

Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

HAND-DELIVERED

August 12, 2022

The Honorable Todd Crandell
The Baltimore County Council
Old Courthouse – Second Floor
400 Washington Avenue
Towson, Maryland 21204

Re: **Application for Planned Unit Development**
Homes at Rosedale – 1220 Chesaco Avenue
Tax Map 89, Parcels 664, 665, 903, 910, 936
7th Councilmanic District, 15th Election District

Dear Councilman Crandell:

In compliance with Section 32-4-242 of the Baltimore County Code (“BCC”), our client Homes for Rosedale Limited Partnership (“Applicant” or “HFR”) submits this application for a General Development Planned Unit Development (“PUD”) for a 5.451± acre tract located at the intersection of Chesaco Avenue and Old Philadelphia Road in Rosedale, Maryland (“the Property”). The Property is zoned DR 5.5 (Density Residential, 5.5 dwelling units per acre) and is located within the Urban-Rural Demarcation Line (“URDL”). After reviewing the enclosed information, we hope that you will support Applicant’s proposal and allow it to proceed through the PUD process.

I. IDENTIFICATION OF THE PROPERTY:

The Property, which is located in the 1200 block of Chesaco Avenue, consists of eight separate tax parcels and is owned by St. Clements Roman Catholic Congregation, Incorporated (“St. Clements”). The Property is improved with a church, complex of school buildings, church office building, accessory building, and associated parking. Although the church previously operated a Pre-K through 8th Grade school on the site, in 2016, for financial reasons, the school was merged with St. Michael the Archangel School in Overlea. The school buildings on the Property are now vacant.

St. Clements has contracted with Applicant to sell that portion of the Property on which the school buildings are located – 3.44± acres in total (“PUD Development Area”) – to allow for the

The Honorable Todd Crandell

August 12, 2022

Page 2

development of an age-restricted residential community, to be known as *Homes at Rosedale*. The church will retain 2.011± acres, including the existing church and rectory/office with parking.

II. DESCRIPTION OF THE PUD PROPOSAL:

Within the PUD Development Area, Applicant proposes to develop a building with 72 rental apartments for seniors (62 years of age and older) (Housing for the Elderly – Class A). *See* Conceptual Site Plan Rendering. The project will offer units to seniors with a range of income levels. *Homes at Rosedale*, as proposed, will feature a single three-story, elevator building, which building will include the renovation and reuse of an existing school building.

The building will include a central core on the ground level with a community room, warming kitchen, exercise room, business center with computer stations, lobby for residents and visitors, and a covered building entry. The management/leasing office and maintenance department will also be located on the ground level, and staff will be available on-site during business hours. Having all units centralized in one building allows for generous setbacks to adjacent properties. This arrangement also provides residents with convenient access to amenities and helps create a sense of community. The development will include an outdoor seating area and landscaped open space.

HFR is an experienced owner and property developer that specializes in affordable multi-family communities. HFR has developed and owns properties in Maryland, Virginia, Pennsylvania, and Delaware. Currently, HFR has a portfolio of over 6,500 apartment homes. HFR is committed to achieving high-quality design and construction standards, providing superior property management and residential support services, and offers an overall high-quality standard of living for its residents.

Homes at Rosedale will have a positive effect on the surrounding area, taking an underutilized site with vacant buildings and using it to create a new, low-impact residential community. HFR's proposed investment in the property will expand upon other local redevelopment projects in the vicinity, building on efforts to revitalize Rosedale.

Both in Baltimore County and throughout the State of Maryland, the percentage of older adults, as a share of the total population, is increasing at a rapid rate. According to the Maryland Department of Aging, by 2040, approximately 27.6% of residents in Baltimore County will be over the age of 60. *See* Maryland Department of Aging, *2022-2025 State Plan on Aging*. Further, Baltimore County has and is projected to have the third largest population of older adults in Maryland, behind only Montgomery County and Baltimore City. The *2022-2025 State*

The Honorable Todd Crandell

August 12, 2022

Page 3

Plan on Aging further acknowledges a lack of resources for seniors throughout the state and outlines a plan to partner with state and local agencies to develop affordable housing options for low-income older adults. The proposed development will help to alleviate some of these deficiencies by providing reasonably priced housing for the growing senior community in Baltimore County.

III. COMPLIANCE WITH MASTER PLAN 2020:

According to *Master Plan 2020*, the Property is identified on the Proposed Land Use Map as being within the T-4 (General Urban) Transect, which “is characterized by mixed-use, but is primarily residential urban fabric.” *Master Plan 2020*, p. 29. The Property is located within the designated “Community Conservation Area” as reflected on the Land Management Area Map. *Master Plan 2020*, p. 40. As described in the *Master Plan 2020*, the Community Conservation Area encompasses “the County’s more densely populated, established communities” and “[n]early 75% of the County’s population lives in these areas.” Community Conservation Areas were established to “conserve, revitalize and enhance our older communities.” *Master Plan 2020*, p. 39.

