

CIRCUIT COURT FOR BALTIMORE COUNTY

Suzanne Mensh

Clerk of the Circuit Court

County Courts Building

401 Bosley Avenue

P.O. Box 6754

Towson, MD 21285-6754

(410)-887-2601, TTY for Deaf: (800)-735-2258

Maryland Toll Free Number (800) 938-5802

01/08/98

Case Number: 03-C-95-008120 AA

Date Filed: 09/05/95

Status: Closed/Active

Judge Assigned: To Be Assigned,

UMBC Research Park Corporation Inc vs County Board Of Appeals Of Balti

CASE HISTORY

INVOLVED PARTIES

Type Num	Name(Last,First,Mid,Title)	Dispo	Entered
PLT	001 UMBC Research Park Corporation Inc Attorney: 0015385 Dernoga, Thomas E	BT DO 03/15/96 09/05/95 Removed: 10/17/95	
	0016862 Barhight, G Scott Whiteford, Taylor & Preston L.L.P. 210 West Pennsylvania Ave 400 Court Towers Towson, MD 21204-4515 (410)832-2000		
	0027237 Zelkind, Rachel 200 St. Paul Place 17th Floor Baltimore, MD 21202 (410)576-6450		
ITP	001 ERROR Old Courthouse Room 49 400 Washington Avenue Towson, MD 21204	BA ER 09/05/95 09/05/95	
INT	001 Manley, Berchie L Attorney: 0015385 Dernoga, Thomas E Gray & Dernoga 6510 Paper Place Highland, MD 20707 (410)531-1977	BT DO 03/15/96 10/18/95	

Type	Num	Name(Last,First,Mid,Title)	Dispo	Entered

INT	002	Hyde, Peter	BT DO	03/15/96 10/18/95

Attorney: 0015385 Dernoga, Thomas E
Gray & Dernoga
6510 Paper Place
Highland, MD 20707
(410)531-1977

INT	003	Macgill, Charles	BT DO	03/15/96 10/18/95

Attorney: 0015385 Dernoga, Thomas E
Gray & Dernoga
6510 Paper Place
Highland, MD 20707
(410)531-1977

INT	004	Kucera, Charles A	BT DO	03/15/96 10/18/95

Attorney: 0015385 Dernoga, Thomas E
Gray & Dernoga
6510 Paper Place
Highland, MD 20707
(410)531-1977

INT	005	Siffrin, Sandra Lee	BT DO	03/15/96 10/27/95

Attorney: 0015385 Dernoga, Thomas E
Gray & Dernoga
6510 Paper Place
Highland, MD 20707
(410)531-1977

DEF	001	County Board Of Appeals Of Baltimore County	BT DO	03/15/96 09/05/95

Old Courthouse Room 49
400 Washington Avenue
Towson, MD 21204

CALENDAR EVENTS

Date	Time	Dur	Cer	Evnt	Jdg	L	Day	Of	Rslt	By	ResultDt	Jdg	T	Notice	Rec

04/04/96	09:30A	001	yes	CIVI	TBA	01	/01	VAC	C		03/15/96			P	

JUDGE HISTORY

JUDGE ASSIGNED	Type	Assign	Date	Removal	RSN

TBA	To Be Assigned,	J	09/05/95		

DOCUMENT TRACKING

Num/Seq	Description	Filed	Received	Entered	Party	Routed	Ruling	Closed	User ID
001000	Petition for Judicial Review #1 Petitioner UMBC Research Park Corporation Inc for Judicial Review of the Decision of the County Board of Appeals of Baltimore County. Case # CVA 95 154 ZADMI 432 and case # 95 340 SPHA. (Received September 1, 1995)	09/05/95		09/05/95	TBA	PLT001		03/15/96	KW PS
001001	Answer Berchie L. Manley, Peter Hyde, Charles MacGill and Charles A. Kucera, NO DCM!!!	10/17/95	10/16/95	10/17/95	TBA	INT001		03/15/96	JMG PS
001002	Answer Respondent's Response to Petition for Judicial Review. (No DCM).	10/27/95	10/25/95	10/27/95	TBA	INT005		03/15/96	DFF PS
002000	Petition for Appeal #2 fd. (Filed 9/5/95).	09/12/95	09/12/95	09/12/95	TBA	PLT001		03/15/96	DFF PS
003000	Amended Petition for Appeal #3 fd. (Filed 9/5/95).	09/12/95	09/12/95	09/12/95	TBA	PLT001		03/15/96	DFF PS
004000	Certificate of notice #4	09/18/95	09/18/95	09/18/95	TBA	DEF001		03/15/96	LG PS
005000	Motion to Intervene	10/27/95	10/25/95	10/27/95	CMK	INT005	Granted	11/30/95	DFF AS
006000	Transcript of Record from Adm Agency *	10/30/95		10/30/95	TBA	000		03/15/96	DFF PS
007000	Notice - Recpt of Record of Proceedings * Copies Sent.	10/30/95		10/30/95	TBA	000		03/15/96	DFF PS
008000	Notice - Recpt of Record of Proceedings	10/30/95	10/30/95	10/30/95	TBA	PLT001	10/30/95	10/30/95	DFF DFF
009000	Notice - Recpt of Record of Proceedings	10/30/95	10/30/95	10/30/95	TBA	DEF001	10/30/95	10/30/95	DFF DFF
010000	Notice - Recpt of Record of Proceedings	10/30/95	10/30/95	10/30/95	TBA	INT001	10/30/95	10/30/95	DFF DFF
011000	Notice - Recpt of Record of Proceedings	10/30/95	10/30/95	10/30/95	TBA	INT002	10/30/95	10/30/95	DFF DFF
012000	Memorandum of Law in Support of Petition for Judicial Review.	12/05/95	12/04/95	12/05/95	TBA	PLT001		12/05/95	DFF DFF
013000	Scheduling Order *(BKH)	01/04/96		01/04/96	TBA	000		03/15/96	KDC PS
014000	Respondents' Memorandum of law	01/19/96	01/17/96	01/19/96	TBA	000		01/19/96	ES ES
014001	Answer	02/06/96	02/05/96	02/06/96	TBA	PLT001		03/15/96	ES PS

