

Thank you for being a member of the LCA community and taking the time to learn more about the potential redevelopment of Lutherville Station.

Information has been shared through community meetings, the LCA's newsletter, LCA Facebook page, and LCA website, however, we realize that additional information and questions constantly arise. LCA board members are trying our best to stay on top of the community's questions, and are providing this Q&A to answer some of the questions that have been recently raised. For more background on this project, please visit the [LCA website](#).

What is Lutherville Station and who owns the property? Lutherville Station is the 12.8 acre parcel located between MTA's light rail line station and Yorkridge Shopping Center. This property opened in 1972 anchored by Stewart's department store, which in 1983 converted to Caldor, and since then there has been a history of failed and departed retail and office tenants. In 2019, it was in foreclosure, went to auction, and in December 2020 was purchased by a joint venture of Schwaber Holdings, the owner of Yorkridge Shopping Center, and Kinsley Properties, which has an office on Greenspring Drive.

What is the current zoning of Lutherville Station and does the developer need approval to redevelop it under that zoning?

The property is currently zoned [BL \(Business Local\)](#) which allows office buildings and a broad range of retail stores including banks, car rental, drugstores, gas stations, hardware stores, laundromats, liquor stores, restaurants, taverns, medical clinics, and veterinarian offices. Schwaber Holdings does not need approval to redevelop the property for uses that comply with BL zoning.

Can apartments be built with the current zoning of the property? No. Apartments are being proposed using the [Planned Unit Development \(PUD\)](#) process. A PUD is a mixed-use development that may combine residential, recreational, industrial, and commercial elements. This could include negotiation of a legal agreement between the LCA and developer that addresses community concerns (types and amounts of uses, site and building design, impacts on traffic, schools, sewer, stormwater management or other potential concerns). IF agreement on a PUD can be reached, it needs to be supported by our Council member, Wade Kach. Rezoning can also be requested during the Comprehensive Zoning Map Process conducted every four years.

What role does LCA have in this process and what has LCA been doing?

The LCA's role is to represent the interests and will of the community. We have consulted with our attorney, asked questions of the developers and Council Representative, and gathered facts and information to share with the community. The community's input will determine whether the Board should proceed with negotiating a PUD agreement. If not, the Board hopes that the developer will still be willing to work together to include community input any redevelopment plans.

Who is making the ultimate decision for what can be developed at Lutherville Station?

- Under the current BL zoning, Schwaber Holdings and Kinsley Properties have considerable latitude.
- However, to include apartments in the redevelopment, Councilman Kach needs to grant approval for a Planned Unit Development (PUD) or other zoning change.
- In the future, the Comprehensive Zoning Map Process is another way for the developer to request and obtain zoning changes.

What is the LCA's role with Councilman Wade Kach?

The LCA has been asked by the Councilman to engage in discussions about the redevelopment to see if there is any potential for an agreement. **The Councilman has ultimate authority of any zoning change/PUD for the property.** Councilman Kach has indicated that he wants the LCA's and Greater Timonium Community Council's (GTCC) input and that he will only support a proposal from the developer that is agreeable to the community.

What is the status of the developer's proposal?

Up to now, the developers have insisted that the potential for additional retail development in the vicinity is very limited, the office market is unclear, and residential development requires a minimum of 400 units in order to obtain financing. The Councilman and LCA have rejected consideration of this plan.

What can happen if there is no agreement on a PUD? If there is no agreement on a PUD, then the owner is allowed to develop consistent with the current zoning. The concern is that county and state oversight of issues such as traffic, sewage, and school capacity is often weak and not consistent with existing rules. The LCA is very concerned that the infrastructure at the site is not adequate for the density of development that the owner seems to be interested in and the community could be significantly negatively impacted unless there are particular protections built into any development plans.

What is the LCA's role with the developer and do any board members have a beneficial relationship?

In response to Councilman Kach's request, Schwaber Holdings has asked the LCA for their input. No LCA board members or members of the zoning committee have a financial or personal relationship with the developers or would benefit from any type of development.

Has the LCA received funds or plan to receive funds from the developer?

The LCA has not received any funds, except for a one-year purchase of half-page newsletter advertisement for \$500 total. The advertisement is for Schwaber's Yorkridge Shopping Center.

What is a "community benefit" provision in a PUD?