The *Master Plan 2020* recognized the changing demographics of the County’s population and the need to “develop innovative strategies to promote compatible infill, revitalization, and sustainable design and construction of residential and non-residential structures” and to provide “diverse housing choices” and “a larger variety of services” for residents, particularly the County’s growing senior population. *Master Plan 2020*, p. 21.

The Property is also in the area studied by the *Eastern Baltimore County Revitalization Strategy*, which outlined a plan to improve the area by promoting economic development, community conservation, and waterfront enhancement. This report specifically discussed the Philadelphia-Pulaski Employment Corridor, which is where the Property is located. The recommendations for this area include protecting existing residential communities, while not inhibiting job-generating development, including the redevelopment of vacant or underutilized buildings. See *Eastern Baltimore County Revitalization Strategy*, p. 28. The report also identified the Property as being an “Inner Community Conservation Area” and recommended actions designed “to reverse the downward spiral [caused by the loss of manufacturing jobs in the 1980s and 1990s] and to support, enhance and conserve the many assets available” within these areas.

The proposed redevelopment of PUD Development Area with new housing for seniors having a mix of income levels is certainly consistent with the goals and objectives of the *Master Plan 2020* and the *Eastern Baltimore County Revitalization Strategy*.

The Honorable Todd Crandell
August 12, 2022
Page 4

IV. REQUIREMENTS FOR PUD APPLICATION:

BCC Section 32-4-242(b) specifically requires an applicant to describe the projected impacts of the PUD on the surrounding area, to define the proposed community benefit, and to demonstrate how the project will meet the compatibility objectives outlined in BCC Section 32-4-402. The following information will address those requirements.

A. PROJECTED IMPACTS OF DEVELOPMENT:

Water/Sewer: The Property is located inside Baltimore County's Urban-Rural Demarcation Line (URDL), indicating that the property is served by public water and sewer. According to Baltimore County's current 2022 Basic Services Maps for Water Supply and Sewer, the Property is not within a deficient area or area of special concern for either water or sewer. According to the Department of Public Works and Transportation, there is sufficient capacity in both systems to support the proposed project. Therefore, the PUD will not have a negative impact on the County's water and sewer infrastructure.

Transportation/Roads: As indicated by the County's current 2022 Basic Services Maps for Transportation, the Property is not located within a deficient traffic shed ("E" or "F" Traffic Shed). The project is expected to take access from Old Philadelphia Road, which is a two-lane road that extends from Chesaco Avenue, north to Berk Avenue. The proposed development is projected to generate minimal traffic during peak morning and evening hours and will not adversely impact traffic conditions in the area.

Environmental: There are no regulated streams, wetlands, floodplains, buffers, forests, naturally vegetated areas, or environmentally sensitive areas on or near the site. With the exception of the area of maintained lawn along the Chesaco Road frontage, the Property consists primarily of impervious surfaces. The site, including the 4.39± acres of impervious surface, has no stormwater management measures to mitigate runoff from the site. Should this project go forward, Applicant's stormwater design would address both quality and quantity treatment requirements. Therefore, it is anticipated that the PUD will not have a negative impact on environmental conditions in the area.

Schools: The proposed PUD development will not have any impact on area schools as no students will reside within the building.

Police and Fire Resources: The Property is served by the Baltimore County Police Precinct 9 – White Marsh and the Baltimore County Fire Station 28 – Rosedale Volunteer Fire Company. The proposed building will meet County and State Building and Fire Code Regulations. The project is not anticipated to have any negative impact on police and fire resources.

The Honorable Todd Crandell
August 12, 2022
Page 5

B. DEVELOPMENT PROPOSAL:

The following comparison/tabulation is provided as required by BCZR Section 32-4-242(b)(3):

Property:

Existing Tract:	5.451± acres
Existing Zoning:	DR 5.5
Existing Use:	Church (and former school)
Permitted Density:	29.98 dwelling units
Permitted Floor Area Ratio (FAR):	Not applicable under DR Zone
Required Parking:	82 spaces (1 space per 4 seats)
Existing Parking:	156 spaces*

PUD Development Area:

Proposed PUD Area:	3.44 ± acres (church to retain 2.011± acres)
Existing Zoning:	DR 5.5
Proposed Use:	Housing for the Elderly (Class A)**
Proposed Density:	72 Dwelling Units**
Proposed Floor Area Ratio (FAR):	Not applicable under DR Zone
Required Parking:	48 spaces (1 space per 1½ dwelling units)
Proposed Parking:	49 spaces

* Existing parking includes church parking and parking associated with former school and related uses.

