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COMMUNITY INPUT MEETING MINUTES

Project Name: Southern Crossroads

Date: October 01, 2020

Location: Webex Event

PAI No.: 13-0239

Engineer: Bohler Engineering

District: 13c1

Attendees: 89 citizens from the community

Mr. Brandon Rowe, PE., Bohler Engineering

Mr. Howard Alderman, Esq., Levin & Gann

Mr. Mickey Cornelius, PE, PTOE, RSP., The Traffic Group

Mr. Jerry Chen, Project Manager, Balt. Co., PAI

Mr. Chen opened the meeting at 7:00 pm and introduced himself. He asked the attendees to fill out a county attendance sheet. He stated that the meeting's purpose was for the developer to discuss the concept plan and stated the plan was not finalized. He stated that the Community Input Meeting [CIM] was to allow the public to review the concept plan and ask the developer questions. He further stated he will be taking minutes of the meeting. He stated the minutes are not a dictation but a summary of questions, answers and explanations.

Mr. Chen explained, after the CIM, the developer has up to 12 months to submit a highly engineered and detailed development plan to the county. When this plan is submitted to the county, a Development Plan Conference [DPC] and Hearing Officer Hearing [HOH] will be scheduled. Baltimore County agencies will review the plan and determine if the development plan conforms to county code and regulations. Agencies will provide their comments at the DPC. Mr. Chen further explained that a HOH will held by Administrative Law Judge [ALJ]. The ALJ will either approve or deny the development plan via a written order. He stated all who signed the county attendance sheet will receive a notification of the ALJ hearing, a copy of the CIM minutes, and proposed development plan through the mail. He concluded his statements and introduced the engineer of the project Mr. Brandon Rowe of Bohler Engineering.

Mr. Rowe stated the following: The subject property is approximately 71 acres with split zoning, including BR, ML, and DR 5.5; approximately 46 acres of the subject property is zoned DR 5.5; per county zoning regulations, the DR 5.5 portion of the subject property permits 252 units by-right; the subject property has frontage on Washington Boulevard as well as Maple Avenue; there are environmental features such as streams, wetlands, and forest on the property as well; the proposed community includes 196 single-family, attached units and again, 252 units are permitted by-right; proposing 125 of the units will be rear or alley loaded products with 2-car garages and 71 of the units will be front loaded with a 1-car garage; the access is proposed along Washington Boulevard and at the terminus of Maple Avenue; the road network internal to the property will be public; and open space areas are proposed throughout the community as are pathways. Mr. Rowe concluded his statements.

Mr. Chen read out advanced statements and questions from the community which were sent by email to Development Management.

- Submission: See CIM Exhibit #1 [Halethorpe Heritage - A Story of a Maryland Community Book, 215 pages] *Book will not be distributed in this minutes but will be part of the file.*
- Statement: See CIM Exhibit #2 [Halethorpe Community Association Letter]
- Statements: See CIM Exhibit #3 thru Exhibit #14C
- Mr. Alderman: For clarification we are only proposing a residential build. There is no proposal of a hotel or gas station.
- Question: Would Mr. Levy consider blocking off Maple Avenue so that Washington Boulevard is the only entrance into the Southern Crossroads neighborhood?
- Mr. Alderman: We will comply with the Department of Public Works [DPW] regulations.
- Question: If the project requires two roads in and out, would Mr. Levy consider making the 2nd road at Sulphur Spring Road?
- Mr. Rowe: Currently, the connection is to Maple Avenue.
- Question: Most of the areas on the plans that indicate “wetlands” in actuality are just dry culverts that become raging flumes during rain storms from water originating from Halethorpe Elementary School and Maple Ave. These culverts carry massive amounts of silt as the banks get worn away during storms. The residents of Ridge Ave. have been experiencing increased flooding and sediment deposits over the years on their property. What are Mr. Levy’s plans to mitigate this environmental problem? Are there plans to hold or regulate the stormwater runoff along these properties? This same runoff condition exists throughout this property. Will these areas be addressed?
- Mr. Alderman: Currently, there is no stormwater management in Halethorpe Community. This development will comply with all state and local regulations.
- Question: The privately owned dog coral is placed too far away from the center of the new community and too close to the existing residents. It will be for the Southern Crossroads (SC) residents’ use and all the enjoyment as well as the detriment should be theirs and their alone. It will be noisy and stink from dog feces. The existing neighbors should not have to deal with these annoyances. Even the path to the dog coral makes no sense. This dog path was placed with the utmost disrespect to the adjacent homeowners, the Wisemans. It runs right against the Wiseman’s property line and within feet of their house. It will create a flow of constant pedestrian traffic from the Southern Crossroads project within feet of their home. It should be placed somewhere else. It appears to be placed as far away as possible from the project’s center because of the anticipated noise it’s expected to produce. Mr. Levy realizes a noisy stinky dog coral near the townhouses would be drawback on home sales. This dog coral is placed where it is for the simple fact that Southern Crossroads residents can take their dog to someone else’s neighborhood to poop and bark. 196 homes will most likely mean that during the evening and weekends there will be about a dozen dogs in this dog coral at any given time. This coral can hardly be called a “dog park” considering it is only 30’ x 80’.
- Mr. Alderman: We will take this comment into consideration.

Question: There is a 116 room hotel proposed on the property. Mr. Levy stated that the plans were wrong. Please explain further on what is true.

Mr. Alderman: This build is a residential build of 196 townhomes.

Question: There are many places on the plans designated as “Reserved for Future Use”. I would like Mr. Levy to explain what some of his proposed future uses he is considering?

Mr. Alderman: We have no future uses at this time. Any future developments will have to go through the county development process.

Question: What plans does Mr. Levy have for the land areas designated as Business Roadside (BR) along Washington Boulevard? The plans designate ‘Wetlands’ on this property. How does he plan to develop on wetlands?

Mr. Alderman: We can’t develop on wetlands.

Question: What plans does Mr. Levy have for the areas Zoned Manufacturing Light (ML) along Sulphur Spring Road.?

Mr. Alderman: We have none at this time. Any future developments will have to go through the county development process.

Question: How much will the houses cost? I would like to see a higher end product come into our neighborhood than what this project appears to be.

Mr. Alderman: We don’t know at this time. It is too early in the process.

Question: Would Mr. Levy consider single family homes to fit in with the existing community instead of the small townhomes he is proposing? These homes give an urban feel that does not fit into the Halethorpe community.

Mr. Alderman: The homes we are building are single family homes just attached.

Question: How will traffic in and out of this development be handled?

Mr. Alderman: Unsure of the question.

Question: Will there be any attempt to preserve as many trees as possible? Any considerations of the wildlife currently inhabiting this tract of land?

Mr. Alderman: This project will have forest conservation and buffers easements and placed in perpetuity.

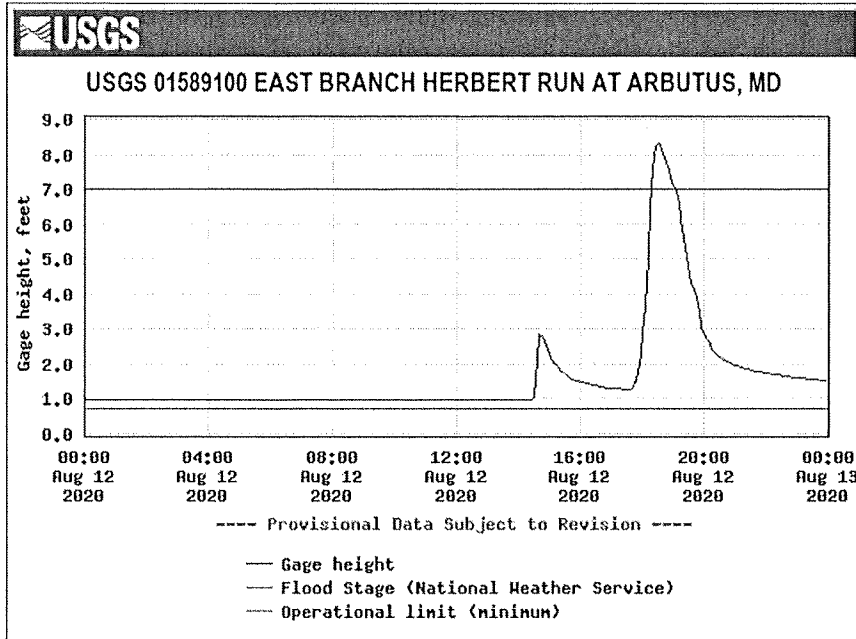
Question: Does the current zoning allow the housing density shown in this plan?

Mr. Alderman: Current zoning allows 252 dwelling units. We are proposing 196 units.

Question: It is a completely undeveloped property now, yet when it rains, we at the bottom, get flooded out. When is the water pouring off that property going to stop? Halethorpe going to be the next Old Ellicott City, to be drowned every time it rains, just so there can be a new housing development at the top of the hill?

Mr. Alderman: Currently, there is no stormwater management in Halethorpe Community. This project will comply with all current state and local regulations.