03-C-95-008120 Date: 01/08/98 Time: 15:08

Page: 4

Num/Seq	Description	Filed	Received	Entered	Party	Routed	Ruling	Closed	User ID
015000	Transcript of Record from Adm Agency ** Copies.	01/24/96	01/22/96	01/24/96	TBA	000		03/15/96	JH PS
016000	Motion To Remand exhibit.	03/08/96	03/07/96	03/08/96	TBA	PLT001		03/15/96	JH PS
017000	Mot. for Vol. Dismissal MD Rule 2-506 b	03/15/96		03/15/96	JTS	PLT001	Granted	03/15/96	PS PS
018000	ORIGINAL RECORD AND DOCKET ENTRIES SENT TRANSFERRED TO BALTIMORE COUNTY 80A	03/22/96		03/22/96	TBA	000			PH PH

EXHIBITS

Line #	Marked	Code	Description	SpH	Sloc	NoticeDt	Disp Dt	Dis By
Offered By: PLT 001 UMBC Research Park Corporatio								
001	BOX 350	0	BOX AND BROWN FOLD	C		12/16/97	R	ja
002	BOX 365	0	TRANSCRIPTS	C		12/16/97	R	ja

DIFFERENTIATED CASE MANAGEMENT TRACKS AND MILESTONES

Track : N3 Description: CIVIL EXPEDITED TRACK Custom: Yes
Assign Date: 01/03/96 Order Date : 01/03/96
Start Date : 01/03/96 Remove Date:

Milestone	Scheduled	Target	Actual	Status
Motions to Dismiss under MD. Rule 2-322(	01/18/96	03/15/96	CLOSED	
Discovery must by completed by	02/22/96	03/15/96	CLOSED	
All Motions (excluding Motions in Limine	03/03/96	03/15/96	CLOSED	
Settlement Conference is	03/18/96	03/15/96	CLOSED	
TRIAL DATE is	04/04/96	04/02/96	03/15/96	CLOSED

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

August 8, 1995

County Board of Appeals of Baltimore County
Room 49 Old Courthouse
Towson, Maryland 21204

Re: UMBC Research Park, Inc. and University of Maryland Baltimore County
v.
Berchie L. Manley, et al.
Case No: CBA-95-154 and CBA-95-340-SPHA

Dear Sirs:

Please file the enclosed Motion for Reconsideration by UMBC Research Corporation, Inc., and Motion for Reconsideration by University of Maryland Baltimore County, with regard to the above-referenced matter. Please date-stamp the enclosed copies of the Notices and return them to the messenger.

Thank you for your co-operation and assistance in this matter.

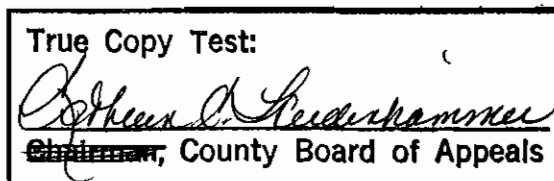
Sincerely,

G. Scott Barhight/bmk
G. Scott Barhight

GSB:bmk

Encl:

55172



95 AUG -8 PM 10:31
COUNTY BOARD OF APPEALS

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

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August 8, 1995

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Re: UMBC Research Park, Inc. and University of Maryland Baltimore County
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Sincerely,

G. Scott Barhight/bmk
G. Scott Barhight

GSB:bmk

Encl:

55172

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8-1-95

COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC.

and

UNIVERSITY OF MARYLAND
BALTIMORE COUNTY

Petitioners

v.

BERCHIE L. MANLEY, ET AL.

Appellants

Case No: CBA-95-154

and

Case No: CBA-95-340-SPHA

MOTION FOR RECONSIDERATION

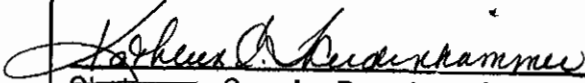
University of Maryland Baltimore County (the "University") by and through its attorneys, J. Joseph Curran, Jr., Attorney General of Maryland, and Rachel Zelkind, Assistant Attorney General, respectfully requests that the County Board of Appeals reconsider its decision as requested in the Motion for Reconsideration filed by UMBC Research Park Corporation, Inc. and adopts and incorporates by reference into this motion the Motion for Reconsideration filed by UMBC Research Park Corporation, Inc., including the withdrawal of Case No. CBA-95-SPHA.

Respectfully submitted,

J. JOSEPH CURRAN, JR.
Attorney General of Maryland


Rachel Zelkind
Assistant Attorney General
200 St. Paul Place, 17th Floor
Baltimore, Maryland 21202
(410) 576-6450
Attorney for Petitioners,
University of Maryland
Baltimore County

True Copy Test:


Katherine A. Redenhammer
Chairman, County Board of Appeals

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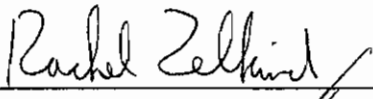
COPIES OF THIS MOTION FOR RECONSIDERATION
FILED IN THE COUNTY BOARD OF APPEALS

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of August, 1995, a copy of the foregoing motion was transmitted by facsimile and mailed first class, postage prepaid to:

Thomas E. Dernoga, Esquire - (301) 725-2889
Skullney, Gray & Dernoga
2nd Floor East
217 Main Street
Laurel, Maryland 20707

G. Scott Barhight - (410) 296-2885
Whiteford, Taylor & Preston, LLP
400 Court Towers
210 W. Pennsylvania Ave
Towson, Maryland 21204