** Applicant will request a modification for the proposed PUD to permit the intended use and density under the Property's zoning classification. Modifications of bulk and area requirements may be requested in the Concept Plan and Development Plan submittals.

C. COMMUNITY BENEFIT:

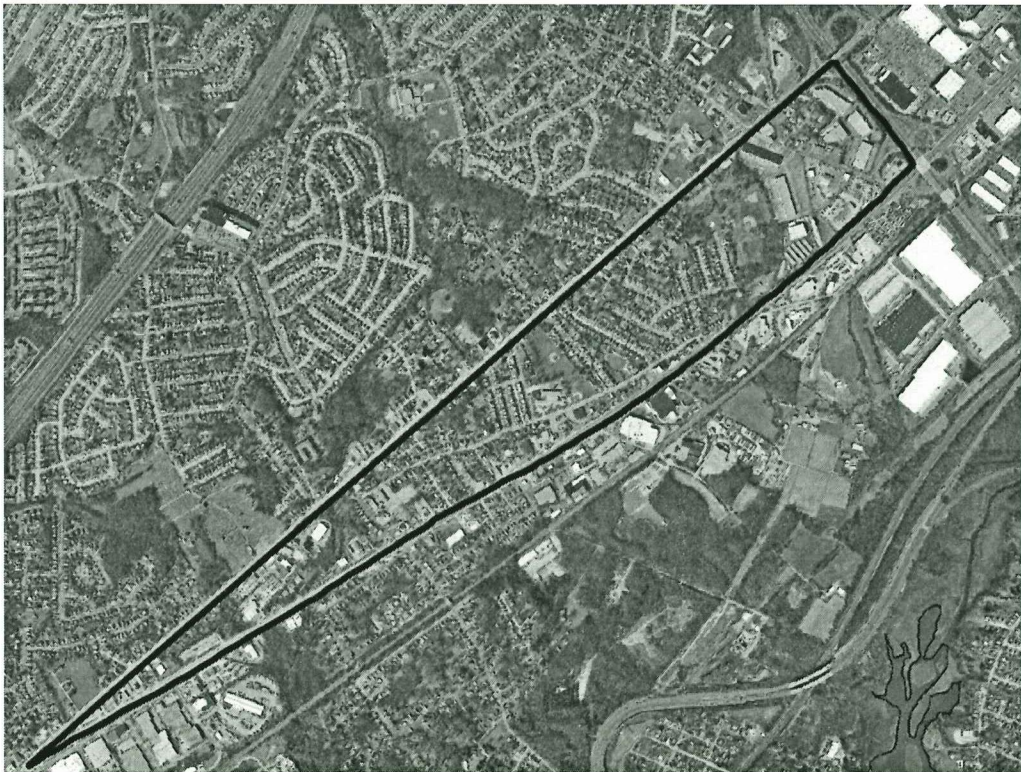
BCC Section 32-4-242(b)(6) requires that an applicant state how the planned unit development will provide a community benefit. After consultation with the community, Applicant proposes a capital improvement benefit, pursuant to BCC Section 32-4-242(b)(6)(iii)(1), in the amount of \$15,000, to be used for public improvements in the Rosedale area, including the erection of a lighted flagpole in Rosedale Park.

The Honorable Todd Crandell
August 12, 2022
Page 6

D. COMPATIBILITY ANALYSIS:

Pursuant to BCC Section 32-4-242(b)(5), an application for a PUD must include a statement of how the development will comply with the compatibility objectives of Section 32-4-402 of the BCC. In addressing the compatibility objectives, the development must be judged in relation to the “neighborhood.” Section 32-4-402(a) defines “neighborhood” to include existing buildings adjacent to and extending from the proposed development to a definable boundary, such as a primary collector or arterial street, an area with a significant change in character or land use, or a major natural feature.

Applying this definition, the neighborhood is uniquely shaped, bounded on the west by the intersection of Philadelphia Road and Pulaski Highway, which continue to serve as the northern and southern boundaries of the neighborhood until they intersect with the Baltimore Beltway (I-695) on the east.



The Honorable Todd Crandell

August 12, 2022

Page 7

The defined neighborhood consists of a broad mix of zoning and includes mid to high-density *residential* zoning (DR 5.5, DR 10.5, and DR 16), *commercial* zoning (CB, BL, BM, and BR), *office* zoning (RO, ROA), and *manufacturing* zoning (ML, MLR, and MH). The area is intensely developed with a wide variety of uses including commercial uses (such as Belair Road Supply, Kenworth Midatlantic Truck Dealer, and CubeSmart Self Storage), institutional uses (such as Rosedale Elementary School, Rosedale Senior Center, and Rosedale Volunteer Fire Department), and a mix of single family attached, single family detached, and multifamily residential uses.

