

January 16, 2018

Ms. Andrea Van Arsdale
Director, Department of Planning
Baltimore County
Jefferson Building
Towson, MD 21204

RE: Concept Plan Conference Comments
Project Name: Hidden Waters
PAI #III-517

Dear Ms. Van Arsdale:

A group of us attended the Concept Plan Conference held at the County Office Building on April 10, 2018 for the above referenced Hidden Waters project and shared the comments at the annual meeting of the Old Court-Greenspring Improvement Association held on April 11th. After a good bit of discussion, the surrounding property owners requested that we communicate to you the following wishes of the community.

- Scenic Route Constraints be waived: Old Court Road is a designated scenic route, and it is the wish of the community that the proposal as presented, with a buffer between the rear face of the houses and the road, be accepted and that the developer not be required to redo the concept plan to provide front facing houses or other deeper visuals into the development. There are a variety of reasons for this, but if you look at the Helmsley Court and Enclave developments which are across Old Court Road, you will see that there is already precedence and it is our preference that the plan be accepted as presented.
- We would also prefer that the location of the existing entrance road not be moved and that any accel/decel lanes be limited. Unfortunately due to the narrowness of Old Court Road we are discovering that accel/decel lanes are being utilized for bus and truck parking and as a consequence are often blocking good access views rather than making them safer.
- The surrounding community does not want the new development connecting to the existing Eden Roc Way. The primary reason for this is the safety of our children who play in the street and ride their bikes there. This would apply equally to residents of the new community

once it is built out. If connectivity is provided, this will allow through traffic along Old Court Road to use both entrances for turn arounds and parking and greatly disrupt the privacy and safety of the existing Eden Roc community and the proposed community as well.

- If at all possible, we believe there should be a focus on providing vegetative buffers between the housing development and the adjacent agricultural use and the Chancellor's residence at Hidden Waters as well as along Old Court Road. The Hidden Waters mansion is used for many important events as well as being the home of the Chancellor of the entire University of Maryland system. It is very important that the historic and visual beauty of Mrs. Franz's residence be preserved. We hope the County will generously allow replanting in the Forest Buffer area and the burm areas to maintain the visual integrity and preserve the view shed of the mansion.
- Finally, it is our hope that with all parties working together this project can get underway as promptly as possible

Thank you for your kind consideration.

Sincerely yours,

Mical Carton, President
Old Court-Greenspring Community Association, Inc.

Cc: Jeff Mayhew, Baltimore County Department of Planning
Councilwoman Vicki Almond, Baltimore County Council, District 2