- Question: Rather than build another gas station, which we don't need since there is both a smaller Royal Farms nearby and a larger Wawa just down the street, it would be great to add a grocery store. The area is in desperate need of a decent grocery store such as a Trader Joes, Giant, Harris Teeter, or Whole Foods.
- Mr. Alderman: We are only proposing 196 single family units. No commercial use is being proposed.
- Question: Are there plans for other commercial/retail space such as coffee shops, bars, restaurants, etc.?
- Mr. Alderman: We are only proposing 196 single family units. No commercial use is being proposed.
- Question: A 116-unit hotel is listed in the development plans. Will this be a higher-end hotel, or another motel similar to the many others already present in the area?
- Mr. Alderman: We are only proposing 196 single family units. No commercial use is being proposed.
- Question: What is the anticipated selling price of the new townhomes?
- Mr. Alderman: Too early in the process to know.
- Question: Is the proposed dog park going to be accessible by all residents in the Halethorpe area, or will it be limited to only Home Owners Association (HOA) members within Southern Crossroads?
- Mr. Alderman: I'm recommending this park will be the exclusive use of this community and not be open to the public. There are legal ramifications to consider.
- Question: Will there be other areas exclusive to HOA members?
- Mr. Alderman: All the HOA common areas will be limited to members of the HOA.
- Question: Is an access road off Washington Boulevard going to be built first, or will large construction trucks navigate narrow roads lacking a sidewalk in the quieter residential area of Halethorpe?
- Mr. Rowe: Too early in the process to know.
- Question: What is the proposed percent of land that will be converted into impervious surface cover?
- Mr. Rowe: Too early in the process. We will work with the Department of Environment of Sustainability [DEPS] as we go through the development process.
- Question: Much of the proposed development is within the East Branch of Herbert Run watershed. This stream already responds quickly to rain events because of existing development within the watershed. For instance, this past August the stream rose 7 ft. within a 45 minute period following a summer storm event. Further development will only increase the volume and rate at which stormwater runoff enters nearby streams.



Mr. Alderman: This stormwater data is from an area that does not have stormwater management. This development will have stormwater and will have to meet current regulations to be developed.

Question: The proposed development site is currently primarily forested, which means much of the precipitation that falls to the ground infiltrates nearby. Once the area is converted to impervious surface, will stormwater management facilities be designed to infiltrate stormwater draining from impervious surfaces to mimic existing hydrologic processes, or will stormwater management facilities merely direct the stormwater to nearby streams?

Mr. Rowe: We meet all county and state regulations.

Question: What size rain event will the stormwater management facilities be designed to manage?

Mr. Rowe: We meet all county and state regulations.

Question: What is the timeline of the proposed development?

Mr. Alderman: We are several years out.

Question: I noticed on the planting plan/schedule that many crepe myrtles are proposed for planting. Since crepe myrtle is not a native plant, would you consider replacing these in the plan/schedule with redbud or another smaller native tree? It would be better for the environment to plant native.

Mr. Alderman: We will discuss your request with DEPS.

Question: Will a traffic light be installed at the intersection of the new/proposed access road and Washington Boulevard? This seems like a dangerous place to have an intersection, right as cars are coming over the hill.

Mr. Cornelius: Yes. A traffic signal study will be performed.

Question: Maple Avenue is a narrow, hilly street that is not suitable for construction traffic. Can the access road to Washington Blvd, or better yet Sulphur Spring Road, be built first in the order of construction, so it can be used for construction vehicles in lieu of Maple Avenue?

Mr. Alderman: All ready answered.

Question: There is quite a bit of residential foot/bicycle traffic along Potomac Avenue but no sidewalk all along its length. The Southern Crossings development will greatly increase traffic on Potomac Avenue. Are you working with Amtrak to place a sidewalk/bike path on their property to provide safe conveyance of pedestrians and bicyclists?

Mr. Rowe: Not in our proposal.

Question: Most of Halethorpe's architectural style is American Foursquare/bungalow, typical of the early 1900s. Is the architecture of the units going to match that?

Mr. Alderman: This will be a modern build. The Department of Planning [DOP] will have to approve the design, coloration, and architecture.

Question: Will a stop sign be placed at the intersection of Potomac Avenue and Maple Avenue? This will become a very dangerous location, especially for pedestrians walking to the MARC station from within the neighborhood.

Mr. Cornelius: Study is not finished but it will be part of the traffic study.

Question: What accommodations or relocation plans do you have for all the animals that currently live on the property?

Mr. Alderman: None at this time.

Question: What studies have been conducted to show that there is a need for another gas station/Royal Farms at this location? Another hotel? All of these already exist within one mile of this property. Do studies show a need for other facilities, such as a day care?

Mr. Alderman: Already answered. No commercial build.

Question: Has the long-term maintenance of the utilities in the area been taken into consideration, and is it shown that the tax revenues from this development will exceed the maintenance costs? To include accommodating overcrowding at the school by building new facilities? Due to the total amount of aging infrastructure in the neighborhood it seems unlikely that the tax revenues will offset the need for repair, replacement, rehabilitation, operation and maintenance of the existing infrastructure.

Mr. Alderman: There are too many assumptions to answer this question.

Question: As a long-time resident of Maple Avenue, I am well-acquainted with the traffic on our street. I do not see how it is possible to support the additional amount of cars that will

travel up and down the road. Is it possible to erect a physical divider in the development, so that people that live above Halethorpe Elementary School do not have access to Maple Avenue, and could only use the Washington Boulevard access road?

Mr. Alderman: The points of entry and exit will be dictated by the county and state agencies.

Question: There is also an issue of the speed of the cars that travel on Maple Avenue. In the past, there were enough complaints that a police officer monitored traffic, which slowed it down to the speed limit. Once the officer left, the speeds increased again. In one block of Maple, I know of 10 children under the age of 8, and I know of at least 4 children in the other block. What steps will be taken to decrease the speed of the extra cars on Maple Avenue? The ones that speed are the ones that drive either to the school or the former Good Shepard Center, since they are driving on Maple Avenue the longest.

Mr. Alderman: There is nothing we can do to curtail speeders in a neighborhood.

Question: Another concern is the traffic flow on Washington Boulevard. The area for the proposed access road seems to be at the top of the hill, or just near the crest. What steps will be taken to make sure the intersection is safe, since there is a visibility issue? Cars tend to travel over the 40-mph speed limit on Washington Boulevard.

Mr. Cornelius: We will review signalization, the egress and ingress, and site distance in our study.

Question: Then there is the problem of storm water management. Our Halethorpe Improvement Association has been hard at work investigating the problem, and many of the existing concerns have already been raised to the County, with no action by the County. Can the development of Southern Crossroads be made dependent upon fixing the existing problems? How can a new development be added when there are existing issues that need to be addressed?

Mr. Alderman: This development will be discharging stormwater to a suitable outfall. As for the surrounding area that needs to be addressed by the county.

Question: I am concerned about storm water runoff from the proposed development. There are existing wetlands on the site, and they should be protected. What steps are being taken to make sure that the existing wetlands are not filled up with storm water runoff?

Mr. Alderman: The wetlands will be protected. We will follow county requirements.

Question: What about the wildlife that lives in the forest? We have foxes, deer, raccoon, red-tailed hawks, and many other species. These animals will lose their homes and have nowhere to go.

Mr. Rowe: The proposed forest buffers and easements will provide refuge.

Question: Lastly, the storm drain at the bottom of Maple Avenue has been fixed multiple times, but it continues to fail and need further work. How can more supply be added to this inadequate drainage system, when the current one is clearly faulty?

Mr. Rowe: We will provide a suitable outfall for this project.

Question: Are these open areas that replace forest between the existing communities near Ridge Avenue and Carroll Avenue going to have fencing in their place? It has been a natural barrier from sound and provided privacy for many years.

Mr. Alderman: The dog park will have fencing. These comments tonight will be taken into consideration.

Question: The drawings seem to ignore the county storm water drain outlet behind Lot 15 that runs through Lot 207, how is there no flood plan developed for this community build out?

Mr. Rowe: No flood plain exists on the property per reviewing agencies.

Question: All of these plans show public roads with private HOA spaces, more traffic along very roads, and plenty of construction. How does this development improve the Halethorpe community at all?

Mr. Rowe: We will comply all regulations.

Question: What are the benefits of this development for homes directly neighboring these future private open spaces?

Mr. Rowe: Private open space is an area to be enjoyed by its members.

Question: What are the construction restrictions from the county with regards to noise, dust, and work hours?

Mr. Alderman: We will follow all county requirements.

Question: Is this housing going to subsidized or market rate property?

Mr. Rowe: It will be market rate.

Question: What are your plans for ensuring that the property values in the area do not suffer?

Mr. Rowe: That is analysis we have not completed.

Question: Your community project will be utilizing the road infrastructure and schooling resource, etc., available to the current community. What resources will you be providing to the existing community in return?

Mr. Rowe: That is an economic analysis that is not part of the development process.

Question: The current access roads to your site cannot support construction vehicles nor an increase in vehicle traffic in a safe manner as the roads are narrow, do not have adequate sidewalks, and the homes belong to numerous families with young children. What are your plans for ensuring safety within the existing community?

Mr. Rowe: When we get to the stage, we will stage construction to minimize impacts.

Question: There currently exists a healthy and balanced wildlife population on the property. The former Good Shepherd owners wanted the future owners to ensure that the impact to this wildlife was minimized. How do you plan on minimizing disruption to the current ecosystem?