Rachel Zelkind /GR

9-1-95

IN THE MATTER OF *
UMBC RESEARCH PARK /ZADM I-432
N/S SULPHUR SPRING ROAD, SOUTH*
OF UMBC CAMPUS
1ST ELECTION DISTRICT *
1ST COUNCILMANIC DISTRICT *

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

RE: APPROVAL OF DEVELOPMENT
PLAN /PETITIONS FOR SPECIAL *
HEARING AND VARIANCES *

CASE NO. CBA-95-154
AND
CASE NO. 95-340-SPHA

* * * * *

RULING ON MOTIONS FOR RECONSIDERATION

The Board met in session on Wednesday, August 30, 1995 to hear oral argument on a Motion for Reconsideration filed by UMBC Corporation, Inc., and Motion for Reconsideration filed by the University of Maryland in Baltimore County in reference to the above-captioned matters. G. Scott Barhight, Esquire, presented oral argument on behalf of Petitioner's Motion; Thomas E. Dernoga, Esquire, represented the Appellants /Protestants. Mr. Barhight was requesting the Board to reconsider its decision rendered in the Board's Opinion and Order dated August 3, 1995 to the extent of remanding the development plan (Case No. CBA-95-154) back to the hearing officer to provide the Research Park with the opportunity to correct the development plan. Mr. Barhight cited Baltimore County Code Section 26-209(d)(1) as authority for the Board to remand the development plan back to the hearing officer in connection with the Board's ruling in the variance and special hearing. In addition, he referenced the development regulations, Baltimore County Code Section 26-167(13) which provide that one of the purposes of said regulation is to foster the growth of business, employment and the economic tax base of the County [Baltimore County Code Section 26-167(5)]. Not to permit the

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Robert O. Schuch
Chairman, County Board of Appeals

remand could have the effect of burdening the Petitioner /Developer with additional delays and costs not consistent with the purposes of the development regulations. Counsel argued that the zoning relief had been denied and the purpose of the motion to reconsider was not being argued at a rehearing. Essentially the Petitioner /Developer, in light of recent developments, did not intend to proceed with the variances and special hearing requests, and if the case were remanded, would waive any rights to appeal the decision of the Board in Case No. 95-340-SPHA. It was the desire of the Petitioner /Developer to pursue the development plan for the proposed park as soon as possible as permitted by law, and with the zoning case no longer at issue, the Petitioner /Developer was encouraging the Board to remand the matter to the hearing officer as the most logical, reasonable, fair and expeditious method of proceeding. It was further argued that the Appellants would not be prejudiced by the remand, if granted, since public hearings would be available to express any concerns. To deny the remand would be to place an unnecessary burden on the Petitioner /Developer by way of an appeal to the Circuit Court for Baltimore County. Counsel again requested the Board, upon reversal, that the development plan be remanded to the hearing officer for further hearing.

Mr. Dernoga, representing the Appellants /Protestants, argued that there was no legal basis for reconsideration, and that the Board must be guided by its findings as evidenced in its Opinion and Order. Any statements made at the public deliberations were not part of the Order and opinion expressed, and as such were not appealable. Counsel noted that on page 11 of the Opinion and Order

the plan relied heavily on the variance and, with the Board's denial of the variance and special hearing, the very basis of the development plan was undermined. Mr. Dernoga argued that a reversal and remand would indeed be prejudicial to the parties that he represented and, further, that a new plan was needed, and that any future reconsideration demanded new facts. Counsel further contended that Rule 10 of the Board's rules does not consider "new evidence" as to the withdrawal of the variances, etc. These rules are limited solely to elements of mistake, fraud, and irregularity. Further references were made to cases decided by the Maryland Court of Appeals, Miles et al v. McKinney, 199 Atl.Rep. 540, and Kay Construction Co. v. County Council for Montgomery County et al, 177 A.2d 694. Mr. Dernoga suggested that the Board members examine these two important decisions. Counsel further stated that the Board is not empowered simply to change its mind, but this must be done in accordance with Rule 10 of the Board's rules, which states that fraud, misrepresentation or irregularity must be present for the Board to have revisory power and control over the opinion and order. None of these elements were present in the Board's Order as examined and reviewed by Mr. Dernoga.

The Board of Appeals is an administrative body possessing quasi-judicial functions which must be directed by statutory authority granted to it. It cannot assume powers or authority not specifically granted to it. Baltimore County Code, Section 26-209(b), entitled "Appeals from Final Action on a Plan" states that "such appeals shall be heard in accordance with the rules of procedure adopted by the Board of Appeals." In a procedure under

this

section, the Board may:

- 1) Remand the case to the hearing officer;
- 2) Affirm the decision of the hearing officer;
- 3) Reverse or modify the decision if a finding, conclusion or decision of the hearing officer:
 - a) exceeds the statutory authority or jurisdiction of the hearing officer;
 - b) results from an unlawful procedure;
 - c) is affected by any other error of law;
 - d) is unsupported by competent, material and substantive evidence in light of the entire record as submitted; or
 - e) is arbitrary or capricious.

