



John "Johnny O" Olszewski, Jr.
Baltimore County Executive
400 Washington Ave
Towson, MD 21204
Via Email only, JohnnyO@baltimorecountymd.gov

November 18, 2022

Dear Executive Olszewski,

RE: Transit Oriented Development Proposal submitted by Schwaber LS, LLC for Lutherville Station on September 22, 2022 to the Maryland Department of Transportation

We are writing this letter to express our strong opposition to the Transit-Oriented Development (TOD) application submitted by Schwaber LS, LLC ("Schwaber") for the location commonly known as Lutherville Station at the end of Ridgely Road in Lutherville-Timonium.

The Lutherville Community Association ("LCA") is a 75-year-old community association which represents the interest of more than 1000 apartments and homes in Historic Lutherville, Country Club Park, West Seminary, and the surrounding communities. The LCA has a strong history of being involved in all local projects, supporting smart growth, and engaging in civic involvement in the larger Baltimore County community.

With respect to this project, the LCA was previously approached by Schwaber in 2020-21 with regard to developing the parcel in question as a PUD. *At that time*, Schwaber did engage in discussions within the LCA. The LCA put the matter to a community-wide vote with a standing room only crowd of more than 150 residents during the November 2, 2021 LCA general meeting.

At that November 2, 2021, LCA almost unanimously voted to reject the PUD proposal from Schwaber. Schwaber has not reengaged the community since November 2, 2021.

At the November 2, 2021 LCA general meeting and later in writing, the LCA welcomed Schwaber to come back with alternative proposals to what was submitted as a PUD in 2021, yet they have refused community input and have refused to compromise on their plans. **See attached** Nov. 16, 2021 Letter to Mark Renbaum.

Now, Schwaber, without the LCA's input, re-packages the same rejected proposal and attempts to gloss over the fact that it failed to meaningfully engage in community input. Instead, Schwaber uses letters of support from two brand new organizations, both of which were created after the TOD application was filed and in fact have little-to-no community support.¹

Lutherville
Community Association


Post Office Box 6
Lutherville, Maryland 21094

Lutherville

In addition, the LCA is deeply disturbed that the TOD was only uncovered through sleuthing by several community members and was not brought to light by the developer engaging the community as is required by the lawful TOD process. This whole process has displayed a significant lack of transparency on both Schwaber's part and that of the State and County Government, especially given that the community previously voted this identical proposal down.

The Lutherville Community Association strongly opposes the TOD and will engage in legal counsel, if necessary, to prevent our community's will from being steamrolled by an untrustworthy developer.

Signed,


Pamela Shaw, President


Kurt E. Nachtman, Esq. Vice-President

Enc: November 16, 2021 letter to Mark Renbaum. CEO of Schwaber LS, LLC

CC: Steve Lafferty, Director of Planning; planning@baltimorecountymd.gov

Sen. Shelly Hettleman; shelly.hettleman@senate.state.md.us

Rep. Dana Stein; dana.stein@house.state.md.us

Rep. Jon Cardin; jon.cardin@house.state.md.us

Councilman Wade Kach; council3@baltimorecountymd.gov

Carmen Christiana; Cchristiana@baltimorecountymd.gov

¹The Friends of Roland Run, Inc & The Friends of Old Lutherville, Inc were both incorporated on the same day, September 30, 2022. Both organizations are run by former board members of the LCA. Those board members stepped down from office following the overwhelming vote against their support of the PUD in November 2021.

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