

MINUTES
Baltimore County Planning Board Meeting
and Public Hearing
Regarding Red Line Transit Study
Urban Rural Demarcation Line (URDL)
September 17, 2009

Contents

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Review of today's Agenda

Minutes of September 3, 2009 meeting

Item for discussion and vote

1. Towson YMCA – McIntosh Law Office, involvement of a historic property on the Final Landmarks List, #311

Other Business

2. Landmarks Preservation Commission Report of September 10, 2009 meeting
3. Red Line Study, State Application Briefing

Adjournment of the Board meeting

Public Hearing**

by the Baltimore County Planning Board, 5 p.m.
Edward J. Gilliss, Chairman

Call to order, introduction of Board members, and remarks on procedures by Chairman

Red Line Transit Study
Urban Rural Demarcation Line (URDL) Issues:
Parham-Ritter and Security Boulevard LLC properties

**Comments by citizens

Adjournment of Public Hearing

Appendices

Appendix A	Tentative Revised Agenda
Appendix B	Approved Minutes of the September 3, 2009 meeting
Appendix C	Towson YMCA – McIntosh Law Office, involvement of a historic property on the Final Landmarks List, #311
Appendix D	Report of the Landmarks Preservation Commission Meeting of September 10, 2009
Appendix E	Red Line Transit Study, Revised Report
Appendix F	Written comments from citizens at Public Hearings

Minutes
September 17, 2009

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Chair Edward J. Gilliss called the regularly scheduled meeting of the Baltimore County Planning Board to order at 4:30 p.m. The following members were:

Present

Mr. Dean Hoover
Mr. Robert J. Palmer
Ms. Dorothy Foos
Mr. William Moore
Dr. Robert Gregory
Mr. Adam T. Sampson
Mr. Gordon K. Harden, Jr.
Mr. Edward Parker
Mr. Wayne C. McGinnis
Mr. Dennis Hoover
Ms. Nellie Grinage

Absent

Mr. Paul Miller
Mr. Gerard Wit
Mr. Aaron Dock

County staff present included Pat Keller, Jeff Long, Curtis Murray, Krystle Patchak, Jeff Mayhew, and Lynn Lanham from the Office of Planning; David Carroll, Director of the Office of Sustainability; Sharon Klots from the Office of Economic Development.

Review of today's Agenda

There were no changes to the Revised Tentative Agenda as published, which is filed as Appendix A.

Minutes of the September 3, 2009 meeting

Dr. Gregory moved to accept the Minutes of the September 3, 2009 meeting as prepared. The Motion was seconded by Mr. Parker and passed unanimously at 4:32 p.m. Absent were Mr. Miller, Mr. Wit, and Mr. Dock. A copy of the approved Minutes of the September 3, 2009 meeting is filed as Appendix B.

Item for discussion and vote

1. Towson YMCA – McIntosh Law Office, involvement of a historic property on the Final Landmarks List, #311

Ms. Lanham gave a brief recap of the Towson YMCA's request to move the McIntosh Law Office, a historic property on the Final Landmarks List, #311, to another site on the property to allow for redevelopment. At the September 10, 2009 meeting of the Landmarks Preservation Commission the LPC voted in support of the relocation of the law office. The Office of Planning also recommended approval in the staff report.

Mr. Harden moved that the Baltimore County Planning Board, based on the Office of Planning's Staff Report and the Landmarks Preservation Commission's approval, concludes that the development "involves" a historic structure, the McIntosh Law Office that is on the Final Landmarks List #311, and recommends approval of moving the structure from its current site on the YMCA property to another site on the same property. Mr. Parker seconded the motion and the motion carried unanimously at 4:35 p.m. Absent were Mr. Miller, Mr. Wit, and Mr. Dock. Documents relative to the Towson YMCA - McIntosh Law Office are filed as Appendix C.

Other Business

2. Landmarks Preservation Commission Report of September 10, 2009 meeting

Mr. Long referred the Board to the report of the Landmarks Preservation Commission which contained the highlights of major issues addressed at the September 10, 2009 meeting. The report is filed as Appendix D.

3. Red Line Study, State Application Briefing

Pat Keller, the Director of the Office of Planning, provided the Board with background information related to this matter. He advised that Jeff Mayhew of the Planning Office would provide an overview of the Red Line Transit Study, Mr. David Carroll, would speak on behalf of the Office of Sustainability, Ms. Sharon Klots of the Department of Economic Development, would discuss the economic development issues with regards to the Red Line, and Mr. Henry Kay, Deputy Administrator of the Maryland Transit Administration, would provide the State's perspective.

Mr. Mayhew, via a PowerPoint presentation, presented an overview to the Board. In the Master Plan dated 1989-2000, the Western Transit Study was identified as an action item and was eventually carried over to the current Master Plan 2010. In 2002, the Maryland Department of Transportation developed the Baltimore Regional Rail Report, which identified the Red Line as a priority project and eventually prompted the Maryland Transit Administration (MTA) to allocate money in the capital budget for the project planning. The Transportation Outlook 2035, the Regional Transportation Plan, also identified the Red Line as a high priority. There were four possible alignments which resulted from the study, with alignment 4C becoming the locally preferred alternative. This option would involve a light rail system which would run 14 miles from western Baltimore County to eastern Baltimore City, with 4 stations located in Baltimore County. Those stations are: I-70 East, Social Security Administration, Security Square Mall, and CMS.

