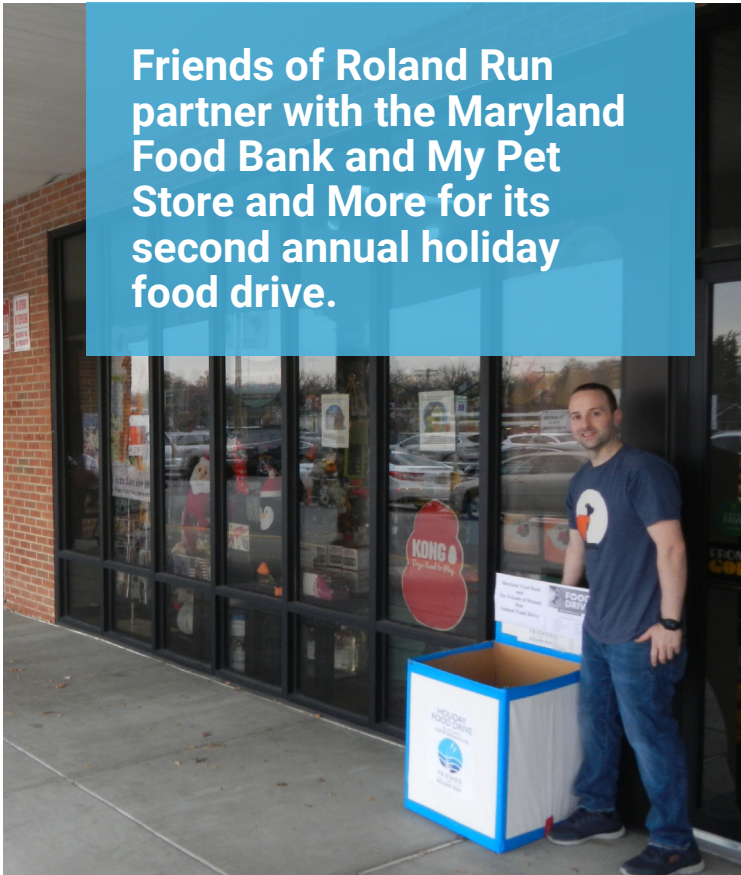


COMMUNITY UPDATE



WE'RE COMMITTED TO
PROTECTING THE ENVIRONMENT,
THE COMMUNITY, AND
OUR INFRASTRUCTURE

Friends of Roland Run partner with the Maryland Food Bank and My Pet Store and More for its second annual holiday food drive.



Friends of Roland Run has been moving forward with Roland Run water quality testing, collecting samples each month. The results will be posted on the Country Club Park community bulletin board and the FORR website. FORR volunteer citizen scientists test the water monthly to determine the baseline health of the Roland Run—useful information for identifying non-baseline pollution. Please note that when the Roland Run runs “clear” it does not mean it does not have pollutants.

Read more about the partnership and water quality testing on our website: rolandrunfriends.org

Seminary Avenue and Greenspring Drive Flooding

Baltimore County Department of Environment and Sustainability
response to Friends of Roland Run

The Seminary Avenue at Roland Run flooding issue is a transportation safety issue related to floodplain management. DEPS does not have resources dedicated to transportation safety or floodplain management objectives. We have resources dedicated to objectives that may interact with floodplain management. The relationship of these resources to the flooding issue are listed below.

DEPS review of development projects for forest buffer regulations and stormwater management requirements

The watershed of Roland Run at Seminary Avenue is close to 100% built-out, and most of the land development activity occurred before the forest buffer and stormwater management regulations existed. DEPS development review resources may help improve the flooding issue, but it will occur slowly and on a schedule that is outside of DEPS control.

DEPS inspection and maintenance of private or County owned stormwater management facilities and stewardship of forest buffer areas

Due to most of the land development occurring before stormwater management or forest buffer regulations existed, only a tiny fraction of the watershed to Roland Run at Seminary Avenue is controlled by private or County owned stormwater quantity management facilities, or covered by forest buffer areas. DEPS inspection and maintenance resources will help keep the flooding issue from worsening but will not change the flooding issue.