Rule 10 of the Board's "Rules of Practice and Procedure" entitled "Revisory power of the Board" further states that "within 30 days after the entry of an order the Board shall have revisory power and control over the order in the event of fraud, mistake or irregularity." Both parties to the action have agreed that fraud is not an issue in the Motion for Reconsideration argued before the Board. In the matter at hand, the Board heard two days of testimony concerning the variances and special hearing matter. The subsequent opinion and order issued by the Board on August 3, 1995 speaks for itself. It formulates the reasoning and rationale employed by the Board in reaching its order. The Board, under the Baltimore County Code Section 26-209 had several options available to it based on the conclusions reached as a result of the extensive hearings. The option chosen, based on the circumstances and conditions existing at that time, was to deny the variances and

dismiss the special hearing as moot. The Board did not elect to remand the case back to the hearing officer. Consistent with the law, the Board was required to issue its order within 15 days following the conclusion of the hearing. The hearing having been conducted in accordance with the Board's "Rules of Practice and Procedure," a Motion for Reconsideration must also comply with those same rules and regulations. Having made the decision and ruling with the 30-day appeal period now in effect, the Board is constrained under its revisory power, after hearing motion for reconsideration, to determine if there is any basis for change in its opinion and order as dictated by Rule 10. Again, both parties have agreed that fraud is not an issue. Therefore, we need to examine the Opinion and Order to determine if elements of mistake or irregularity are present that would give the Board the authority to exercise its revisory power and control over the Order. Our examination does not disclose any such mistake or irregularity based on the record, evidence or testimony in that proceeding. In Miles, et al v. McKinney, 199 A.2d 540, the Maryland Court of Appeals has held that a quasi-judicial tribunal may not reopen and rehear a proceeding which has been terminated at least in the absence of mistake in prior proceedings. The Court held that the Board had the right to correct errors in its decision caused by fraud, surprise, mistake or inadvertence, which any agency exercising judicial functions must have to adequately perform its duties. Whether or not it has the right to reconsider its decision in a case it has heard where there is no fraud, mistake, surprise or inadvertence is another question. Rule 2-535 of the "Maryland

Rules of Procedure" dealing with the authority of the Circuit Court grants that body revisory power and control 30 days after entry of judgement in the event of fraud, mistake or irregularity. The Court is also permitted to grant a new trial in the event of newly discovered evidence if filed within 30 days of the judgement entry. However, the Board of Appeals is not a judicial body. It must derive its sole authority by way of that granted to it by statute and County Council authority. Such authority is not present in the Board's rules of procedure, and there may well be ample reason as to why such authority is granted to a purely judicial body and not to a quasi-judicial or administrative body, such as the Board of Appeals. Perhaps the reason for such a lack of authority is that, if granted, there could conceivably be no finality to the proceedings. The result could be change at the whim of its members or due to the effect of influence exerted upon the body, or other elements leading to uncertainty or impermanence. There are cases present where a change in conditions or other circumstances which materially affect the merits intervening since the formal decision and such reconsideration was possible. But the rules of the Board do not take into consideration new evidence as a factor in reconsideration. The Board had public hearings on the matter at issue, publicly deliberated the matter, and following same issued its Opinion and Order as required by law. That Order requires that an appeal be made in accordance with the Maryland Rules of Procedure. While agreeing that "but for the instant variances and special hearing request, the Board found the development plan to have merit" (page 11, Opinion and Order), nevertheless, the absence

of any fraud, mistake (generally construed to be clerical), or irregularity (the "doing or not doing of that, in the conduct of a suit at law, which conformable with the practice of the Court, ought or ought not to be done" Baltimore In. v. Hayward, 257 Md. 538), the Board cannot exercise its revisory control over the Order of August 3, 1995 with the appeal time running. It must accordingly deny the Petitioner /Developer's request for reconsideration and remand.

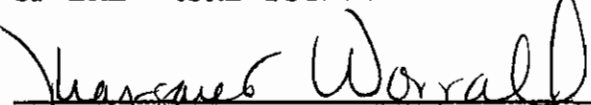
O R D E R

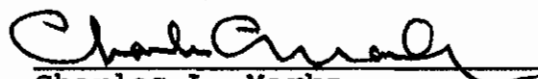
IT IS THEREFORE THIS 1st day of September, 1995
by the County Board of Appeals of Baltimore County

ORDERED that the Motions for Reconsideration filed in the subject matter be and the same are hereby DENIED.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Margaret Worrall


Charles L. Marks



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

September 1, 1995

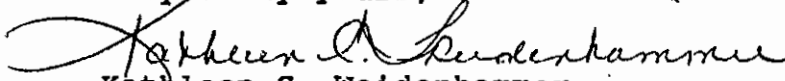
G. Scott Barhight, Esquire
WHITEFORD, TAYLOR & PRESTON
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204-4515

Re: Case No. CBA-95-154 /ZADM I-432
and Case No. 95-340-SPH
UMBC RESEARCH PARK -
Motions for Reconsideration

Dear Mr. Barhight:

Enclosed please find a copy of the majority Ruling on Motion for Reconsideration issued this date by the County Board of Appeals in the subject matter. Also enclosed is a copy of the Dissenting Opinion of Mr. Schuetz.

Very truly yours,


Kathleen C. Weidenhammer
Administrative Assistant

Enclosures

cc: Thomas E. Dernoga, Esquire
Peter Hyde, Charles Macgill,
Charles A. Kucera and Berchie L. Manley
Coalition for the Preservation of
Southwest Baltimore County, Inc.
Mark Behm /VP for
Administrative Affairs, UMBC
Rachel Zelkind, Esquire
Office of Attorney General
Richard Smith /Michael Ertel /Joseph Pfeiffer -
KCI Technologies, Inc.
Kathy Valderas /Maiden Choice Lane Assoc.
Kaye White
Dorothy Briscoe
Ani M. Wagenfohr
Richard O. Scharmann
Garth J. Dales
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
People's Counsel for Baltimore County
Michael J. Moran, Asst. County Attorney
Virginia W. Barnhart, County Attorney
Fran Ingram
James Klein
Evelyn S. Revels
Pat Keller
Donald T. Rascoe /PDM
W. Carl Richards /PDM
Docket Clerk /PDM

File Copy

IN THE MATTER OF *
UMBC RESEARCH PARK /ZADM I-432
N/S SULPHUR SPRING ROAD, SOUTH*
OF UMBC CAMPUS
1ST ELECTION DISTRICT *
1ST COUNCILMANIC DISTRICT *

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

RE: APPROVAL OF DEVELOPMENT
PLAN /PETITIONS FOR SPECIAL *
HEARING AND VARIANCES *

CASE NO. CBA-95-154
AND
CASE NO. 95-340-SPHA

* * * * *

DISSENTING OPINION /RULING ON MOTION FOR RECONSIDERATION

On August 30, 1995, deliberations were held pursuant to a Motion for Reconsideration brought by the Petitioner in the instant case, with concurring Motion for Reconsideration brought by the State of Maryland by J. Joseph Curran, Attorney General. This opinion is a minority dissenting opinion; the majority has found on the motion to deny the Motion for Reconsideration and affirm its reversal of the Hearing Officer's decision below.

