



**FRIENDS  
OF  
ROLAND RUN**

## **FACT SHEET 2022**

### **What the Friends of Roland Run knows:**

#### **DEVELOPMENT**

**Development is coming** to our community and it affects mostly the *Country Club Park* Community's Roland Run stream, its water quality, flooding and infrastructure.

#### **How does the Friends of Roland Run know this :**

Baltimore County Master Plan Development

Baltimore County Planning Department

Zoning Requests

LCA took up this issue

550 apartments proposal

400 apartments proposal

Maryland Department of Transportation

#### **FLOODING**

Roland Run stream flooding already occurs and primarily affects the *Country Club Park* community infrastructure, roads and streets

#### **How does the Friends of Roland Run know this: by working with these agencies:**

Federal Emergency Management Agency (FEMA)

Maryland Department of Environment (MDE)

Baltimore County Department of Environment and Sustainability (DEPS)

Baltimore County Department of Public Works (DPW)

Baltimore County Department of Public Works-Transportation (DPW-T)

Internet searches

#### **WATER POLLUTION**

Water Pollution will follow the Roland Run especially during rains and flooding primarily affect the *Country Club Park*

#### **How does the Friends of Roland Run know this: by working with these agencies :**

Maryland Department of Environment

Baltimore County Department of Environment and Sustainability

Baltimore County Department of Public Works

*Why are we talking about a PUD? That is what is suggested in development of the Lutherville Station*

## What is a PUD

### What Is A Planned Unit Development?

A planned unit development (PUD) is a cohesive housing community that is typically designed by real estate developers. They often feature a mix of housing options at different price points, such as townhomes, condos, and other single-family dwellings.

A PUD also features convenient shopping, businesses, and other necessities such as schools, senior living, daycares, and religious institutions.

Every homeowner in the PUD must pay [Homeowners Association \(HOA\)](#) fees and abide by its rules, which can impact your housing budget and decision to move into a community.

**Look at this link for more information on how a PUD is developed in Baltimore County**

<https://www.baltimorecountymd.gov/departments/pai/development-management/residential-subdivisions-on-process>

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*Why are we talking about a TOD? That is what is suggested in development of the Lutherville Station*

## WHAT is a TOD

### What is a transit-oriented development

In urban planning, **transit-oriented development (TOD)** is a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport. It promotes a symbiotic relationship between dense, compact urban form and public transport use. In doing so, TOD aims to increase public transport ridership by reducing the use of private cars and by promoting sustainable urban growth.

TOD typically includes a central transit stop (such as a train station, or light rail or bus stop) surrounded by a high-density mixed-use area, with lower-density areas spreading out from this center. TOD is also typically designed to be more walkable than other built-up areas, by using smaller block sizes and reducing the land area dedicated to automobiles.

The densest areas of TOD are normally located within a radius of 1/4 to 1/2 mile (400 to 800 m) around the central transit stop, as this is considered to be an appropriate scale for pedestrians, thus solving the last mile problem.

**One criticism of transit-oriented development** is that it has the potential to spur gentrification in low-income areas. In some cases, TOD can raise the housing costs of formerly affordable neighborhoods, pushing low- and moderate-income residents farther away from jobs and transit. When this happens, TOD projects can disrupt low-income neighborhoods.

"Transit Oriented Development as an approach to combat traffic congestion and protect the environment has caught on all across the country. The trick for real estate developers has always been identifying the hot transportation system. Today, highways are out; urban transit systems are in." -The Urban Land Institute (ULI)

**Look at this link for more information on how a TOD is developed in Maryland and Baltimore County**

<http://tod.org/>