

Village of Lake Roland FAQ

July 25, 2017

The purpose of this document is to provide RRLRAIA members with information focused on recent events in connection with the redevelopment of 6241-6247 Falls Road to be known as the Village of Lake Roland (by Vanguard Development) and the role of the Association. Specifically, these questions and answers were developed as a result of: the July 12th Special Meeting; the outcome of the vote taken at the Special Meeting; and next steps related to the Association and Vanguard Development.

What was the Special Meeting about and what was the outcome?

Per the Association's bylaws upon the request of 30+ members, a Special Meeting of the Membership was held on July 12th providing an opportunity for every dues paying member to vote on the following motions requested by those who called for the Special Meeting:

1. "Action: To oppose the Village of Lake Roland development in its current form and to urge RRLRAIA to reject the Modification Request in its current form."

Outcome: The membership provided an overwhelming majority of proxies to the Board to vote against this action allowing the Board to take the action it deems appropriate.

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."

Outcome: The Board is exercising its proxy votes to defeat the issue, so that the proposed bylaw amendment is not open for consideration indefinitely.

What is the Modification Request referred to in the first motion above?

In December 2016 Vanguard submitted a Planned Unit Development (PUD) request with Councilwoman Almond. As result of the PUD request, a Community Input Meeting, a requirement of the PUD process, was held in February of 2017. Input from area residents and County agency generated comments as a result of the Community Input Meeting prompted Vanguard Development to make significant modifications to the project – including **the withdrawal of the PUD application**. Many of these modifications introduce greater restrictions on the site in addition to the restrictions contained in the original Restrictive Covenant Agreement (RCA) entered into by the Association and Vanguard Development in August 2016. Vanguard Development has requested that the modifications be documented in an Amended RCA. These modifications include:

1. Vanguard Development will not seek forest buffer variance relief for the construction of any buildings or parking spaces within the forest buffer.
2. Within the project site, parking will be provided which is specifically designated to serve Lake Roland Park.
3. A minimum of one acre of green space will be provided within the Project.
4. The Project will provide more convenient access to the Orange Trail within Lake Roland Park.
5. To the extent feasible, the Project will be designed to provide a retail "Main Street" along the Falls Road corridor.
6. The first floor of the Mixed-Use Area will be reserved for commercial uses.
7. There will be no more than two (2) total tenants/users within the Project which provide drive-through lane(s) associated with the use.
8. There will be no building height within the Project which exceeds six (6) floors.
9. The Project will provide for a greater distance between the Mixed-Use Area and the Purple Connector Trail within Lake Roland Park.
10. Vanguard Development will withdraw the current Planned Unit Development ("PUD") request for the Property within three (3) days of execution and recording of this Agreement.

The Association has executed the Amended RCA locking in the above items - many of which represent additional restrictions. As the project proceeds through the Baltimore County Development Review Process it may be necessary to further modify the restrictive covenant agreement to conform the needs and requirements of Baltimore County.

What will be the role of the Association going forward? Are there opportunities for residents to voice concerns?

During the Development Review Process, Vanguard Development will be required to hold at least one, if not more, Community Input Meetings. In addition, there will be a public hearing before a hearing officer. The project must comply with all applicable state and county regulatory requirements in order to be approved. As the project progresses through Development and Design Review Process, the Association will participate and continue to work with Vanguard

Development to achieve a final project that is an asset and resource to the community. **The Association will inform members as to the date, time, and location of Community Input Meetings.**

What is the relationship between the Association and Save Lake Roland?

After the February 2017 CIM, a group of area residents formed a group called Save Lake Roland (SLR). Some of those affiliated with SLR are also members of the Association. Otherwise, there is no relationship between the Association and SLR. SLR is opposed to the project in its current form. The Association has convened a series of meetings with SLR affiliates, Vanguard Development and Councilwoman Almond to learn what SLR would find to be acceptable in their view. To date, SLR has not stated what would be acceptable.

What has been the role of the Association and why hasn't the Association taken a position on the project?

The Association has worked with Vanguard Development and County officials over the past several years to accomplish several important measures:

- Improve the zoning classification for the site from warehouse/industrial/automotive service to mixed-use including retail, restaurant, office, commercial, and residential uses.
- Place further restrictions on the site – stricter than the improved zoning – including use restrictions, use locations restrictions, and height restrictions.
- Design Review – The entire project is required to be reviewed by the Baltimore County Design Review Panel.

To date, the Association's role has been exclusively focused on zoning and restricting uses. It has not taken a position on the "project" because Vanguard Development has not initiated the county Development and Design Review Process. The project must go through the full Development Review Process to gain approval. The first step in this process is the filing of a concept plan. The project will evolve from a concept plan to a full development plan. As key information mandated by Development Review becomes available, the Association will assess it and work to ensure that concerns and opinions of ALL residents are conveyed to the County and Vanguard Development.

Why can't the property be a park or an extension of Lake Roland?

Baltimore County evaluated purchasing the property, but the acquisition price combined with the costs associated with preparing the site for use for the park (parking lot, traffic intersection, storm water management, etc.) approached the actual investment Baltimore County made in the

entire park, \$6.5M. The property was purchased by a private developer (Vanguard) in March 2016 for \$4.25 million. Baltimore County granted a change in zoning from Business Roadside/Automotive Services (BR/AS), a very permissive classification to Business Major/Commercial Core Center (BM/CCC), a mixed-use classification which would allow office, retail, commercial and residential development. A potential way this site could become a park is for someone purchase the property from the current owner at a rate of return acceptable to him and his investors and was willing to invest the additional funds required to improve the site for park use, prior to donating the property to Baltimore County.

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