The issues before the Board in this Motion for Reconsideration are whether, pursuant to Rule 10 of the Board's Rules of Procedure, through mistake and/or irregularity, the Board may modify its earlier decision. Petitioner contends that the requirements set forth in Baltimore County Code Section 26-209(d)(3)(a) through (e) are not met, and specifically, requirement (3)(d). The Petitioner, in its motion, has withdrawn its zoning relief request, which is the subject of the de novo portion of the original proceedings. Petitioner alleges irregularity in the Board's findings in that the "Purposes" section of the development regulations indicates that development regulations foster development in Baltimore County; irregularity is alleged in that, by the reversal of the hearing

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Robert C. Smith

Chairman, County Board of Appeals

officer below, the Board has prejudiced the Petitioner in requiring the Petitioner to bring a new development plan before the County and to start the process all over, as opposed to taking back to the hearing officer a plan which the Board has recognized in its opinion as having substantial merit.

The Protestants contend that the Board has no legal basis for reconsideration; that the Board cannot consider the withdrawal of the zoning relief request; that the Board found that the hearing officer made an error of law under Section 26-209(d)(3)(c); that, although a remand in its original decision may have been arguably correct, the Board exercised reasonable judgement in reversing the hearing officer's decision below; and, finally, that substantial case law supports their position. In my review of the file, the evidence, my notes in this matter, the case law supplied, the Code, and the Board's Opinion and Order, I have found irregularity.

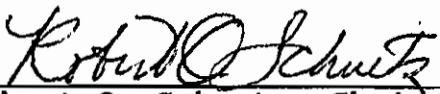
I have not considered any new facts nor evidence which are brought pursuant to the Motion for Reconsideration, vis-a-vis the withdrawal of zoning relief request. The Board has found in its original decision that the development plan for the property has substantial merit. The property has unique zoning in an area of Baltimore County selected by the Council in the Comprehensive Zoning Map Process to have the O.T. zone designation, thereby narrowing possible uses for this site to a select few. The development plan as proposed is brought in strict harmony with the assigned zoning classification. At issue before the Board in the de novo portion of the hearing were zoning matters relating to

matters of law which the Board decided. By deciding to deny the variances but provide substantial support to the plan proposed given the Council's position in the zoning of this property, I contend that the Board erred in reversing the decision of the hearing officer. It's widely recognized that all three Board members concurred in the original decision on the merits of the case, and the merit of the proposed development; therein lies the irregularity. The Board's role is not one of being results-oriented, but to consider the effects of its rulings in judging prejudice to either petitioners or protestants. By reversing the hearing officer, the Board has prejudiced the Petitioners in requiring them to begin the development plan process at the proverbial square one, where a widely recognized meritorious plan could move forward in a much more effective manner, in the best interests of the surrounding community and Baltimore County as a whole. By remanding, the Protestants would not be prejudiced, in that the Board has already stated that it views the variance denial, and now withdrawal of zoning relief, to be a substantial change to the development plan, only requiring the Petitioner to perform some redesign. That position does not excuse the Petitioner from going through the rigors of the balance of the development plan approval process. Therefore, the Protestants' interests would be preserved.

Protestants provided case law which was helpful for this Board member in affirming my beliefs in this matter. It is abundantly clear to me that the Board is not infallible and must have within

its own rules the ability to amend or correct actions by the Board. The position taken by Protestants is in no way in the spirit and intent of the Code. The position that one need only maintain a stream of correspondence to keep a matter open is not a reasonable position to take, especially in light of the time constraints in the instant case.

It is for all of the above reasons that I respectfully dissent from the majority in its ruling on the Motion for Reconsideration in this case.



Robert O. Schuetz, Chairman

DATE: September 1, 1995

8-8-95

COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC.	*	
and	*	
UNIVERSITY OF MARYLAND	*	
BALTIMORE COUNTY	*	Case No: CBA-95-154
Petitioners	*	
	*	and
v.	*	Case No: CBA-95-340-SPHA
BERCHIE L. MANLEY, ET AL.	*	
Appellants	*	
* * * * *	*	

MOTION FOR RECONSIDERATION

UMBC Research Corporation, Inc. (the "Research Park") by and through its attorneys, G. Scott Barhight and Whiteford, Taylor & Preston files this Motion for Reconsideration and states:

- 1. By Opinion and Order dated August 3, 1995, the County Board of Appeals for Baltimore County (the "Board") reversed the decision of the Hearing Officer/Zoning Commissioner dated May 22, 1995 regarding both the Development Plan (CBA-95-154) and zoning approvals (CBA-95-340-SPHA) for the UMBC Research Park (the "Park").
- 2. The Board should reconsider its decision to the extent of remanding the Development Plan case (CBA-95-154) back to the Hearing Officer to provide the Research Park with the opportunity to correct the Development Plan.

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COUNTY BOARD OF APPEALS

3. The Development Plan was originally filed envisioning several zoning variances and a special hearing.. Since the variances and special hearing were denied, the Development Plan needs to be modified in accordance with these denials. Remanding the case back to the Hearing Officer will provide the Research Park with the opportunity to modify the Development Plan and proceed with the project in an orderly and logical fashion.