Mr. Rowe: As previous stated, we will preserve wetlands and forest buffers.

Question: Do you have the capital to move this real estate development forward or are you relying on sales revenues?

Mr. Rowe: I can't answer that.

Question: What is the initial base price of the townhomes upon launch? Does this just cover standard finishes?

Mr. Rowe: I can't answer that.

Question: Will the sleep/wake cycle of residents be affected with construction?

Mr. Rowe: We will comply with all regulations.

Question: Will you work with residents living close to the site that may have specific issues with your development?

Mr. Rowe: Yes.

Question: Have you chosen a homebuilder? If so, who is it? Can we see what the design of the townhomes will look like?

Mr. Rowe: We have not picked a homebuilder. We will submit a Pattern Book to DOP which will detail the build and architecture.

Question: How many stories high will the townhomes be?

Mr. Rowe: Too early in the process. But the maximum allowable height is 50-feet.

Question: What is the proposed front width and length of each type of townhouse unit being offered?

Mr. Rowe: Approximately 20-feet in width by 40-feet in depth.

Question: What is the proposed square footage in each unit being offered?

Mr. Rowe: Approximately 800 square feet.

Question: Are the 1 and 2 car garages accessed from the front of the property or the back?

Mr. Rowe: 1 car garage will be front loaded and 2 garage homes will be rear loaded.

Question: Are the proposed new streets that are being created private streets or public streets or a mix? If there are private streets (alleys), where are they located? If private, does this mean they need to be cared for by the resident(s) instead of the county?

Mr. Rowe: Private alleys and maintained by the HOA.

Question: Will the streets be lighted (light posts installed)?

Mr. Rowe: Yes.

Question: You have a proposed dog park as well as 40' x 40' playground for the development. Do you have any type basketball courts/mini soccer field planned for older children?

Mr. Rowe: We are proposing the dog park and playground. We will take this request in consideration and review the amenity space.

Question: How many on-street car spaces do you foresee each unit having?

Mr. Rowe: Proposing 98 on street parking spaces.

Question: What is your ratio of vehicles per unit?

Mr. Rowe: We proposing 740 spaces including garage spaces, driveway space, and parallel spaces.

Question: What is the proposed width of your new streets?

Mr. Rowe: 24-feet.

Question: Will they be able to handle the width of a fire truck, snowplow, or trash truck plus any on-street parked cars at the same time? I have concerns about street width and access regarding Units 35-44 as well as Units 176-196; a 20 foot wide street/alley doesn't seem wide enough.

Mr. Rowe: Yes and DPW will be reviewing these issues as well for compliance.

Question: Units 40-44 and Units 191-196 are enclosed on 3 sides. Is there another way to design/layout this area of Units 35-44 and Units 176-196? Those two areas on the plans looks tightly laid out.

Mr. Rowe: We will look into that.

Question: You are proposing an HOA. How much will be charged per unit? What services are covered by an HOA fee and what services will the county cover once this development is completed?

Mr. Rowe: Too early in the process. Generally, HOA will be responsible for the private alleys, open space, and stormwater management facilities.

Question: How will you keep the area residents posted of construction or traffic issues?

Mr. Rowe: I am not aware of a process that will address this question.

Question: Maple Avenue and the surrounding residential streets are not made to handle large trucks or heavy equipment. Halethorpe Elementary School is also located on Maple Avenue where children walk to and from school. Will you need to use these streets for access or can you create the Washington Boulevard entrance first as your access point?

Mr. Rowe: We will take this into consideration.

Question: Are there any hazardous materials existing on the current site? How will they be removed?

Mr. Rowe: If there are hazardous materials, we will follow state and federal requirements.

Question: There is a lot of steep topography on this site. How are you going to protect lower ground from rainwater drop off? Are you putting in any retaining walls? If so, where on the site?

Mr. Rowe: We will have to provide a suitable outfall that will meet to state and county regulations. We are proposing retaining walls at the southeast and northeast corners of the property.

Question: Are your proposed design plans final? If not, when do you foresee them being in the final stages (date)? When the absolute deadline that changes is can still be made?

Mr. Rowe: The plans are fluid and won't be finalized until after the county's phase 2 review process.

Question: If revisions are made to your plan, will the community still be able to review and give input on them prior to being finalized?

Mr. Rowe: These plans are open to the public.

Question: During construction, if there are any issues (drainage, landscaping, roads, etc.) within or around the development/neighborhood, how will they be addressed by you?

Mr. Rowe: We will have sediment control measures will installed prior to construction. Before construction the developer will post securities/bond to the county. County inspectors will verify the build is adhering to the approved development plan.

Mr. Chen: Any issues at the construction site, please contact the area building inspector.

Question: When is your proposed date (estimate) on starting construction?

Mr. Rowe: Too early in the process to answer.

Statement: Traffic; our street is very narrow and have problems when school is open. Maple Avenue has also been a short cut and alternative route for workers when Good Shepherd Center was open with speeding.

Statement: Large equipment in and out of our neighborhood when construction begins, the wear and tear on our streets

Question: Rodent problems when they begin to dig?

Mr. Chen: Call the area building inspector.

Question: Why couldn't it be a 55 and older community?

Mr. Rowe: The market study was not suitable to do that.

Question: Where will the children go to school, Halethorpe and Relay are already just about a capacity, Halethorpe has trailers. This will be a strain on the schools.

Mr. Rowe: Students will go to Halethorpe Elementary, Arbutus Middle School, and Lansdowne High School. We did a school impact analysis are under capacity.

Question: An entrance off of Sulphur Spring Road and Washington Blvd. would be a better option. Ridge Ave, Summit and Maple Ave do not need additional traffic. Cars going in and out of the development during school hours would not be a very wise idea.

Mr. Rowe: We will take this comment under consideration.

Question: Who is/are the developer/developers of this project?

Mr. Rowe: H and H Rock Development.

Question: What need does this project fill for the Halethorpe community?

Mr. Rowe: It provides housing.

Question: What percentage of the resident units are low income?

Mr. Rowe: Market rate homes.

Question: Will there be any rentals?

Mr. Rowe: For sale product.

Question: Have any studies of traffic load and patterns been done? When the elementary school reopens (hopefully) has the increase in traffic in that area been considered?

Mr. Cornelius: Traffic Impact Study has not been completed. We are in contact with county and state traffic agencies. Traffic study was conducted in year 2019 and that data will be used in the study.

Question: Where is the location Route 1 access?

Mr. Rowe: At the high point of the property.

Question: How will this project affect current property values?

Mr. Alderman: It will add value to the area.

Mr. Chen concluded the advance questions and statements from the public and moved to the next agenda item which was online chat questions and statements.

- Question: Is the developer Mr. Levy in this meeting.
- Mr. Alderman: I am not sure. He may be listening by telephone.
- Question: Is the egress enough for this development?
- Mr. Alderman: That will be determined by the county.
- Question: Will this site handle the amount of rainfall
- Mr. Rowe: We will meet all state and county requirements for stormwater. We will have green practices.
- Question: Will there be traffic calming devices installed with the influx of residents.
- Mr. Alderman: That will have to be decided by the county.
- Question: Can residents remove plants from Good Shepard Property?
- Mr. Alderman: No. It's private property.
- Question: Will there be an auction of goods from the property?
- Mr. Alderman: No sure.
- Question: How will this development affect our local fire department?
- Mr. Alderman: We will perform fire flow test.
- Question: Can the developer install speed bumps?
- Mr. Alderman: The County has to approve a traffic device.
- Question: I don't like Mr. Alderman's characterization of single family homes.
- Mr. Alderman: Single homes can be detached, semi-attached, and attached per the zoning regulations.
- Question: How come no mention of a hotel.
- Mr. Alderman: There is no proposal of a hotel.
- Question: The answers are too simple and not much detail.
- Mr. Alderman: This is early in the process.
- Question: Who did the school analysis because the schools will not be able to handle this development?
- Mr. Alderman: The board of education prepares numbers and calculations for school capacity. If it can't be met then no permits can be issued.
- Statement: This development will congest our small streets.
- Question: A lot of overhead wires around this development. What will be done about the wires?
- Mr. Alderman: This is a BGE issue.
- Question: Will stop signs be installed?
- Mr. Alderman: That will be part of the traffic study.

Statement: Halethorpe Community has 1900 architecture and this modern style will not fit our community.

Question: What studies were performed for this potential commercial build?

Mr. Alderman: This is a residential build only.

Question: Has the long term maintenance of existing facilities infrastructure been taken into consideration?

Mr. Alderman: This development will have new utilities and roads. It will be inspected and approved by the county.

Question: Can you address the traffic on Maple Avenue?

Mr. Alderman: It will be reviewed by the traffic study.

Question: Will you consider detached single family homes?

Mr. Alderman: We are proposing single family townhomes.

Question: Will the forest buffer and wetland easements go into effect immediately?

Mr. Alderman: No. The development plan will need to be approved then record plats recorded then declarations, covenants and restrictions executed by the owner and delivered to the county.

Question: Will there be complete street approach utilized for effective and safe transportation routes and arterials?

Mr. Alderman: A traffic study will we performed in accordance to standard traffic practices.

