



RRLRAIA

THE RUXTON ★ RIDERWOOD ★ LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.

P.O. Box 204 Riderwood, Maryland 21139 • 410-494-7757 • office@rrlraia.org • www.rrlraia.org

Notice of Special Meeting of

The Ruxton-Riderwood-Lake Roland Area Improvement Membership

Date: Wednesday, July 12, 2017
Time: 7 p.m.
Location: Church of the Good Shepherd, 1401 Carrollton Avenue, 21204

Pursuant to The Ruxton-Riderwood-Lake Roland Area Improvement Association's bylaws, the President of the Association hereby provides notice of a Special Meeting, upon the written request of thirty (30) members of the Association. The Petition of those members requesting the Special Meeting states:

"In accordance with Article V, Section 2, of the Bylaws of the Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA), the undersigned members of RRLRAIA request/petition for a special meeting, which meeting is to be convened before the RRLRAIA's Board of Governors and/or Executive Committee takes any formal action, position or vote on any proposed development by Vanguard Retail Development of the project or PUD commonly known as Village of Lake Roland (6241-6247 Falls Road).

"The issues/matters to be addressed at the special meeting are to include the following:

- (1) To review, discuss and take any appropriate formal action or position relating to the proposed development/PUD of Village of Lake Roland and to direct the RRLRAIA Board and Executive Committee to act accordingly;*
- (2) To consider, discuss and take a vote on the following by-law amendment (subject to amendment or modification at the special meeting):*

"Neither the Board nor the Executive Committee nor any officer of the Association may enter into any contract or agreement (which binds the Association) regarding or involving a zoning change or proposed development with or involving a third party, unless or until the issue has been first presented to the membership of the Association for formal action at a regular or special meeting of the membership with full and proper notice of the substance of the issue. No agreement or contract regarding or involving a zoning change or proposed development which bind the Association shall be made or executed unless the majority of the membership present (in person or by proxy) at a meeting properly called (and with a quorum present) affirmatively votes in favor of any such zoning change or development issue and authorized the Board or the Executive Committee or an officer to enter into/execute any such agreement."; and

- (3) To consider and take any appropriate action (3) or any other issues or matters which may be raised at the special meeting."*

If you cannot attend this meeting in person, please sign and return your proxy today.

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Important Message

June 30, 2017

TO: RUXTON RIDERWOOD LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION MEMBERS

RE: Important Information regarding the Proposed Village of Lake Roland Project and the
Request for Special Meeting to be held on Wednesday, July 12, 2017

Dear Fellow Members:

I am writing to ask for your support. Pursuant to the RRLRAIA bylaws, a petition for a special meeting has been submitted to RRLRAIA by a faction of our membership regarding the proposed Village of Lake Roland development project on Falls Road in Bare Hills (the "Project"). Therefore, we have scheduled a special meeting for 7 p.m. on July 12, 2017, at the Church of the Good Shepherd, 1401 Carrollton Avenue, 21204. The notice of the special meeting, which accompanies this letter, provides the specific issues that have been requested to be addressed at the special meeting.

As explained in greater detail below, RRLRAIA Board of Governors voted to **OPPOSE** the requests made in the petition described in the Notice of Special Meeting. The purpose for this letter is to provide you with important background information regarding all of these issues and to ask that you support the RRLRAIA Board and vote at the special meeting (in person or by proxy) in accordance with the Board of Governors' vote and recommendation.

Background on the Village of Lake Roland Project and the Role of RRLRAIA:

March 2016 – Vanguard Equities purchased six-acre site located in Bare Hills (6241-6247 Falls Road) which is currently the Hollins Organic operation.



Current site conditions of 6241-6247 Falls Road show extensive impervious surface and a mulch operation that is environmentally detrimental to Lake Roland.

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2016 Comprehensive Zoning Map Process (CZMP) – Improved rezoning of property occurred through RRLRAIA efforts.

Result: Restricts many incompatible uses of the property, such as **automotive services, and industrial storage and distribution. The new zoning allows residential/retail oriented use of the property.**

August 2016 – Restrictive Covenant Agreement (RCA) is entered into by RRLRAIA and Vanguard. This agreement places **additional restrictions** on the site, over and above the uses that were no longer permitted under the law after the improved rezoning.

Result:

- Restricts dozens of uses permitted by the new zoning classification;
- Restricts location of commercial and residential uses on the property;
- Imposes size and height restrictions and prevents big box stores;
- Limits the height of buildings fronting on Falls Road;
- Limits number of drive-thru uses to 3;
- Requires the entire project, residential **and commercial**, to be reviewed and approved by the Baltimore County Design Review Panel (DRP).

The RCA represents *significant* concessions from the developer in addition to the new zoning.

Importantly, the RCA in no way restricts the RRLRAIA, 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 as required by the RCA.

