

THE LUTHERVILLE COMMUNITY ASSOCIATION

P.O. Box 6

Lutherville-Timonium, Maryland 21094

PRESIDENT: Marcia Hettinger

VICE PRESIDENT: Allen Hicks

SECRETARY: Debbie Darr

TREASURER: Mike DeLuca

🌐 www.luthervillecommunityassociation.org

📌 *Lutherville Community Association OFFICIAL Group*

✉ luthervillecommunity@gmail.com

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Support Your Community- Join the LCA Today!



Your membership helps our community flourish, improves the quality of life in our neighborhood, and helps cultivate a strong family atmosphere.

**Annual fee is only \$25 per family
or
\$15 for individuals.**

You can pay online via PayPal by visiting luthervillecommunityassociation.org or mail in your check payable to:
Lutherville Community Association

Lutherville Community Association ANNUAL MEETING

TUESDAY, JUNE 29TH

6:45 PM

St. Paul's Church Parking Lot

1609 Kurtz Ave, Lutherville, MD 21093

**View the Lutherville Station site plan,
learn about upcoming community
events, and meet LCA board members!**

**General meetings are open to members
and interested parties.**

****Full meeting Agenda on page 2****

Luthervillian

Lutherville Community Association Newsletter

Spring 2021



Update on the Lutherville Station Shopping Center Development

Marsha McLaughlin, Zoning Committee Chair

The last LCA newsletter in March reported that York Ridge Shopping Center's owner, Schwaber Holdings, purchased the adjoining 13 acre Lutherville Station property at the end of 2020. At the June 29th General Meeting, Mark Renbaum will provide an update on their proposal to demolish the existing 269,000 SF building and redevelop the site as a mixed-use project, including apartments. Many commercial uses are permitted under the current zoning, but not apartments, so a formal rezoning will be required. This rezoning will involve negotiation of an agreement between the developer and the Lutherville Community Association regarding a specific development plan, called a Planned Unit Development.

This agreement will include provisions related to the size and design of this proposed redevelopment, as well as provisions to ensure that any impact on traffic, schools, sewer, stormwater management and other services are properly addressed. This would also restrict currently permitted, but undesirable commercial uses, such as gas stations, big box stores, and car dealerships. Schwaber Holdings prepared the first draft of a covenant agreement that the LCA Board is currently reviewing.

Over the past few months, both the LCA Board and the Zoning Committee have met several times to identify issues of concern and to develop recommendations on how these issues should be addressed. We have also sought the advice of an experienced land-use attorney to help us think about legal issues related to key redevelopment topics that we will want included in the covenant agreement.

(Continued on next page)

Lutherville Community Association GENERAL MEETING

TUESDAY, JUNE 29TH

6:45 PM

St. Paul's Church Parking Lot

1609 Kurtz Ave, Lutherville, MD 21093

**The Lutherville Station development
site plan will be on display.**

Full meeting agenda on next page.

LCA Updates on Lutherville Station (cont.)

Development scope

- **Residential units:** The developer has proposed 450 units. The LCA Board prefers closer to 300 units;
- **Commercial uses:** a four-story 100,000 SF office building;
- **Structured parking:** for 930 vehicles, but can be reduced based on the number of apartments.

Adequate Public Facilities

- **School capacity:** Schwaber has agreed to only 1 & 2 bedroom units, which won't attract large families and reduce impacts on Lutherville ES, Ridgely MS, and Dulaney High School.
- **Sewer capacity:** Some parts of the Jones Falls/Roland Run sewershed have experienced overflows during high volume storm events. This is a critical issue to ensure there's capacity to accommodate redevelopment, and whether system improvements will be required.
- **Traffic capacity:** A traffic study will assess traffic impacts on surrounding roads & intersections to determine what improvements are needed.
- **Open space:** While PUDs don't have specific open space requirements, other zoning districts require 1000 SF of open space per residential unit. The initial plan has two areas of open space that is open to the public, as well as private courtyards for residents only.

Design

- **Site plan:** Building locations, architecture, public spaces, landscaping and pedestrian connections between Lutherville Station, York Ridge SC, and the light rail station are important. Schwaber has shared some preliminary site plan concepts that will be presented to the community at the General Meeting.
- **Safe Pedestrian Access from Lutherville:** Schwaber has already submitted plans to the County to relocate Old Navy to Yorkridge Shopping Center on the Ridgely Rd frontage, this plan will include a sidewalk along the north side of Ridgely extending to York Rd. A pedestrian crosswalk from Kurtz or Francke across Ridgely is also desirable.
- **Stormwater management:** York Ridge SC, Lutherville Station, and most of the York Rd commercial areas were built prior to stormwater management requirements. Stormwater design isn't available yet, but hopefully will incorporate public space and landscaping to create an attractive amenity.

Design (cont.)

- **Architecture:** A maximum of 4 stories has been proposed, which is similar to the tallest part of the existing building. Schwaber has indicated flexibility regarding the architectural design of new buildings. Varying building heights, setbacks and materials should be used to break up massing and provide interest. The Zoning Committee considered the design of other apartment projects as suggestions.
- **Green building standards:** are not required in Baltimore County, but State and Federal tax incentives may be available. Energy and water savings enhance marketing to tenants, and could help address sewer and stormwater challenges.
- **MTA parking lot:** This isn't part of the Lutherville Station property, but pedestrian connections and landscaping can improve the connection.