Baltimore County Council Resolution 25-09 called for the study of land use and transportation in Baltimore County. Effective Transit Oriented Development (TOD) strategies were identified from research material from existing systems. These strategies along with the Master Plan 2010 policies were applied to the four proposed stations in Baltimore County. Existing conditions were also examined for the proposed station areas. The only area in alignment 4C that did not fit the norm was the CMS station, due to

zoning issues relating to Tract A (Security Boulevard LLC's property) being rezoned and Tract B (Parham-Ritter property) not. At this time both properties have petitions for URDL change and water and sewer change. Therefore, the recommendations contained in the report include relocating the URDL to include Tracts A and B, and revising the water and sewer status of those Tracts, including transit supportive land management areas with policies, updating land use maps, and continuing land use planning at the proposed station.

Mr. David Carroll, Director of the Office of Sustainability, reported that he was asked by County Executive Jim Smith to form the Sustainability Network, which is an advisory group that was formed with county agency staff and other professionals to develop strategies for improving the long term environmental health of Baltimore County. As a result, the group came up with a list of 121 recommendations which included issues such as developing building codes for LEED certified buildings as well as efficient walkable communities. Baltimore County was allocated \$7.4 million dollars from the Federal Stimulus Package to implement some of these recommendations. This will allow for more resources to be protected for the future. He advised that the Red Line is consistent with the goals of the Sustainability Network and will allow for under-utilized areas to be redeveloped around more Transit Oriented Development. The aim of the group as it moves forward is "Living Today, Protecting Tomorrow."

Sharon Klots, of the Department of Economic Development, delivered a Power Point presentation to the Board outlining Economic Development issues with regards to the Red Line. The Red Line will provide direct connections between the major regional employment centers such as Johns Hopkins Hospital's Bayview Campus, and downtown Baltimore. It will also improve multi-modal connections such as the Metro and MARC and will make it much easier for the workforce to commute. Ms. Klots stated that Tract A and Tract B land use is critical to the Red Line funding and the Red Line dovetails with the opportunity to preserve and strengthen Baltimore's major employment centers. The Social Security Administration is planning on a new National Computer Center, which was provided \$750 million from Federal Stimulus funds, and Ms. Klots stated the importance of trying to find a location in Baltimore County for the Computer Center.

Henry Kay, Deputy Administrator of the Maryland Transit Administration, also made a Power Point presentation to the Board outlining Maryland's transportation lines and the proposed Red Line. Mr. Kay reinforced that the Red Line would provide connections to existing rail lines as well as major employment centers. The approximate travel time from one end of the line to the other would be 44 minutes. Mr. Kay stated that the MTA feels that the Red Line will provide people with an opportunity to walk to a station and be able to get to home, work and potential retail places. He also thanked Baltimore County for its cooperation on the study of the Red Line.

Mr. Moore questioned Mr. Kay about "double tracking" on the proposed Red Line. Mr. Kay stated that the MTA is studying options and striving for the most cost effective and efficient ways to deliver this project.

Adjournment of the Board Meeting

Mr. Parker moved to adjourn the business meeting. The Motion was seconded by Ms. Foos and passed unanimously at 5:33 p.m. Absent were Mr. Miller, Mr. Wit, and Mr. Dock.

Public Hearing
Baltimore County Planning Board
Edward J. Gilliss, Chairman

Call to order, introduction of Board members, and remarks on procedures by Chairman

*Red Line Transit Study
Urban Rural Demarcation Line (URDL) Issues:
Parham-Ritter and Security Boulevard LLC properties*

Mr. Gilliss convened the Public Hearing at 5:33 p.m.

Red Line Transit Study

There were no members of the public signed in to speak on behalf of this issue.

Urban Rural Demarcation Line (URDL) Issues:

a. Parham-Ritter properties

Mr. Joe Cronyn, of Lipman Frizzell & Mitchell LLC, stated that he believes that expanding the URDL to include these properties as well as rezoning and changing the water and sewer status would be consistent with the Master Plan. Mr. Cronyn supports the Red Line and he feels that mixed use development is important in this area due to the benefits that it will provide such as the connections between residential and employment centers as well as an increase in job opportunities and a more balanced use of land.

David Gildea, of Gildea & Schmidt LLC, representing the property owners of Tract B, advised the Board that the properties have been owned by the same family since 1850 and have been used for farming for 160 years. The properties are within the ½ mile radius of the proposed Red Line. Mr. Gildea stated that they are in support of both Tracts A and B being included within the URDL as well as providing water and sewer to the properties. The property owners would like to have the ability to put the property on the market after water and sewer is provided. This is a significant piece of land and will serve as a very important linkage to the proposed Red Line CMS transit stop. Mr. Gildea seeks Planning Board approval.

b. Security Boulevard LLC properties

Mr. Rob Hoffman, of Venable LLC and on behalf of Security Boulevard LLC, stated that he sent a letter to the Planning Board in May regarding Tract A of the Red Line requesting relocation of the URDL. The properties are all zoned with urban classifications and the technical report designates these properties as important. Due to the \$750 million provided by the Federal Stimulus to the Social Security Administration, the property owners feel that it is important for the property to be “shovel ready” for Computer Center development.

The Public Hearing was adjourned at 5:41 p.m.

kp

Approved 10/01/2009