste 101

Towson, Maryland 21204

<http://www.baltimorecountymd.gov/go/planning>