The PUD process involves negotiating a detailed plan for the development. It does not necessarily include a legal agreement that community concerns are properly addressed. The PUD process stipulates that each project have a "community benefit" but the standards for what constitutes a benefit are very loose. This is another possible subject of negotiation only if the key concerns have been addressed. Typically, community benefit has been funding for specific community projects or programs that are unrelated to the proposed PUD project. The Board and Zoning Committee have considered some possibilities such as environmental education programs related to Roland Run and improvements to recreation facilities at one of our local parks or schools. Similar ideas were given by community members during the June 2021 general meeting.

Why has the LCA hired an attorney, who is it, and how much has been spent so far on attorney fees?

The LCA has hired attorney [Michael McCann](#) because it is in the community's best interest to have legal expertise and advice on important issues related to the PUD process. Mr. McCann concentrates in land use, zoning, and other real estate and commercial litigation matters, and specializes in representing community associations and other organizations on a broad range of legal issues including zoning and development matters. The LCA has used Mr. McCann on legal matters in the past, and has been very satisfied with his services. As of October 13, 2021, the LCA has paid Mr. McCann approximately \$3,200 for legal advice on Lutherville Station. In addition, the LCA has paid \$450 for a consultant with stormwater management expertise to help ensure that redevelopment will mitigate adverse impacts on Roland Run and adjacent properties since the current property was built before stormwater management was required. LCA board members have personally donated \$2,000 total toward Lutherville Station legal fees.

What is the timeline of communication with the LCA and community about the potential redevelopment?

The LCA has been approached by numerous potential buyers of Lutherville Station over the years, many of which have not come to fruition. Representatives from Schwaber Holdings first approached the LCA in 2018 with a vague idea to purchase the property and develop it as a mixed-use project, including apartment, retail, office, and possibly hotel. A sub-committee of the board was formed, of board and non-board members, to learn more and work on this potential redevelopment. No site plans were received to share with the community. The potential redevelopment of this property was discussed and

feedback sought at the October 2019 and March 2020 general meetings, and also mentioned in the LCA's March 2020 newsletter. COVID-19 restrictions then limited live general meetings, but newsletters provided updates about ongoing discussions. In June 2021, the LCA Board was able to organize an outdoor general meeting to share more information, answer questions, receive feedback. After the meeting, an advisory group of residents was formed and LCA created a [community survey](#) for community input.

Please view a condensed timeline of communications on the [LCA website](#).

How is the LCA gathering the community's feedback and communicating it to Councilman Wade Kach?

The LCA has been gathering feedback through general meetings, zoning committee meetings, a zoning advisory group, e-mail, contact form on our website, newsletter, Facebook, and community input survey. The Greater Timonium Community Council (GTCC) has also provided some feedback to the LCA on behalf of their members. The next LCA General Meeting has been scheduled for 7 p.m. on November 2 at the Maryland Fairgrounds, Vista Room. Councilman Kach will attend.

What will happen with the community's responses to the [LCA survey](#)? The survey responses will be summarized and shared with the community, while keeping respondents' names confidential. Summaries will also be shared with the LCA Board, the Zoning Committee, Zoning Advisory Group, Wade Kach, and Schwaber Holdings.

How will community input be considered, and how will the LCA make a decision on what position to take on any proposed redevelopment proposal?

The LCA board will take into consideration the community's input, including the [LCA survey](#) results, feedback from community during general meeting on June 29 and planned meeting for November 2, petition responses from "no apartments/no compromise" group (assuming results are shared with LCA), feedback through e-mails to general LCA mailbox, and verbal conversations with residents. In addition, the board will consider all issues, concerns, and factors that have been raised. We expect to conduct a vote from the LCA membership, the board, and the community during the conclusion of the November 2 meeting. Decisions on future redevelopment plans regarding this property will also warrant community input.

Can I still complete the LCA survey to provide feedback about Lutherville Station?

Yes! [CLICK HERE to complete the survey as soon as possible](#). If you would like your responses included in the summary provided at the November 2nd general meeting, please complete the survey ASAP and by 10/26/21 the latest. Thank you to everyone who already completed the survey.

THANK YOU for being a part of the LCA community, learning more, providing feedback, and being patient as we work through this process. The LCA Board contributes endless amounts of time and effort into improving our community, because like you, we live/work/play here too and truly care about our community!

For additional information, please visit the [LCA website](#).

This information has been created to the best of the LCA board's ability and any errors contained are unintentional.

10/22/2021