4. One of the purposes of the Development Regulations is to clarify and simplify the Development Review and Approval Process. Baltimore County Code §26-167(13). An additional purpose is to provide a system of regulatory controls on development that will foster the growth of business, employment and the economic tax base of the County. Baltimore County Code §26-167(5). By not remanding the case to the Hearing Officer, the Board would unnecessarily burden the Research Park with additional delays and costs inconsistent with the stated purposes of the Development Regulations.

5. During the public deliberations, the Board suggested that it would be illegal and outside of the Board's authority to permit the Hearing Officer to correct the Development Plan through a remand. The Research Park respectfully suggests that Baltimore County Code §26-209(d)(1) states that the Board has full authority to remand the Development Plan to the Hearing Officer in accordance with its rulings on the variances and special hearing.

6. During the public deliberations, the Board indicated that but for the denial of the zoning variances and special hearing, the Development Plan should be approved. The Board specifically stated that the Hearing Officer correctly approved the Development Plan before him in light of the granting of the zoning relief requested. In its Opinion on page 11, the Board unequivocally states that the Hearing Officer satisfactorily addressed all the issues and that he acted appropriately given his position on the requested zoning relief. Therefore, there is no substantive reason to further encumber the Research Park with the unnecessary burden of an appeal to the Baltimore County Circuit Court.

7. As a direct result of the Board's decision denying the variances and special hearing, the subsidiary of Atlantic Pharmaceutical Services, the Niro Corporation, has decided not to pursue any further development activities at the Park. In light of this decision by the Niro Corporation, the Research Park hereby withdraws the requested zoning relief in Case No. CBA-95-340-SPHA. The Research Park has no intention to proceed with the variances and special hearing requested and hereby waives any rights to appeal the decision of the Board in Case No. CBA-95-340-SPHA.

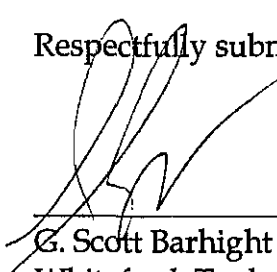
8. The Research Park intends to pursue its plans for the Park as diligently and expeditiously as possible under the restrictions of the law. Since the zoning case is no longer at issue, the Research Park respectfully suggests that a remand to the Hearing Officer of Case No. CBA-95-154 would be the most logical, reasonable, fair and expeditious manner of proceeding.

9. Remanding the case to the Hearing Officer will in no way prejudice or adversely effect the Appellant/Protestants. Full opportunity for review of any modifications to the Development Plan will be provided at the Hearing Officer's hearing upon remand. The only possible reason that the Appellants/Protestants would oppose the remand would be to further delay these already unnecessarily protracted proceedings.

10. The Research Park respectfully requests an expedited hearing and decision regarding this Motion for Reconsideration, consistent with the spirit and intent of the Development Regulations, Baltimore County Code § 26-167.

WHEREFORE, UMBC Research Park Corporation, Inc. respectfully requests that upon reversal, the Development Plan case, Case No. CBA-95-154, be remanded to the Hearing Officer for further hearing.

Respectfully submitted,



G. Scott Barhight
Whiteford, Taylor & Preston L.L.P.
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515
(410) 832-2000

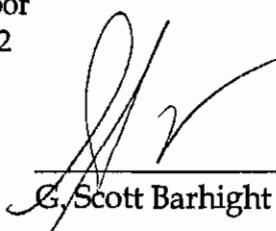
Attorney for Appellee/Developer,
UMBC Research Park, Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of August, 1995, a copy of the foregoing motion was transmitted by facsimile and mailed first class, postage prepaid to:

Thomas E. Dernoga, Esquire- (301) 725-2889
Skullney, Gray & Dernoga
2nd Floor East
217 Main Street
Laurel, Maryland 20707

Rachel Zelkind, Esquire - (410) 576-6437
Assistant Attorney General
200 St. Paul Place, 17th Floor
Baltimore, Maryland 21202



G. Scott Barhight

53628

8-3 95

IN THE MATTER OF *
UMBC RESEARCH PARK /ZADM I-432 *
N/S SULPHUR SPRING ROAD, SOUTH*
OF UMBC CAMPUS
1ST ELECTION DISTRICT *
1ST COUNCILMANIC DISTRICT *

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

RE: APPROVAL OF DEVELOPMENT *
PLAN /PETITIONS FOR SPECIAL * CASE NO. CBA-95-154
HEARING AND VARIANCES AND
* CASE NO. 95-340-SPHA

* * * * *

O P I N I O N

The Coalition for the Preservation of Southwest Baltimore County, Inc., et al, brings an appeal to this Board on the May 22, 1995 decision of the Hearing Officer /Zoning Commissioner in which the above-captioned development plan was approved and Petitions for Special Hearing and Variances were granted. The case is a development plan for a research park; riding with it are zoning matters to be heard by the Board of Appeals de novo. Open hearing was conducted in two days within the time period prescribed under Baltimore County Code Section 26-209 for development plan review of the Hearing Officer's decision. Open deliberations were conducted immediately following the close of the evidentiary portion of the proceedings. G. Scott Barhight, Esquire, and WHITEFORD, TAYLOR & PRESTON represented the Developer, UMBC Research Park, Inc.; the Office of the Attorney General, in the person of Anne Donohue and Rachel Zelkind, represented the interests of the Maryland College System. Thomas E. Dernoga, Esquire, and SKULLNEY, GRAY & DERNOGA represented the Appellants.

Section 26-209 of the Baltimore County Code compels the Board to hear this matter within a prescribed 15-day period, when considering appeals of the Hearing Officer. Because of the fact that the subject case comes with zoning issues, those portions that pertain to zoning are to be heard by this Board de novo. For those

True Copy Test:

Robert O. Schuch
Chairman, County Board of Appeals

reasons, prior to proceeding with the hearing before the Board, both counsel were consulted on a method to proceed so as to limit the issues before the Board to be in compliance with the standard of review under the development regulations, as well as the standard for proceeding under a de novo hearing.

