

DEVELOPER'S NOTIFICATION LETTER TO THE COMMUNITY

Dear Neighbor/Community Representative,

Pursuant to Baltimore County's (BC) Development Regulations, a Community Input Meeting (CIM) is one of the initial mandatory prerequisites to the development approval process. Baltimore County (BC) Department of Planning has identified you to be notified of a CIM scheduled as follows:

NAME of DEVELOPMENT: Luskins Property AKA Towson Overlook, 1st Material Amendment to the 1st Amended Development Plan

Location: 1125 Cromwell Bridge Road

MEETING DATE/TIME: November 19, 2024 @ 7:00 PM

**Meeting Place: Towson United Methodist Church
501 Hampton Lane
Towson, MD 21286**

The purpose of the CIM is to share the developer's development plan with you and provide a forum for the discussion and resolution of community concerns. The CIM will be conducted by a representative of the Baltimore County Department of Permits Approvals and Inspections, who will record minutes and prepare a list of questions discussed at the meeting. This will be the 2nd CIM for the project. The 1st CIM was held in December of 2023. The developer heard the comments from the community and has made refinements to the plan. The purpose of this 2nd CIM is to share the revised plan with the community.

The major features of the proposed development will be presented and used as the basis for discussion at the CIM. Your participation will assist us and Baltimore County in achieving a resolution to any development matters that may arise. Your concerns will become part of the planning process and included in the permanent county record for this project.

Please understand that no decision regarding the approval of the project will be made at this time. The CIM simply provides an opportunity for the community to share in the discussion well in advance of the Administrative Law Judge Hearing. The filing of the development plan will require a public notice to be posted on the property in accordance with County law before any decision may be rendered by the Administrative Law Judge at a subsequent development plan hearing.

The community input meeting will begin promptly at the designated time. With your input, I am confident that we will be able to create a development project that will be an asset to the community.

Respectfully yours,

Matthew A. Bishop, PLA, LEED AP

Enclosures: (1) Development Plan

**Luskins Property AKA Towson Overlook,
1st Material Amendment to the 1st Amended Development Plan
Development Plan revision narrative**

Below is a summary of the changes made to the Development Plan presented at the first Community Input Meeting (CIM) held on December 13, 2023. These revisions are in response to comments received from the community at that meeting.

1. Reduction of the proposed number of apartment units from 600 in two buildings to 250 in three buildings.
2. Removal of the structured parking garages. All parking will now be in surface parking lots.
3. Providing for a mixed-use development by focusing redevelopment on the eastern half of the property leaving the existing Big Screen Store retail space and its parking lot on the western half of the property. The retail could be re-tenanted and/or redeveloped in the future.
4. Providing Local Open Space areas and Amenities for the residents.
5. Adding a development partner who will attend the second CIM and describe the proposed apartment buildings and associated amenities from the end user standpoint.

Respectfully yours,

Matthew A. Bishop, PLA, LEED AP