Statement: The Halethorpe Community Association feels this meeting is inadequate and wishes and in person meeting.

Mr. Alderman: The County regulates meetings.

Question: A 196 townhome development will increase the school system which already has trailers as class rooms.

Mr. Alderman: We are bound by the regulations. The school analysis states the schools can accommodate this development.

Question: Will you remove the homes along Maple Avenue directly across from the school?

Mr. Alderman: We are proposing to move forward as designed.

Question: There was a crane at Good Shepard. Why was it there?

Mr. Alderman: Not sure.

Question: You are ignoring the school concerns.

Mr. Alderman: We are not. We addressing the school issues as required by law.

Questions: Will the size of the current domestic water size be taken in to consideration of this build?

Mr. Alderman: Yes.

Question: What is the construction easement across from Halethorpe Community?

Mr. Rowe: It's an existing easement.

Statement: You can't exceed the current law.

Mr. Alderman: Correct.

Statement: The schools are overcrowded.

Question: Why is the developer building townhomes as to detached single family homes?

Mr. Alderman: It is permitted by law.

Question: During construction will you use Maximum Achievable Control Technology or Best Available Control Technology for pollution control?

Mr. Rowe: That will be analyzed at a later time during development.

Statement: The law is a minimum standard and you can build above that standard for stormwater management.

Question: When will you know the number of housing units to add per the school boards' formula? When will that information be conveyed to the community?

Mr. Alderman: When the school impact study is completed then reviewed and approved by DOP.

Question: How many units will be Section 8?

Mr. Alderman: There is no Section 8 component in this project.

Question: Will there be an expert on environmental standards at future meetings?

Mr. Alderman: There will be environmental professionals that will be available to testify at the HOH.

Question: When will there be another meeting to have our questions answered which are not being answered tonight?

Mr. Alderman: The next meeting will be the DPC and then the HOH which is open to the public. Before the DPC everyone who signed up today will receive a copy of the development plan.

Question: Why are we seeing design of the townhomes?

Mr. Alderman: This meeting is to show the concept plan and layout of the project.

Question: Can this project be built to LEED standards.

Mr. Alderman: I will have to discuss that with the builder.

Question: Does it matter to the developer that overall feeling the community has for this project?

Mr. Alderman: That is why we are having this community meeting.

Question: Can you show prior projects of the developer's work? Can you show similar builds from this developer?

Mr. Alderman: I don't have any to show today.

Question: What guarantees does the community have that this project will be completed? Mr. Levy has a history of not paying his debts.

Mr. Alderman: I reject that comment. We will engage with quality builders to complete this site.

Question: How are you funding this project?

Mr. Alderman: It will be financed.

Question: Can we have a 2nd Community Input Meeting?

Mr. Chen: One will have send a written request to the Director of Permits, Approvals, and Inspections—Mr. Michael Mallinoff. Requests shall be mailed to 111 W. Chesapeake Ave, Rm 105, Towson, MD 21204.

Statement: If a 2nd CIM is granted, we request Mr. Levy and county environmental representative.

Question: Why not build something more beneficial than houses?
Mr. Alderman: This project is permitted use as a matter of right.
Statement: DR 5.5 was zoned for this area and single family detached homes are evident of this type of build instead of rowhomes.
Mr. Alderman: Zoning designations have changed over the decades which allowed certain builds.

At this point, there were no further questions, Mr. Chen thanked the attendees and closed the meeting.

Respectfully submitted,

Jerry Chen, Project Manager
Development Management
410-887-3321
jchen@baltimorecountymd.gov

Attachments: CIM Exhibit #1 thur 14C

cc: Honorable Tom Quirk, All attendees who signed the attendance sheet; Mr. Brandon Rowe, PE.—Bohler; Howard Alderman, Esq.—Levin & Gann, P.A.; Mickey Cornelius, The Traffic Group, Inc., County Reviewing Agencies: DOP, PAI-DPR, Zoning, R&P, DEPS, EDC, CDC, BD OF ED, FIRE.

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Barry A. Lanman

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General Description of the
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CENTENARY EXHIBITION

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Community Input from Halethorpe Improvement Association Regarding the Proposed Southern Crossroads Development

The Halethorpe community was established 130 years ago and is comprised mostly of single-family dwellings on approximately quarter-acre lots. Many of these homes are almost as old as Halethorpe itself. The Halethorpe Improvement Association (HIA) was chartered in 1957 and is a 501(c)(3) non-profit organization dedicated to preserving and enhancing the quality of life in our community. HIA does not support the proposed Southern Crossroads development in its current form as submitted to Baltimore County in its Concept Plans.

HIA respects the rights of the new owner of the former Good Shepherd property (hereinafter the property). HIA looks forward to establishing a working relationship with the new owner in which both parties may discuss concerns and devise solutions to development challenges that are mutually satisfying. HIA also looks to the developer and County to ensure all standards, laws, codes, and proper procedures are adhered to. To that end, Baltimore County has, through the Concept Plan Conference (CPC), put forth on record reports from all agencies concerned. Many shortcomings in the concept plans were addressed with each agency's report.

Qualitative analysis reveals mixed opinions about the proposed development, but common concerns also come to light. HIA, as a representative of its member-residents of Halethorpe, would like to focus its community input on six areas that the people who live here are most concerned about. While there are many more in-depth questions to be addressed, at this point in the development process HIA would like to focus on the main concerns that the community has put forth. They are:

- School overcrowding
- Increased traffic and related issues
- Stormwater management—potential problems
- Stormwater management—existing problems
- Compatibility with existing neighborhood
- Uncertainty about “Reserved for Future Use” areas on the concept plans

School Overcrowding

A brief look at Baltimore County Public Schools data for Halethorpe Elementary School (HES) for the 2019-2020 school year show HES's capacity is 392 and the student population was 365—only 27 fewer students than capacity. If only 15% of the proposed 196 townhouses have one child of elementary school age, then the school will become overcrowded.

The Department of Planning's report for the CPC states, “This development is subject to Section 32-6-103 of the Baltimore County Code, Adequate Public Facilities. A school impact analysis is required with the development plan submittal.” HIA is interested in examining this school impact analysis. This report also states that the proposed development lies within the boundaries of Arbutus Middle School and Lansdowne High School. HES is the newest of these schools that will be affected by the proposed development, built in 1976; the latter schools were built in 1958 and 1963, respectively, and both are near capacity.

Aside from the obvious in-school problems of overcrowding, “[T]he quality of schools has an impact on home sales. If it's a lower rated school (especially high school) people will avoid that area if they have children. Unfortunately, Lansdowne High School already has a low rating. It also affects home prices, for example there are homes in Arbutus which are assigned to Catonsville High School, those homes have more resale value because of it.” says realtor Jeff Choyce. If the addition of 196 townhouse results in school overcrowding, then existing property values and home sales will suffer.

With adequate planning, school overcrowding can be avoided. The new Relay Elementary School opened in 2017—the same year construction began on the Highgate Village townhouse development off of Cedar Avenue in

Relay which has 124 units. This is a good example of school infrastructure in place before the construction of a new development begins. The opposite is true for the proposed Southern Crossroads development.

Increased Traffic and Related Issues

Halethorpe is an older community that has satisfied the needs and lifestyles of its residents for scores of years. Many roads are not designed to accommodate large volumes of pedestrians and/or traffic. Most are narrow and have parked cars on them, further inhibiting the flow of traffic. Maple Avenue is especially prone to congestion at dismissal time for HES. And should there be an accident at the intersection of the proposed new road and Route 1, all traffic from the development will be going past HES and through our neighborhood.

Another concern is the fact that Maple Avenue is the only access road to the development site until the proposed new road to Route 1 is built. The volume and frequency of construction vehicles will be a nuisance for residents and a danger to pedestrians—especially school children.

Regarding pedestrians, HIA did a recent inventory of sidewalks on roads north of Ridge Avenue and south of I-95 (in the vicinity of the proposed development). HIA found the following:

- Roads with no sidewalks Summit Avenue, Fairview Avenue, Linden Avenue, Woodside Avenue, Carroll Avenue
- Roads with only partial sidewalks Maple Avenue, Ridge Avenue, Poplar Avenue, Arbutus Avenue, Potomac Avenue, Rehbaum Avenue

If the development is to proceed, Baltimore County and/or the developer needs to address these public safety issues before construction begins.

Stormwater Management—Potential Problems

One needs look no further than Ellicott City to see the danger of development on the higher elevations of a watershed. Ellicott City experienced considerable destruction from two “hundred-year floods” in 2016 and 2018. The Baltimore County Code follows the directives of the Stormwater Management Act of 2007. But, given the increased frequency of extreme weather events, this Act may be out of date.

The property occupies the highest ground in Halethorpe. The topography is irregular and has several wetlands which are out of the ordinary for a hilltop property. Increasing impervious surfaces and regrading the terrain may alter existing groundwater levels and result in runoff that could exceed the capacity of storm water management facilities. Several key points in Baltimore County’s Stormwater Management Comments from the CPC are of particular interest to HIA:

- 2-F Site design must maintain, to the maximum extent possible, predevelopment drainage patterns and characteristics. Diversion of drainage is discouraged and EPS reserves the right to prohibit drainage diversions it finds detrimental.
- 5-C All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- 5-P This project **does not** meet the Baltimore County Code Development Plan requirements at this time.