DEPS water quality management and Clean Water Act NPDES MS4 permit compliance

Most of DEPS capital budget is dedicated to planning, designing, installing, and maintaining a variety of water quality best management practices (WQ BMPs) to address water pollution issues and meet the specific water quality restoration obligations placed on Baltimore County by the NPDES Municipal Separate Storm Sewer System (MS4) permit. These WQ BMPs are designed to provide water quality treatment of small volumes of stormwater runoff, typically the “first flush” that carries most of the pollution. They are not capable of controlling the large volumes and high flow rates of stormwater runoff that create flood issues at Seminary Avenue at Roland Run during large rainstorms.

In conclusion, DEPS is not in a position to address the flooding issue at Seminary Avenue at Roland Run. We may be able to support projects led by other agencies with transportation, floodplain management, or public safety missions that will address the flooding issue, but only to the extent that the project(s) improve water quality and align with Baltimore County’s MS4 permit obligations, and/or require review for compliance with development regulations. Outside of such a project, DEPS resources will continue to play a minor role in the flooding issue at Seminary Avenue at Roland Run.

Follow us on social media!

On X @RolandRunFriend, and on LinkedIn and Facebook @Friends of Roland Run



For more information go to the FORR website: rolandrunfriends.org

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Neighborhood News

Lutherville Station Update

contributed by Friends of Old Lutherville

Developers MLR Partners came before the Lutherville Community Association Board in April 2018 with a presentation of their vision for the Lutherville Station project prior to the property's purchase in December 2020. The developer proposed a mixed-use development including office, retail, restaurant, and apartment residences to be achieved through the Baltimore County Planned Unit Development (PUD) process. Property owner, Lutherville Station, LLC, is locally based and has a long-term commitment to the area, unlike the previous out-of-town owner who let the property deteriorate.

The PUD process requires a great deal of community input and higher design standards—it commits the developer to a specific plan once the PUD is approved. MLR Partners is offering a legally binding Restrictive Covenant Agreement that addresses many community concerns. Together, a PUD and Restrictive Covenant provide many benefits to the Lutherville community that are not achievable through the standard County development process.

Councilman Wade Kach has hosted several working meetings with the LCA, No Apartments/No Compromise, Friends of Old Lutherville, Friends of Roland Run and the GTCC to review and revise the proposed Restrictive Covenant. MLR, on multiple occasions, has significantly reduced the number of apartments from the original proposal, but LCA and NANC refused to compromise. Without an agreement on the Restrictive Covenant to start the PUD process, the owner applied for a zoning change to allow apartments through the CZMP. Despite what you may have heard, there is not currently any County or State-mandated requirement or intent by MLR to include subsidized or low-income apartments.

Friends of Old Lutherville and Friends of Roland Run share concerns regarding redevelopment, but strongly believe that a legally binding Restrictive Covenant is in the best interest of the community if there is no PUD. Some of the benefits and protections in the draft Restrictive Covenant include:

- Prohibits undesirable uses allowed in the BL zone such as fast-food restaurants, vape and hookah lounges, convenience stores, amusement devices and arcades, regional outlet shopping centers, RV and automobile parking, big box retailers, nightclubs or fuel service stations.
- Restricts buildings to 4 stories (same as the existing building) or lower
- Restricts apartment size to 1 and 2 bedrooms
- Reserves some apartments for residents over 55 years of age
- Allows community organization or third-party engineering review of inputs and recommendations of required traffic and water/sewer/stormwater infrastructure studies.
- Appropriate site security measures
- Provides for specific community-oriented amenity spaces
- Provides for a "community benefit" to be defined and negotiated with the immediate surrounding community.

Friends of Old Lutherville was established by a group of Lutherville community neighbors who have lived here for 30-plus years. We are individuals with varied expertise in land planning, zoning, landscape architecture, Historic District issues and real estate development. We have shared our time and expertise on the Lutherville Community Association Board in various capacities throughout the past 30 years and were a part of the original zoning committee when the project was introduced to the LCA. We remain vigilant in only stating true facts about the project.

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For more information go to the FORR website: rolandrunfriends.org

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