Appellants brought a Motion for Continuance pro se in which they cite their reasons for the request. In due consideration of the Motion, the Board found compelled to proceed uninterrupted in this matter, pursuant to Section 26-209 of the Code. Counsel for the Appellants brought a Motion for additional testimony to be provided in the Board's consideration of the development plan portion of the hearing. After hearing argument from both counsel, the Motion for Additional Testimony under the development plan review portion of the proceeding was denied. Section 26-209(c) provides the Board with latitude to decide to allow or disallow additional evidence and testimony in such proceedings; the Board considered the Motion and response of the counsel for Developer, and found that no additional testimony was necessary, given the incredible body of information generated below.

The standard of review for the Board in the development plan portion of this case is outlined in Section 26-209(c) and (d). Pursuant to that section, oral argument was provided to the Board by both counsel. The Developer contends that the voluminous transcript of the proceedings below in and of itself points to adequate information and due consideration of all issues to be considered in the matter; further, that all information required pursuant to Section 26-203 is in fact on the plan; that the informational phase of the Hearing Officer's hearing included a resolution of all outstanding issues; that the development plan was

filed and development plan conference held to incorporate comments and that the comments incorporated therein are part of the development plan approved below; and, therefore, that the Hearing Officer acted properly in his approval of the development plan.

The Appellants allege that the Hearing Officer exceeded his authority to decide the written transcript would serve as the official record on the matter below; that the compatibility report required by Section 26-203 was improperly filed outside the prescribed minimum five days preceding the hearing below and that the Hearing Officer exceeded his authority in allowing the report into evidence; that objections raised by the Appellants below were routinely overruled; that the Appellants have followed the project for years and have not been given due consideration of their concerns; that the County zoning map is in error, thereby causing the Developer to file petitions referencing a parcel which is allegedly 88 acres, but which the Appellants allege is only 80 acres; that the plan is not part of a subdivision and is therefore not in compliance with the development regulations; that sewerage and traffic concerns were not adequately addressed below; and that archeological finds on the instant site were not considered below.

The Board finds that, indeed, all information required to be on the development plan exists on the development plan for consideration by the Board. In addition, the Board finds that the issue concerning the transcript serving as the official record was adequately addressed below as were all other issues raised by the Appellants in their oral argument. The issue concerning any alleged error in the zoning map is not an issue for consideration before this Board. The map which is alleged to be in error may be corrected through the Map Correction Process pursuant to Section

26-134 of the Code, and not as part of the development plan review pursuant to the Hearing Officer's decision. The Board finds as a fact that, for the purposes of the review, the information contained on the zoning map is presumed to be correct; therefore, the Hearing Officer was lawful in proceeding with the map as it existed.

The zoning matters for consideration before this Board de novo are several. The development plan shows what has come to be known as the NIRO site as seemingly abutting a zoning line which bisects the instant site; the development plan also shows associated driveway, parking and drive aisle areas which are part of the proposed development of the NIRO site. The Developer seeks a variance from building setback requirements which, due to the nature of the proposed use of the NIRO site, requires a 200' setback from a zoning line where the existing O.T. zone abuts a D.R. zone, pursuant to Section 209.5 of the Baltimore County Zoning Regulations (hereinafter "BCZR"). The Developer seeks relief from Sections 209.6 and 409 for setbacks for off-street parking in the O.T. zone areas abutting the D.R. zone. Finally, Petitioner seeks a special hearing to allow off-street parking in the D.R. zone as accessory to the uses in the O.T. zone.

Appearing for the Petitioner was Richard L. Smith of KCI Technologies. Mr. Smith was qualified before this Board as an expert in land planning, zoning matters and the development plan process. At this point, it is important to note that all exhibits below were entered into the record in this matter.

Mr. Smith's testimony began with an outline of revisions to the development plan for consideration before this Board. Mr. Smith testified that the Petitioner seeks relief from Sections

209.5, 209.6, and 409.4 of the BCZR, so as to allow construction of a building located as indicated on the development plan referenced as the NIRO site. He testified that the area proposed for that building is a flat area and that improvements to the site to accommodate the building would have less impact on environmental concerns than any alternative. He stated that unique circumstances on the site include streams, wetlands, and steep slopes on the subject parcel, and that those environmental concerns guided them in their proposing the siting for the NIRO building. NIRO is a prospective tenant of UMBC Research Park, Inc., and is a manufacturer of pharmaceutical products. Mr. Smith stated that he is familiar with the requirements for variance under Section 307 of the BCZR, going on to state on the issue of the practical difficulty that the Developer would have to move the building from the property line to points outside the setback line on the Petitioner's property, and that the Petitioner would have to "redesign the whole park" in order to accommodate such change. He indicated that all nearby residences are, as a fact, greater than 200 feet away from the proposed building, as UMBC is the owner of the adjacent property, which is a collection of play fields. It is important to note that UMBC Research Park, Inc., has a leasehold interest in the parcel under consideration before this Board, and that the University of Maryland at Baltimore County is the owner of the subject parcel and the adjoining D.R.-zoned property. Therefore, Mr. Smith indicated that the zoning line separating the D.R. zoned portion of the property and the area to be used for the research park runs through the subject parcel.