The site plans reveal significant regrading and no significant streams that could be used as a suitable outfall. William Carter, HIA Vice President, lives on First Avenue and his backyard borders the East Branch of Herbert Run which would more than likely be one of the outfalls for this proposed development. While the stream usually averages 6 to 12 inches deep, during storms he has witnessed the level of the stream get as high as 11 feet. How much more runoff can this stream accept before flooding occurs on a regular basis?

Furthermore, stormwater management facilities require regular maintenance or their effectiveness diminishes. Properties in Halethorpe have experienced flooding due to stormwater management flumes adjacent to I-95 not being regularly maintained. If the HOA of the new development is to maintain these facilities, how will they be held accountable for any lapse in maintenance and subsequent flooding of nearby property? Who will be held accountable if these facilities are overwhelmed?

Stormwater Management—Existing Problems

In addition, Otis Collins, president of Halethorpe Civic League, brought to Carter's attention the issue of flooding at the intersection of Halethorpe and Jeanne Avenues during heavy rains. He wondered where the overwhelming flow of stormwater came from, and whether the proposed development might have an impact on this flow. Checking the local USGS topographic map, Carter saw no streams that flowed from the north (the direction in which the property lies in relation to the area that concerns Collins).

To investigate, Carter and I went to the intersection mentioned above on a clear day. We did find evidence of flooding (dirt washed onto the roads and collections of debris deposited as if from floodwater). Between Halethorpe Avenue and Jeanne Avenue there is a drainage ditch that had only a few small puddles and no flowing water. We followed this ditch in a northerly direction along Jeanne Avenue and Hannah Avenue up to Washington Boulevard all the way, finding only a few puddles and no flow.

We found stormwater inlets on Washington Boulevard just south of the Royal Farms store that would outflow into this ditch. We crossed Washington Boulevard, went behind the Royal Farms store, and saw a stormwater inlet, which led us to the stormwater inlets on Ridge Avenue. There we met Don Magersupp, 10-year resident of 4312 Ridge Avenue.

Magersupp has a concrete stormwater flume on his property that was built by the former resident. He said water coming downhill from the property has been a problem for years, and it is getting worse. In fact, on examination, we found evidence of flooding behind every house on the north side of Ridge Avenue between Carroll Avenue and Washington Boulevard all of which border the property. Looking into his flume and up into the property we saw no flow of water—not even puddles. Evidence of erosion was obvious and widespread behind his house because the slope of the land flattened compared to farther up on the property where we could see a dry drainage ditch.

From Maple Avenue we could see the other end of the drainage ditch (again dry) and discovered the source of the stormwater that is causing flooding down to the intersection where we began: stormwater inlets on Maple Avenue that accept runoff from two areas: the HES parking lot and Maple Avenue from Summit Avenue to the entrance of the property.

On the Southern Crossroads Concept Plans pages 201 and 203 the dry drainage ditch we saw is designated as a wetland. This cannot be correct. Looking at the plans one can see that the contours of this ditch lead to the exact location of the stormwater inlet on Maple Avenue. The definition of a wetland from Merriam-Webster's dictionary is "land or areas (such as marshes or swamps) that are covered often intermittently with shallow water or have soil saturated with moisture." This is not the case.

Both Collins and Magersupp stated that they have notified the County about flooding issues and no action has been taken. From direct observation, eyewitness accounts, and simple deduction, it appears that the outflow from the stormwater inlets on Maple Avenue goes directly onto the property, unabated. From there it erodes the soil and gathers in volume, inundating properties on Ridge Avenue; during heavy rains Ridge Avenue floods (to the point where the local fire company closes the road). More water enters the stormwater inlets on Washington Boulevard and the resulting torrent finds its way down to the point where we began our investigation.

This mismanagement of stormwater is perpetuated and exacerbated by the existing infrastructure. This is a problem that must be corrected by Baltimore County (or both the developer and County) prior to any further development because there will only be more runoff from increased impervious surfaces from development on the property. All

residents from Maple Avenue to the intersection of Halethorpe and Jeanne Avenues, as well as the new owner of the property, should expect this problem to be solved before any development begins.

Compatibility with Existing Neighborhood

It is obvious from looking at the Concept Plans of the Southern Crossroads development that no thought or consideration was given to the existing community. One need only walk uphill on Maple Avenue from Potomac Avenue to see the charm and heritage of a well-established older community. First one passes a local church and then, continuing up this narrow tree-lined street, one sees a variety of single-family dwellings in neatly landscaped yards. As one approaches Summit Avenue, Halethorpe Elementary School comes into view.

Charles Kokoski, resident on Maple Avenue and HIA Board member, explains why Halethorpe is so special to him and his family:

We [have] lived in Halethorpe since 1952...[s]o we are long-term residents of Halethorpe.... We lived in Halethorpe over these many years because we wanted a village type neighborhood. We love Halethorpe because it is like small town America, and not a cookie cutter development.

The proposed development would appear as the opposite of this picture. From the Department of Planning's description: "[T]he proposed lotting pattern creates a dense grid layout which does not provide a balance between landscape and building..." and "The proposed layout with extensive linear streets/alleys and units on either sides...can create a 'walled' effect..." Too many large buildings are proposed for too small of a space.

In the "Additional Comment on the Plan" section of its report, the Department of Planning lists 25 points that need to be addressed. HIA applauds the Department of Planning for its thorough review of the concept plans and hopes each of these points has a positive impact on the next phase of the development design. Clearly, the proposed design for Southern Crossroads is lacking in so many ways that the Department of Planning was compelled to include plans from a totally different development to show a better approach to design.

The Southwest Baltimore County Revitalization Strategy was established to (among other things): "stabilize and enhance neighborhoods." While the residential zoning densities are addressed in the Department of Planning's report, the true nature of a neighborhood cannot be reduced to just these numbers. As stated, Halethorpe has been here for 130 years. It is a pleasant, peaceful, quiet neighborhood. The addition of 196 townhouses will neither stabilize nor enhance this community.

The Department of Development Plans Review points out that proposed plans indicate 2.75 acres of open space rather than the 4.5 acres that are required. HIA is interested to see the outcome of this discrepancy and is against the Department of Recreation and Parks granting a "payment of a fee in lieu for the open space." There is no substitute for open space in a community. Playgrounds, fields, and park-like settings are essential features that will enhance the quality of life for residents, and make it more compatible with the existing neighborhood.

Uncertainty about "Reserved for Future Use" Areas on the Concept Plans

Of the 71.98 acres, 27.1 are designated "Reserved for Future Use." It is unclear what might be developed on more than one third of the property. With four different zonings on the property, many different uses could be accommodated. This ambiguity is troubling. HIA believes that the decisions that are made for the initial development of Southern Crossroads will set the standard for any future use development. This is of great concern to HIA. If the initial building phase is not in compliance with all applicable codes and laws, and if it does not relate to the surrounding neighborhood, then the future use areas may well bring alarming side effects to our community.

Halethorpe is a well-established older community that is home to generations of families. HIA endeavors to preserve and enhance this community. While all the codes and laws and numbers are very important, to see the true

essence of a neighborhood one needs to look beyond them. In an effort to show what makes Halethorpe special, HIA includes the book *Halethorpe Heritage: A Story of a Maryland Community* with this Community Input. Author Barry Lanman describes this book in his Author's Note as "...a collection of historical narratives, oral history accounts, personal reflections, newspaper articles, folklore, photographs and maps which were integrated to tell a story of this endearing community." This endearing community is our home.

HIA also welcomes change and looks to establish a working relationship with the new owner of the property. HIA is interested in working with both the new owner and County to devise solutions to development challenges that meet not only all County requirements, but also enhance the community as a whole.

Respectfully submitted with the unanimous approval of the Officers and Board,

A handwritten signature in cursive script that reads "William Carter" followed by the word "FOR" in a smaller, less distinct cursive script.

Michael McAuliffe, President, Halethorpe Improvement Association

William Carter, Vice President
Sandy Cullen, Treasurer
Maria McAuliffe, Secretary

Board of Directors

Kris Koelbel
Charles Kokoski
Carol Mox
Betsy Schaefer
Jack Schaefer
Scot Wesoloski

Jerry S Chen

From: Ryan K <kmetzrm@gmail.com>
Sent: Thursday, October 01, 2020 2:29 PM
To: CIM Input
Subject: Re: "Southern Crossroads" PAI NUMBER: 13-0239

CAUTION: This message from kmetzrm@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

How's this
Executive Summary of Letter as submitted by Ryan K

The proposed Southern Crossroads project does not come without significant impacts and risks to the community and environment. The proposed project will require a significant alteration to the existing state of the parcel, which currently has about a 80% forested land cover (57 acres) and 20% developed (15 acres).

Potential Impacts and risks include:

Recognized Environmental Concerns

The parcel is listed on the state's underground storage tank list as having had at least 6 tanks containing oil or gasoline. Several of the tanks were closed prior to the establishment of best practices and may have leaked:

The parcel is also scattered with illegal trash dumps including tires, car batteries, paint, unknown chemical containers and various other debris. Disturbance of the area may lead to harmful exposure to these toxins.