Compatibility Objectives:

- 1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.**

Buildings surrounding the Property are oriented towards Old Philadelphia Road and Chesaco Avenue with generous front yards. The existing buildings associated with St. Clements are also oriented towards the adjacent public roads and have deep front yards, particularly along Chesaco Avenue. Parking is located behind the buildings. HFR proposes to orient the new building towards Old Philadelphia Road and adaptively reuse the original masonry school building facing Chesaco Avenue. The proposed front yard and building setbacks will respect adjacent front yards depths. The existing priest's residence building at the corner of Chesaco Avenue and Old Philadelphia Road will be demolished, allowing for an unobstructive front yard along Old Philadelphia Road.

- 2. The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.**

The proposed renovation and building expansion will generally be located on the existing school building site. Vehicular access will continue to use existing curb cuts off Old Philadelphia Road and will connect to the existing church's parking lot. Surface parking will be located to the rear of the site in the same location of existing parking.

- 3. The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.**

Applicant does not propose new roads. Vehicular access will continue to use existing curb cuts. Landscape improvements will preserve and enhance the front yard along Old Philadelphia Road and Chesaco Avenue to enhance the pedestrian streetscape experience.

The Honorable Todd Crandell
August 12, 2022
Page 8

4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

The location and scale of the proposed redevelopment is in keeping with the existing school and church campus. Front yards will be preserved and enhanced along the two public roads. The proposed front yards will continue to have a landscaped setting where walking paths connect buildings and site features. There will be opportunities for sitting and resting in this unique verdant landscape between two auto-oriented commercial corridors. A residential courtyard will be located internal to the development, providing a secure and private amenity space for future residents.

5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

The front façade and portico of the existing church as well as the original masonry school building are distinctive architectural features in this residential community. These buildings are larger in scale and taller in height in comparison to the surrounding single-family homes. The proposed new building will be respectfully located to the side and rear of these distinctive building fronts, allowing these assets to remain a focal point along Chesaco Avenue. The existing park-like landscaped front yard will continue to reinforce this unique religious/institutional setting, distinctive from the smaller private yards of surrounding residents.

6. The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

The landscape design for *Homes at Rosedale* will continue to preserve the deep front yard and park-like qualities along Chesaco Road and Old Philadelphia Road. The proposed native plant palette will provide seasonal interest throughout the year, offer visual interest, articulate building entrances and public spaces, and offer environmental benefits, such as habitat and shade. Landscaping will be provided for screening and buffering where warranted.

7. The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

In general, the architectural design for this redevelopment acknowledges the site's long-standing campus setting. As such, all proposed signs, site lighting, and accessory/amenity structures will

The Honorable Todd Crandell
August 12, 2022
Page 9

be designed or selected to complement the character of church and school buildings. The proposed parking lot lighting will match the existing parking lot lighting fixtures. Proposed lighting for the parking lots will be “cut-off” type lighting, specifically designed to have minimal impacts on adjacent properties. Building lighting and accent lighting will reinforce and articulate architectural features.

8. The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The proposed three-story new expansion building will fit within the overall scale and proportions of the existing two and a half-story school building to be renovated. The new building will feature a flat roof to maintain a similar cornice line with the existing school building. Façade materials will be of high quality with fenestration and architectural bay patterns that complement the existing school building.

Once you have had an opportunity to review the PUD Application and PUD Presentation Booklet and to consider Baltimore County agency and community comments, we hope that you will support Applicant’s request for a General Development PUD for *Homes at Rosedale*.

Very truly yours,



Patricia A. Malone

Enclosures:

Financial Disclosure Statement
Concept Site Plan Rendering

cc: Diane Clyde
Lindsay Thompson

**Statement of Financial Disclosure for
Homes at Rosedale PUD**

In satisfaction of Section 32-4-242(b)(7) of the Baltimore County Code, Applicant Homes for Rosedale Limited Partnership provides the following disclosure:

Property Owner: St. Clement's Roman Catholic Congregation,
Incorporated
1220 Chesaco Avenue
Rosedale, Maryland 21206

PUD Applicant: Homes for Rosedale Limited Partnership
318 Sixth Street
Annapolis, Maryland 21403

**Any partner, member, director,
or any other person with ownership
interest in PUD Applicant:**

Homes Development Corporation,
General Partner
318 Sixth Street
Annapolis, Maryland 21403



KEY

PUD PROPERTY BOUNDARY

PUD DEVELOPMENT AREA

