

March 22, 2017

Dear Association Members,

On behalf of The Ruxton-Riderwood-Lake Roland Area Improvement Association, I want to clarify our position and explain the facts regarding the proposed Village of Lake Roland project.

The Association entered into an agreement with Vanguard Equities in August 2016 to support rezoning the property located at 6241 - 6247 Falls Road in exchange for restrictive covenants being placed on the property.

Our position has always been that we **support the rezoning of this property** from a heavy industrial category BR/ AS Business Roadside/ Automotive Services to BM/CCC Business Major/ Commercial Community Core allowing mixed uses including retail, office and residential.

**Our agreement in no way restricts the Association, any of its members, or any member of the community from opposing or supporting aspects of the proposed project as it goes through the full Baltimore County development review process.**

We will have a more comprehensive article on this project in the upcoming issue of *Neighborhood NEWS*, which you will receive shortly. In the meantime, we have prepared the following fact sheet to provide you with additional information. We welcome your feedback on this matter.

Sincerely,

Clark Parriott  
President

## Fact Sheet Regarding Village of Lake Roland/Vanguard Project

1. The Ruxton-Riderwood-Lake Roland Area Improvement Association's (the Association) Restrictive Covenant Agreement (RCA) with Vanguard, the developer of the Hollins Organic site on Falls Road, contains concessions from the developer that benefit the community. The Association succeeded in placing significant restrictions on the development of the property.
2. The Association did not give up any right to oppose any development proposal, including a Planned Unit Development ("PUD") proposal. No "deal" has been reached to support the development proposal.
3. The site was zoned BR/AS, one of the most permissive zoning categories. It could have been used by right for a motel, various types of industrial storage and distribution, and many other noxious uses.
4. The new classification, BM/CCC, is a significant rezoning. It permits mixed uses including retail, office and residential.
5. The Restrictive Covenant Agreement (RCA) that the Association obtained imposes numerous additional restrictions such as:
  - The location of commercial and residential buildings
  - The maximum square footage of uses (to prevent big-box stores)
  - The height of residential and commercial buildings
  - The prohibition of changeable copy signage within the project
6. The RCA also prohibits several dozen additional undesirable uses otherwise permitted by BM/CCC.
7. Vanguard has agreed to be subject to the full County development process in addition to the Baltimore County Design Review Process for the commercial portion of the project which is not a requirement for commercial properties within RRLRAIA boundaries.
8. The Association's charter and bylaws authorize it to enter into the RCA.