Wildlife Impacts

Based on analysis by the USFWS IPaC tool the area potentially serves as critical habitat to the threatened Northern long-eared bat, 12 species of birds recognized as "Bird[s] of Conservation Concern", and one species protected under the US Eagle Act.

Sensitive Environmental Areas

Based on analysis of the USFWS NWI there is at least one wetland area in the parcel. Wetlands often promote biodiversity and serve as habitats to many plants and animals.

Watershed Impacts

The parcel is located in the Patapsco River watershed which is recognized by the state as an impaired waterway. The the parcel is located in the sub-watershed of East branch of the Herbert Run which has historically experience a regulatory exceedance for a heavy metal.

Future Project Impacts

Development of this parcel will intensify the urban heat island effect – meaning that the area and its surroundings will be hotter in the summer. This will significantly and negatively impact the population in the area including the children at Halethorpe Elementary School.

Development of this parcel will increase impervious area and thus increase the frequency and intensity of flooding events experienced each spring in the area.

Re: "Southern Crossroads" PAI NUMBER: 13-0239

Dear Baltimore County et al.,

Please take this letter and the enclosed documents into your consideration in the matter of the proposed project of "Southern Crossroads."

Potential Wildlife Impacts

The project as described would require a significant alteration to the existing parcel, which is currently classified as approximately 80% Forested (i.e. 57 acres) and 20% Institutional (e.g. 15 acres)^[1]. This extensively forested parcel is home to various species of animals. Specific attention should be given to the following species' habitats, which have a significant probability of occurrence in the area of interest (AOI):^[2]

1. Northern Long-eared Bat (*Myotis septentrionalis*) a threatened species has possible critical habitat in the AOI
2. Black-billed Cuckoo (*Coccyzus erythrophthalmus*) is a recognized Bird of Conservation Concern (BCC) which has a probability of presence (POP) in the AOI during the month of May.
3. Bobolink (*Dolichonyx oryzivorus*) is a BCC with a POP of April, May, August, September and October.
4. Canada Warbler (*Cardellina canadensis*) is a BCC with a POP of May, August, and September
5. Cerulean Warbler (*Dendroica cerulea*) is a BCC with a POP of May
6. Kentucky Warbler (*Oporornis formosus*) is a BCC with a POP of May and June
7. Lesser Yellowlegs (*Tringa flavipes*) is a BCC with a POP of March, April, May, September, and October
8. Long-eared Owl (*asio otus*) is a BCC with a POP of March
9. Prairie Warbler *Dendroica discolor* is a BCC with a POP of April, May, June, July, and August (the POP occurs almost exclusively during the bird's breeding season).
10. Prothonotary Warbler (*Protonotaria citrea*) is a BCC with a POP of April, May, June, July, and September (the POP occurs almost exclusively during the bird's breeding season).
11. Red-headed Woodpecker (*Melanerpes erythrocephalus*) is a BCC with a POP of April.
12. Rusty Blackbird (*Euphagus carolinus*) is a BCC with a POP of January, February, March, April, October, November, December.
13. Wood Thrush *Hylocichla mustelina* is a BCC with a POP of April, May, June, July, August, and September (the POP occurs almost exclusively during the bird's breeding season).
14. Bald Eagle *Haliaeetus leucocephalus* is not a BCC in this AOI but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities its POP is all 12 months.

Potential Sensitive Environmental Areas

The AOI contains at least one wetland area as identified by the USFWS National Wetlands Inventory^[3]. The NWI suggested the existence of pond area that is considered a Palustrine Wetland with an unconsolidated bottom that may have been excavated (i.e. PUBHx). The pond is located at the southern portion of the parcel associated with TAXPIN 2500015833. A wetland is a place where the land is covered by water, either salt, fresh or somewhere in between. Marshes and ponds, the edge of a lake or ocean, the delta at the mouth of a river, low-lying areas that frequently flood—all of these are wetlands. The destruction of wetlands is a concern because they are some of the most productive habitats on the planet. They often support high concentrations of animals—including mammals, birds, fish and invertebrates—and serve as nurseries for many of these species.

Potential Watershed Impacts

The AOI is located within the the Lower North Branch Patapsco River (basin code 02-13-09-06), located in Baltimore, Howard, Anne Arundel Counties and Baltimore City, was identified on the State's list of WQLSs as impaired by heavy metals (1996 listing), nutrients (1996 listing), suspended sediments (1996 listing), fecal coliform (2002 listing) and evidence of biological impacts (2002 listing). All impairments are listed for the non-tidal streams. The AOI is specifically located within the subwater shed of the East Branch of the Herbert Run where the MDE has historically seen an indicator of an impaired waterway with an exceedance of a heavy metal (i.e. copper).^[4]

Potential Recognized Environmental Concerns

The AOI also features several indicators which warrant a recognized environmental concern which may pose further environmental damage if disturbed and not properly mitigated or contained. Where the current institutional facilities are located were historically home to six underground storage tanks containing heating oil (unknown if No. 6 or No. 2) and gasoline. Four of those tanks were reported to have been closed, i.e. "removed from the ground" in the late 1980's.^[5] This may have occurred before industry best practices were implemented to ensure proper closure and mitigation of any potential releases.

Furthermore, portions of the AOI feature historic and unregulated, solid waste disposal areas (i.e. illegal trash dumps). Current neighborhood residents have observed caches of abandoned appliances, tires, paint, lead acid batteries, unknown chemicals, and various other debris. Potential development of the site should be taken with extreme caution as the soils may still contain volatile organic compounds or other toxins, which could cause injury or harm to future visitors or residents.

Projected Impacts to the area

The latest report from the Maryland Commission on Climate Change (MCCC) identifies the anticipated impacts of climate change for Baltimore County/Baltimore City Maryland.

Temperature

Based on the currently available modeling, the average maximum daily temperature is expected to increase by approximately three degrees Fahrenheit by 2040. During the decade between 2040 and 2050 the average maximum daily temperature is expected to experience a significant divergence. In the higher emissions scenario, a temperature increase of approximately six degrees Fahrenheit is expected by 2100. Whereas, in the lower emissions scenario (a temperature increase of approximately one degree Fahrenheit is expected by 2100. The MCCC notes "Maryland is expected to have a notable increase in days with extreme heat (over [90°F] by 2050." Development of this area will intensify the urban heat island effect and will significantly and negatively impact the population in the area including the children at Halethorpe Elementary School.^[6]

Precipitation

Annual total precipitation forecast projections remain at relatively constant levels, in both higher and lower emission scenarios, over the next 80 years. However, the projections suggest that Maryland will experience increased precipitation during the winter and spring with fewer changes observed in the summer and fall. This emerging pattern, coupled with greater evaporation and earlier snowmelt, will elevate the risk of experiencing drought conditions during the growing season.

Flooding

The AOI currently acts as a stormwater facility and does experience forceful flooding events in the spring. Residents have witnessed waters with extreme velocities that overwhelm existing control measures. These events will only increase in duration and intensity if the AOI is converted from forested area to urban.^[2]

In closing, please take into consideration these probable negative impacts that will affect the current community and future generations.

Sincerely,

Ryan K.

^[1] Maryland Land Use Land Cover 2010 : <https://mdpgis.mdp.state.md.us/landuse/imap/index.html>
(Accessed 09/28/2020)/

^[2] USFWS IPaC Report. <https://ecos.fws.gov/ipac/> (Accessed 09/28/2020 for AOI derived from an AOI from Baltimore County's GIS database of parcel data).

^[3] USFWS National Wetlands Inventory <https://www.fws.gov/wetlands/nwi/overview.html> (Accessed 09/28/2020)

^[4] MDE Water Quality Analysis of Heavy Metals for the Lower North Branch Patapsco River in Baltimore, Carroll, Howard and Anne Arundel Counties and Baltimore City, Maryland. https://mde.maryland.gov/programs/Water/TMDL/DocLib_PatapscoLNB_02130906/LNBPR_metals_final.pdf (Accessed 09/28/2020)

^[5] MDE LUST Data Base Facility Report for Facility ID 5864

^[6] Singh, Nidhi, Saumya Singh, and R. K. Mall. "Urban ecology and human health: implications of urban heat island, air pollution and climate change nexus." *Urban Ecology*. Elsevier, 2020. 317-334.

^[7] Wilson WC. *Stormwater A resource for Scientists, Engineers, and Policy Makers*. The University of Chicago Press, Chicago, IL: 2016.

Jerry S Chen

From: Michele <michele.ange@comcast.net>
Sent: Sunday, September 06, 2020 8:10 AM
To: CIM Input
Subject: Southern Crossroads Project

CAUTION: This message from michele.ange@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

So disappointed and frustrated with this project.