December 2016 – Vanguard applied with the County for a Planned Unit Development (PUD). This multi-step process is estimated to take 12 to 18 months, including numerous opportunities for public input, participation, and appeal. The application proposes a mixed-use project including 140 multi-family residential units and commercial uses. It also proposed creating parking in Lake Roland Park for the benefit of park users.

February 9, 2017 – Vanguard held a community input meeting where residents’ concerns were voiced.

March 2017 – A group of unnamed individuals formed under the name “Save Lake Roland” to oppose the project **AND to undermine the role RRLRAIA played in improving the zoning and restrictions imposed upon the subject property.** “Save Lake Roland” established a website and produced a mailing to RRLRAIA members that provided inaccurate assertions about the proposed project and RRLRAIA’s role. “Save Lake Roland” later identified individuals behind its efforts. The developer’s decision to seek a PUD drew major criticism from these individuals and they insisted that the developer withdraw the PUD application.

March, April, May 2017 – RRLRAIA convened and facilitated numerous meetings with concerned RRLRAIA members (including “Save Lake Roland” affiliates, area residents, County representatives and the developer).

May 17, 2017 – Based on feedback and in **direct response to concerns raised prior to the community input meeting, at that meeting, and following that meeting (including County agency comments and “Save Lake Roland” affiliates)** the developer submitted a formal request to RRLRAIA to amend the RCA. The request proposed substantial additional improvements and restrictions:

- 1) Respect the forest buffer boundary – no forest buffer variance to be requested for the project.
- 2) No parking on park property – parking for the park will be within the project.
- 3) Create approximately one additional acre of green space on site.
- 4) Better and closer access to Lake Roland’s Orange Trail.
- 5) Successfully create a retail "Main Street" for the project.
- 6) Retail on first floor with residential above for the mixed-use portion of the project.
- 7) Number of drive-thrus permitted reduced from 3 to 2.
- 8) Maximum permitted building height lowered from 8 floors to 6 floors.
- 9) Residential building relocated away from Lake Roland’s Purple Connector Trail.

10) **Withdrawal of PUD application** for this project and pursue the standard Baltimore County development review and approval process. The trigger for withdrawal of the PUD is the execution of an amended Restrictive Covenant Agreement.

June 1, 2017 – A group of RRLRAIA members, several affiliated with “Save Lake Roland”, petitioned the Association to hold a special meeting of our membership. The petition specifically demands that the special meeting be convened “**before the RRLRAIA’s Board of Governors and/or Executive Committee takes any formal action, position or vote on any proposed development by Vanguard Retail Development of the project or PUD** commonly known as Village of Lake Roland (6241-6247 Falls Road).” **Effectively this demand prevents RRLRAIA from accepting the above-proposed improvements and restrictions that have been proposed by Vanguard in response to concerns raised by the very same individuals who have filed the petition.**

July 12, 2017 – Date of the Special Meeting, 7 p.m. at the Church of the Good Shepherd, 1401 Carrollton Avenue, 21204.

July 16, 2017 – Date by which the RCA requires RRLRAIA to respond to Vanguard’s request to modify the RCA. In the event that RRLRAIA does not respond by that date Vanguard’s request is deemed accepted.

RRLRAIA Board’s Position:

The Board is **OPPOSED** to the requests in the June 1st petition (see Notice of Special Meeting):

Petition Request #1: **The request to take “any appropriate formal action or position” relating to the proposed development is premature.** The developer has offered to withdraw the PUD application. To date, a concept plan or development plan has not been filed with Baltimore County. In the future, in order to redevelop the site, the developer must go through the full Baltimore County development review process. Until that time, there is no development proposal to support or to oppose. **To date, the only role of RRLRAIA has been to support the improved rezoning on the site and to procure additional restrictions on the property.**

Petition Request #2: **The request is to amend the bylaws to prohibit the Board from taking positions on proposed rezonings and/or development projects and from entering into any restrictive covenant agreements in the future without a vote of the full RRLRAIA membership.** For decades, the RRLRAIA Boards have acted in good faith and in the best interest of the community when carrying-out its powers regarding proposed rezonings and development projects. Its actions regarding the subject Project and entering into the RCA are no exception. The proposed bylaws amendment would strip the Board of its authority to represent and protect our community. The Board is concerned that a small number of our members is attempting to take away one of RRLRAIA Board’s greatest tools – our ability to thoughtfully enter into agreements, to oppose developments we feel are detrimental to our communities and to support developments that will enhance our communities.

Petition Request #3: **The request is to take any other actions that may arise at the special meeting.** This broad request would permit virtually any topic to be raised from the floor. The very name of the meeting as “*special*” implies that it is not in the normal course and is for a specific purpose.

RRLRAIA Board’s Request:

In closing, the Board and I ask for your support. We ask that you cast your votes consistent with the position of the Board on each issue raised by the small faction of members who have requested this special meeting. **If you cannot attend the Wednesday, July 12, special meeting in person, please fill out and return the enclosed proxy form today** (either by mail or by scanning and emailing the proxy to rrlraia@comcast.net).

Sincerely,



Clark Parriott
President