Feedback: Schwaber would like to execute a memorandum of understanding with the LCA Board this summer in hopes of moving towards a more detailed PUD agreement for rezoning this Fall. Your attendance at the General Meeting June 29th is important. Your questions and comments help determine how best to proceed towards redevelopment of a site that has been unsuccessful in the past. If you can't attend, send your questions or comments to: luthervillecommunity@gmail.com

GENERAL MEETING AGENDA

June 29, 2021 @ 6:45pm

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- 6:45 Meeting begins*
Announcement of new board members for 2021
Approved by board Debbie Miran, Nominations Chair
- 7:00 Introductions, Zoning Chair, Marsha McLaughlin
Mark Renbaum, Schwaber Holdings
Lutherville Station/Site Plan presented
- 7:45 Questions and Answers
- 8:15 New Business
Annual LCA Yard Sale – Rita Nabhan
Bonfire at College Manor/October
Membership– Betty Gonzales, Communications Chair
- 8:30 Adjourn**

* The first 30 cars can park on the lot and hook up to the sound system. (Leave one parking space open between each car) Others can park around the church property and bring beach chairs or blankets to sit on the grass. In case of rain the meeting will be June 30.

** We will need to adjourn on time due to lack of lights on the parking lot area.

LVFC Siren Update & Community Response

Jeff Dier, Security Committee Chair

The last Luthervillian newsletter described the efforts of neighbors near the Lutherville Volunteer Fire Company to address their concerns about the impact of the Company's house siren on the health and welfare of nearby residents given that technological advances have rendered the house siren obsolete. Testing conducted by the County Fire Chief revealed that the house siren has no impact on the response time of the fire company on the next or subsequent calls. The LVFC did not take the Lutherville Community Association Board up on their offer to meet with representatives or provide a safety justification for the continued use of the siren. They responded instead that their efforts to lower the duration and volume of the siren were a sufficient compromise. The Luthervillian article referenced a summary and history of the issue and links about the health impact of the siren, all of which can still be

viewed on luthervillecommunityassociation.org, and invited residents to provide feedback about the siren via an email to the LCA.

The LCA Board reviewed the community feedback that indicated that 3/4 of those who responded favored the ending of the use of the siren. A number of the residents' responses describe significant negative impact that the sounding of the siren has on their children and their lives. In April, the LCA Board approved a resolution favoring the termination of the siren that has been communicated to the County Fire Chief, the LVFC, the County Executive, and other involved officials. Efforts are being made by the neighbors to convene another meeting with all involved parties to pursue the resolution of the issue. The Luthervillian will continue to provide updates on this subject.

FEMA FLOOD UPDATES

Anyone wanted to know information about insurance rates can go to this federal official government website:
www.fema.gov/glossary/flood-insurance-rate-map-firm

The Preliminary Maps for Baltimore County will now be released by FEMA on August 12th and data will be available for review by August 13th. We are working to post the data on the Maryland Outreach site by the 13th as well. The address for the Maryland site is mdfloodmaps.net

Baltimore County residents can get their information on flood maps, insurance, etc from the link below

The link to our Baltimore County website is:
www.baltimorecountymd.gov/departments/publicworks/floodplain.html

Protect Your Covid Vaccine Card

After you get your COVID-19 vaccine, keep your vaccination card safe- scammers are using the pandemic to try to steal personal information.

Don't share a photo of your COVID-19 vaccination card online or on social media. Scammers can use content you post, like your date of birth, health care details, or other personal information to steal your identity.

Report suspected fraud online at medicare.gov or call 800-447-8477. TTY users can call 1-800-377-4950.

BROADBAND TOWN HALL

with
Delegate Michele Guyton and Delegate Brooke Lierman
and Director of the Office of Statewide Broadband Kendrick Gordon



Wednesday, June 16, 2021
4 pm - 5 pm

Hosted at the Ag Center

1114 Shawan Rd
Cockeysville, MD 21030



This will be both in person and streamed on social media.
Masks and social distancing will be required for in-person attendees.

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CONTACT US TODAY AT:
luthervillecommunity@gmail.com

Save the Date for the Revival of the Annual

FALL FESTIVAL

Presented by College Manor and Lutherville Community Association

WHERE: The College Manor Lawn

WHEN: Saturday October 23rd @ 4pm

RAINDATE: Sunday October 24th @ 4pm

Bonfire | BYOB | Snacks |
Entertainment | Punkin Chunkin |
Raffle
....And LOTS of neighborhood Fun!

SEE YOU THERE!

NOTE: THIS DATE IS
TENTATIVE AND SUBJECT
TO CHANGE OR
CANCELLATION DUE TO
IMPACTS OF COVID-19



Lutherville Community Assoc.

Community

YARD SALE

**Saturday September 11th
8am - 2pm**

WANTED: Yardsale Coordinator to manage communications, put up neighborhood signs as well as update and distribute the map.

2021 BALTIMORE COUNTY FARMERS MARKET

EVERY WEDNESDAY

JUNE 2 – OCTOBER 27, 2021

10 AM – 1 PM

AT THE MARYLAND STATE FAIRGROUNDS MAIN GATE
(2200 YORK ROAD-NEXT TO ELECTRONIC SIGN)

Experience the taste of fresh in-season locally-grown produce, meats, eggs, honey, flowers, wine, cheese, herbs, vegetable seedlings, dog treats, and more!



Be on the lookout for envelopes in the next issue of the Luthervillian to mail in your membership dues and help support your community!



GET INVOLVED

The LCA Fundraiser Committee Seeks Volunteers!

As we begin to return to a more "normal life", the Lutherville Community Association Fundraising Committee is busy working on some upcoming community events like our Annual College Manor Bonfire, Outdoor Movie Night, Shredder and Dumpster Days, and other great incentives for joining the LCA. The committee welcomes all volunteers and event ideas for our community.

Please feel free to contact Julie Szymaszek at djszy@comcast.net with your thoughts and ideas for making our community events possible!

Let's Get Out And Have Some FUN!!



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