As usual southwest Baltimore County will once again be the area that will allow a developer to place unnecessary businesses and housing in our neighborhood. It would be safe to gamble and say that 21227 has more townhouses and dense housing than any of our surrounding neighborhoods. Isn't there also a townhouse development pending 1 mile away in Relay? Did officials have no more vision or foresight to look at different projects for that property. There are so many opportunities that would benefit our area. It's such a beautiful piece of property. What about a small park with walking and biking trail, a dog park, tennis court, basketball court, a community pool. The opportunities are endless. Instead we will have dense housing forced on us. Additionally we will have another gas station/convenience store place within 2 blocks of a Royal Farm and a WaWa? Really. That's the best we can do. Lastly we need a hotel here? We currently have 2 run down hotels right at that intersection that currently house the homeless through social services and is mostly used hourly by local prostitutes. Where is the data that a hotel is needed- There are currently hotels 50% occupancy in Baltimore city as well as further down Washington Boulevard in Jessup. I just find the entire project not well thought out and certainly not for the benefit of the current taxpayers that live in this Halethorpe /Arbutus area. I think the people that work for us in Baltimore county could have done better for their constituents! I think this entire project could be extremely detrimental to the stability of our neighborhood

Michele Ange

Sent from XFINITY Connect App

Jerry S Chen

From: David Williams <davepatwilliams@gmail.com>
Sent: Thursday, September 10, 2020 12:41 PM
To: CIM Input
Cc: County Council District 1
Subject: Oct. 1st meeting regarding the Southern Crossroads development

CAUTION: This message from davepatwilliams@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning

In regards to the Southern Crossroads development on Maple Ave. Halethorpe. Fairview ave. and Summit Ave. are single lane residential streets with no sidewalks. The corner of Fairview and Ridge road is a school crossing for Halethorpe Elementary school. Children have to walk in the street up Fairview to Maple Ave. and the school. Residents of Southern Crossroads are going to use Fairview and Summit as currently there is only one access road from Southern Crossroads to Washington Blvd. These neighborhood streets were created in the early 1900's and no accounting for increased traffic has ever been made.

I'm sure other residents will address other issues such as stormwater management and school overcrowding.

My name is David Williams and I live at 1717 Fairview Ave. I have lived here for 23 years. My wife, Patricia, was born and raised in Halethorpe. We welcome new residents to the area, however we are concerned with how the County and the developers handle the burden placed on our current infrastructure.

Thanking you in advance for taking the time to hear our concerns.

Jerry S Chen

From: SANDY CROUSE <s.crouse184@comcast.net>
Sent: Monday, September 28, 2020 1:10 PM
To: CIM Input
Cc: s.crouse184@comcast.net
Subject: Southern Crossroads / Good Shephard Property

CAUTION: This message from s.crouse184@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi,

I am concerned with the building plans for the property as it is. Here are a few of my immediate concerns:

-The water run off is already a problem in the area and I'm concerned about flooding waters coming to Ridge Avenue where I live. What are the plans to prevent my property from flooding out? I hope you are not going to let another Ellicott City flooding happen here in Halethorpe. Then make the older house be torn down because of it.

-Halethorpe is a community of single family homes. Why are you allowing row/town homes to be built here?

-And how about schooling? We are already in an overcrowding situation now as it is. There is no more room for 196 families here in Halethorpe to attend the current school system.

-And another Hotel in the area...REALLY??? Don't we have enough on Route 1 now?

I would appreciate it if my questions and concerns would be of consideration when looking at the current plans for this property. Thank You!

Have A Great Day,

Sandy

Jerry S Chen

From: Carlene Hannon <car321@verizon.net>
Sent: Tuesday, September 29, 2020 8:41 PM
To: CIM Input
Subject: Southern Crossroads

CAUTION: This message from car321@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To whom it may concern;

My name is Carlene Hannon, I live at 1707 Fairview Avenue in Halethorpe. I have lived here since 1998.

I am extremely concerned about the impact of the proposed development on our community. My street is the street which provides access to the crossing guard for students crossing Ridge Avenue. There are no sidewalks now which has always been a concern but with increased traffic it becomes an accident waiting to happen.

I have visited the new development which was put in relay a few years ago. There is one way in and one way out. I

feel that access to Southern Crossroads via U.S. 1 would be sufficient. They could put in a walking trail to the Elementary

School from the development.

The amount of traffic is my number one concern. I am also concerned about the school capacity. Wouldn't a 55 plus community

make more sense? There are already portable classrooms on the property and I don't feel like adding more of those is the answer.

I know there are various water issues in the neighborhood. When it rains hard I have an extreme amount of water coming off my

hill at the rear of my house. I am also concerned about the herd of deer living on the property. We have at times seen 15 deer.

I hope they can be relocated and not just killed.

I know change is good and I have no problem with that, but why should existing long time residents have to pay for progress.

Thank you for listening.

Carlene Hannon

Jerry S Chen

From: Cheryl Riedel <cheryl.a.riedel@gmail.com>
Sent: Wednesday, September 30, 2020 3:54 PM
To: CIM Input
Subject: Southern Crossroads Development at Good Shepherd Property

CAUTION: This message from cheryl.a.riedel@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

The 72 acre property being developed for Southern Crossroads is a unique property because of its size in the middle of a residential area and the dense canopy trees and vegetation on the property. Communities are becoming more concerned about run-off, open space, tree canopy, and habitats for small wildlife and birds in order to foster a sense of well being. This part of Halethorpe just took part in an effort to plant more native trees throughout the community, but this has certain limitations. By Halethorpe participating in this county program this shows how important trees are to our community homeowners. After looking at the plans Mr. Levy proposed, I am concerned about forestation of the Southern Crossroads property and open spacing. The current plans he submitted allow for 2 1/2 acres of open space with many trees being eliminated. Mr. Levy was quoted in the Southern Maryland Chronicle on November 21, 2019 as having a position against the new Forestation rules being drafted and passed by Anne Arundel County and Howard County. He stated, "Peoples Property Rights and (development) density are going to be taken away with no notice and that's not fair" Though I respect the rights of a property owner to develop their property it would be nice if Mr. Levy would reconsider his currently stated position on this unique piece of property. Not everything in life fits into a one size fits all concept. Mr. Levy has applied for a high density zoning of 5 1/2 homes per acre. At that density, it is hard for individual homeowners to find the space to plant trees even on their own property. This makes open space and vegetation even more important. I feel that he could show his leadership for the environment and the community's well being by drafting a better plan of forestation for us. Give us a plan that makes us proud of H&H Rock and their vision for this property and sets him apart from the ordinary developer. Give us a place Mr. Levy, that you would be proud to live at and raise a family.

Cheryl Riedel
Property Owner in Halethorpe

Jerry S Chen

From: Kevin Ange <kange315@hotmail.com>
Sent: Wednesday, September 30, 2020 11:18 AM
To: CIM Input
Subject: Southern Crossroads Meeting 10/1

CAUTION: This message from kange315@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi,
My name is Kevin Ange. Me, my wife, and four children live at 1705 Carroll Ave. My concerns about the proposed development is the building of a gas station/convenience store and hotel. My family and neighbors feel like there is no need to for another gas station/convenience store at that location. There are Wawa and Royal Farms stores with fuel at 695, Ridge Rd., and Lansdowne Rd. It would had to congestion not to mention a dangerous situation as people like to speed over that hill on that portion of Washington Blvd. Second the idea of a hotel is not helpful for Halethorpe. It is not something the actual residents can use or need. There are already issues of prostitution and drug at the existing hotel along Washington Blvd., for example two years ago a BPD officer overdosed at Tim's Motel. Another example of hotels being a problem is the Comfort Inn in Linthicum were drug use and human trafficking took place. Those are my concerns I wish they would actually take more time to building something that residents would be proud of having, could actually use themselves, and make people want to live in Halethorpe. Thank you.

Jerry S Chen

From: Marissa Henn <hennhomes@gmail.com>
Sent: Wednesday, September 30, 2020 3:14 PM
To: CIM Input
Subject: Southern Crossroads

CAUTION: This message from hennhomes@gmail.com originated from a non Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning,

I live on the corner of Ridge Ave. and Summit Ave. in Halethorpe and have many concerns regarding the upcoming development of the former Good Shepherd Center.

First and foremost, I am extremely concerned about the additional traffic coming through our neighborhood. As it is, the amount of cars speeding over the hill on Ridge Ave. is already an issue. I'm uncomfortable with my kids going on walks, and it even feels unsafe as we walk our dog in our own front yard with cars whizzing by. Adding 196 Townhomes would increase the amount of traffic even more. Kids Walking to Halethorpe Elementary school already have a challenge with the amount of traffic (including buses) and with no sidewalks it is dangerous. Building all of these homes in our quaint neighborhood will add traffic we just can't handle.

The second concern is the overcrowding of the schools. What are the plans to accommodate the overcrowded schools so our children have access to the best education they need and deserve? Additionally, if schools are overcrowded, the quality of schools deteriorates and it can affect home sale values.

The stormwater management is a real issue as well. The property occupies the highest ground in Halethorpe. The topography is irregular and has several wetlands which are out of the ordinary for a hilltop property. Increasing impervious surfaces and re-grading the terrain may alter existing groundwater levels and result in runoff that could exceed the capacity of storm water management facilities. Please advise on how we can combat this issue and not make matters worse.

Halethorpe is an older well established community and its allure is a small hometown feel. We moved here because of its charm and the fact that it is not a cookie cutter neighborhood. The proposed plan is the opposite of fitting into our quaint, charming, peaceful neighborhood. We feel that our little community was not taken into consideration when designing this plan.

We thank you for taking our concerns into consideration and hope to preserve our unique small town community.

All my best,

Marissa Henn

Jerry S Chen

From: Anonymousemail <noreply@anonymousemail.me>
Sent: Thursday, October 01, 2020 10:26 AM
To: CIM Input
Subject: Southern Crossroads

CAUTION: This message from noreply@anonymousemail.me originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

This email was sent via **anonymousemail**
To remove this signature and unlock all features [go premium](#)
→ New! Join our [affiliate](#) program and start **earning money**.

Hello,

I wanted to express my disappointment in the forthcoming development plans for Southern Crossroad. A large part of makes this community so nice is quiet is that it is separated from Washington Blvd. If the development plan is to cut through the road to make it connect, it will begin being used as a passthrough, and completely change the amount of traffic, foot traffic, and activity that occurs in the neighborhood. If nothing else, I would urge the developers to not connect the road as a passthrough to Washington Blvd.

Thank you.

Sandra O'Donnell Cullen
1603 Claridge Avenue
Halethorpe, MD 21227
September 28, 2020

I am writing in response to the **community input meeting for the proposed Southern Crossroad** development to be located on the site of the former Good Shepherd Center in Halethorpe, Maryland.

Halethorpe is home to many longtime residents including my family who have been a continuing presence in this community since 1896. While much has changed in Halethorpe much remains the same. Halethorpe is blessed to have as a resource and ally, two strong civic associations, who together have contributed over 100 years of careful oversight of the community's quality of life. I know they continue their vigilant safeguarding of this community by providing careful monitoring of this proposed initiative and its impact on the existing community infrastructure. See **Community Input from Halethorpe Improvement Association Regarding the Proposed Crossroads Development** from Halethorpe improvement Association.

As a lifelong resident of Halethorpe living close, but not adjacent to, the area of the proposed development I can speak with knowledge of the area and hereby express my most immediate concern.

In its present form the existing site is served by one residential access route currently serving both residential properties and the local elementary school. There is a major entrance proposed from Washington Blvd to the new development, and in my opinion, this should be established before the development proceeds. If not, once construction begins in earnest, the existing residential access route into the property will be completely overwhelmed and overburdened by heavy equipment resulting in serious safety concerns for our school children and residents living on the affected streets.

In closing, I appreciate the opportunity to voice my concern and I would like to take this opportunity to propose an initiative, however premature, that could provide an opportunity to overlap the old and the new communities. Naming streets in the proposed development choosing names of the original community founders and early settlers could bring full circle the merging of two generations of housing/community development.

Thank you for your time and attention.


Sandra O'Donnell Cullen

SOUTHERN CROSSROADS SUBMISSION TO COMMUNITY INPUT MEETING
OCTOBER 1, 2020, 1900

FROM SHANNON E. FREN, SUMMIT AVENUE, HALETHORPE 21227 RESIDENT

I am a current Halethorpe resident & bought my home because of the Good Shepherd Property and the green space associated with it. I enjoy seeing all the wildlife, smelling the fresh air, seeing the dark night sky without artificial lighting, and hearing the quiet of nature. I am very disappointed this property will be used for this purpose but H&H Rock bought it and it is Mr. Levy's, the owner, to build accordingly. However, I have the below concerns that should be addressed by the Administrative Judge. I look forward to the final decision and outcome. Thank you.

1. Summit and Maple Avenues should **NOT** in any way shape or form be used for traffic, specifically construction vehicle traffic, to the Southern Crossroads (SC) Development. No SC traffic before, during, or AFTER construction.
2. The proposed access from Washington Boulevard should be built **FIRST** to accommodate construction vehicles/grading equipment onto property. Not via Summit or Maple avenues.
3. All existing specimen trees are required to have a "soft zone" built around them to protect them from construction damage.
4. All specimen trees shall be preserved and **NOT** be removed during construction. Halethorpe has an amazing tree canopy that creates a lot of habitat and food for animals living on/near the property.
5. Do not remove current specimen trees; their strong root base **PREVENTS** flooding.
6. All planted trees shall be ball and burlap and be installed with support stakes, ties, and mulch, and include a **one-year warranty**.
7. Watershed needs to be reviewed and repaired to prevent flooding down onto Ridge Avenue and Sulphur Spring Road. This will NOT be another Ellicott city situation where residential properties were built up on the hill above that **DIRECTLY** created 100-year flooding 2 years in a row and historic buildings had to be razed from old Ellicott City. Not good at all! Current evidence of erosion and stormwater runoff onto Ridge avenue.
8. A second proposed access should be built up from Sulphur Spring Road into the SC development.

9. Single family houses vice townhomes should be built on this property to comport with the current surrounding Halethorpe community. Halethorpe is **NOT** a townhome community and this is in conflict with current standards. The T4 designation does not fit Halethorpe with its current single-family homes. Current design does not comport with existing and developing neighborhoods in the vicinity of the site.
10. Wilkens Precinct is outdated and is a 58 year-old building! That should be upgraded to reflect additional homes/people occupying the district? If so, this **SHOULD** be considered and upgraded. Wilkens Precinct built in 1962!!!!
11. Requesting a noise study absolutely!!! See page 3 of 4, item 36 from Vishnu Desai, Bureau of Development Plans Review.
12. Will a new elementary school be built to accommodate the 400 plus kids/families that will be moving into the community? The Halethorpe elementary school is currently **AT CAPACITY**. This is also a very old building in need of serious upgrades that also has **TWO** trailers to accommodate current population of children.
13. What are the proposed structures? They should be designated on the plan not as "proposed" How can the community comment on "proposed/future plans" What are the anticipated future uses???
14. More open space required, less houses.
15. New street signs should comport with Halethorpe's heritage and existing community design naming conventions. Halethorpe Improvement Association should be consulted in these naming criteria to preserve Halethorpe's history and heritage.
16. Close access from SC onto Summit and Maple avenues. Both streets were Re-Paved in the last 4 months from the BG&E gas install; traffic will create more wear and tear on these new roads and additional congestion.
17. Summit and Maple avenues should **NEVER** be connected or used for access to SC community **before, during, or AFTER construction**. It is a small residential street with cars parked on both sides and can only accommodate 1 car at a time. The school buses even have major difficulty navigating the street.
18. Current fuel tanks need to be removed from the property. Where is the environmental assessment for that?
19. What will the current water tower be used for? According to the 8/25/20 CPC the water tower will remain.

20. H&H Rock Companies has NOT proposed to give anything to the community, Patapsco state park, Wilkens precinct, or Halethorpe Elementary school?? Where are proposals for the community?
21. Future plans need to incorporate additional community amenities to ALL Halethorpe residents. I do not see any of these additions/elements??
22. Multiple names of the "developer" noted on the property records. Should be one consistent owner for ALL parcels. Shady!
23. Dog park should be open to all Halethorpe residents.
24. Dog park should be much larger. Too small!
25. Dog park should NOT be located near current residential homes.
26. Dog park should be located furthest away from current and proposed residential homes. Not a great way to make friends.
27. Will there be a memorial to the good works performed by the nuns and staff at the former Good Shepherd property? Will a statute or cross or sign be resurrected as a memorial? Nothing indicates on these plans any association with the good works done at this institution over the years. Sad!

That is all, thank you for your consideration.

To Whom It May Concern:

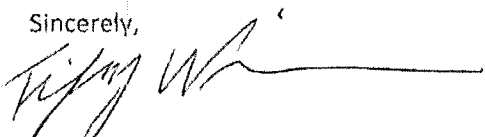
My name is Tiffany Wiseman and I live at 4247 Maple Ave Halethorpe Maryland 21227. I am the closest house to the project being proposed at 4100 Maple Ave also known as Southern Crossroads. There are a few things that I noticed on the proposed map that I oppose to. One of them is the proposed path leading to a dog park backing Randal Ave(C-305) that is right up against my property line as well as the side of my house and vehicles parked in my driveway. With my house basically being on my property line that means the path is right up against it leaving only 9ft space between my house and the storm water hole(C-305) next to it which is slowly eroding every time it rains. We have trees falling very frequently from the hole expanding. I included pictures for you to review. That leaves no access to the path without people encroaching on my property to access it. Not to mention the fact that there are no sidewalks. This would cause an increase in foot traffic right up against the side of my house leading to a loss of privacy and shade. I would also like to point out the fact that I have mowed and took care of growing weeds on this portion of the property since I lived here. The lawn mowing guys stop at the curb. I do not think it is the right place to put a path to a dog park that is supposed to be for the community 300ft plus away with no access to it or even connected to the actual community. The way it is laid out on the proposed map currently gives no access to the dog park from the community it is being built for. It looks to me that there is only one way in and out of the dog park which is a safety hazard in its self. There are plenty of open areas and options within the community that this dog park could be moved to giving the residents of the community access to it. (Ex. Path near house 74 C-304 or bridge over storm hole further up on property)

My other concern is the houses being proposed do not align with the Halethorpe community. The houses in the community currently consist of single family detached dwellings on quarter-acre lots or larger. By keeping this proposed project within these conditions would leave plenty of open space which this project is currently lacking and would make the development fit into the surrounding community that has existed for more than 130 years.

Other concerns I have with this project is the amount of traffic on these very narrow streets, school overcrowding (I have three kids that go to these already crowded schools) and storm water management.

I hope you can take some of the above concerns into consideration when making your decision on this project.

Sincerely,


Tiffany Wiseman