On cross-examination, Mr. Smith testified that, in his view, additional paving to be required to the east of the building if the

drive aisle variance is denied constitutes practical difficulty. It is very important to note that Mr. Smith further testified that no unique features on the site impact the design. He went on to testify that in fact the existing zoning line predated the instant development plan and he contends that the zoning line is a unique feature because the University of Maryland owns the land to the east of the O.T. zoned land, which is the subject of the zoning matters in this case. He acknowledged a self-imposed hardship is not a mitigating circumstance in determining whether a variance should be granted. Further, Mr. Smith indicated that in fact the NIRO building could be placed elsewhere on the site. Mr. Smith indicated that approximately 40 acres is developable of the 93 acres, 88 of which are O.T. zoned and approximately 5 of which are D.R. zoned, which is the subject of this case. He went on to indicate that slopes exceeding 8 percent would require extensive grading to accomplish the requested construction, that sanitary service is proposed to be off a UMBC loop road, that water service is to be routed from a point south of the instant site, and that future water service would emanate from Metropolitan Boulevard, the proposed point of access to the research park.

Still under cross-examination, Mr. Smith indicated that the Developer does not wish to move the NIRO building westward from its proposed location because of the potential loss of what is known as Building Site #2; in the alternative, realignment of the NIRO building just west of the proposed location would require some redesign and the loss of some building space, going on to state that the NIRO building could be done elsewhere on the 93-acre tract at some cost to the Developer. As an aside, the Board notes that the development plan calls for 12 building sites. Mr. Smith

indicated that all other building sites are buildable, and that as a consultant to the Developer his firm did not look at using some of the site to the west of the proposed NIRO building location, allowing expansion of the NIRO building into setback area.

In redirect, Mr. Smith indicated that the loading dock and the drive aisle to provide access to that would be used roughly one time per day, thereby eliminating safety concerns contemplated in the parking regulations concerning drive aisles. He also indicated that he knows of no other O.T. property with adjacent D.R. zoned property within the community. Finally, Mr. Smith indicated that the proposed development would be performed in four phases, the first of which includes building sites 1, 2, 3 (NIRO) and 12, and the stormwater management pond. On re-cross, Mr. Smith acknowledged that the phasing of the buildings and the infrastructure associated with that development were determined by the Developer. Petitioner rested following conclusion of Mr. Smith's testimony.

Appearing for the Appellants were Donald E. Crawford, a resident of nearby Sycamore Avenue for 41 years; Sandra Sifrin, a next-door neighbor to Mr. Crawford; Peter Hyde, a student at UMBC; Charles Macgill of 319 Gun Road; and former councilwoman Berchie L. Manley, of 402 Montemar Avenue. It's important to note that Ms. Sifrin appeared on behalf of the Coalition for the Preservation of Southwest Baltimore County, Inc., presenting Rule 8 papers pursuant to the Board's rules of procedure. In response to a query from the Board, Ms. Sifrin revealed that the Coalition does not represent a geographic area recognized by other community associations; therefore, Ms. Sifrin was allowed to testify representing only the members of the Coalition, and not of other community associations

in the area.

Mr. Crawford testified to his opposition to the research park, indicating that the research park would have a negative impact to the community and that the streams would similarly be impacted. He also indicated that his home is roughly 1/2 mile from the proposed NIRO building site.

Ms. Sifrin also testified that she and the Coalition are opposed to the research park, and that the 200 foot setback is important to its membership.

Mr. Hyde testified that the proposed NIRO building site is currently a meadow which serves as a wildlife habitat, which is at risk by virtue of the development.

Charles Macgill testified to a similarity with the instant site and other sites, namely the Spring Grove Hospital site. He indicated that Spring Grove Hospital is O.T. zoned, has steep slopes, streams and wetlands, and that Spring Grove is accomplishing some development on its property. Therefore, he testified that he cannot see providing variances for a site as large as the instant site for the proposed development.

Mrs. Manley testified to her concern for the location of the existing zoning line, that she is against the variance as the adjacent D.R. zoned property could have been rezoned during the 1992 Comprehensive Map Process, and that in her opinion the petitions for variances and special hearing are contrary to the spirit and intent of the BCZR. None of the protestants witnesses provided any cross-examination testimony.

As indicated above, the standard of review for the Board of Appeals on the development plan is prescribed in the Baltimore County Code, Section 26-209. Because the instant case comes with

zoning matters, the Board is considering the evidence entered herein and testimony provided in these proceedings. Because the development plan hinges on the approval or disapproval of the Petitions for Variances and Special Hearing, the Board will address these issues first. In Cromwell v. Ward, 102 Md.App. 691 (1995), the Court of Special Appeals has provided guidance for this Board in its analysis of conditions in evaluating merits for a variance. In Cromwell, the Court writes: "We conclude that...a property's peculiar characteristic or unusual circumstances relating only and uniquely to that property must exist in conjunction with the ordinance's more severe impact on the specific property because of the property's uniqueness before any consideration will be given to whether practical difficulty or unnecessary hardship exists."

The Board finds as a fact that the zoning line which is the subject of the variance requests is not a feature of the land. Therefore, the Board shall find that the instant case fails the uniqueness test pursuant to Cromwell. Therefore, the Petition for Variance from building setback pursuant to Section 209.5 will be denied. The Board does find that this site is unique in many respects: It is a relatively large tract with, in the Catonsville area, uncommon zoning; the site has excellent access to major interstate highways; the site is close to a major university, its research offices and a wide employee base. All of those features are unique; what is not unique is a zoning line. A zoning line is not a feature of the land nor of any building; in that the design to place a building as proposed does not constitute uniqueness. It is the physical constraints of the land which would compel a Developer to exhaust other efforts before placing it in an area which would require a variance, which is what the Board would have

to consider in granting such variance. The testimony of Mr. Smith underscores the great latitude which is available to the Developer to place the NIRO building elsewhere on this large parcel of land. There are other fairly level areas on the UMBC Research Park area which would accommodate a tenant such as NIRO. Mr. Smith's testimony is compelling in that he acknowledges that other avenues simply were not explored. Judge Cathell writes in Cromwell that "unless there is a finding that the property is unique, unusual or different, the process stops here and the variance is denied without any consideration of practical difficulty or undue hardship." By Mr. Smith's own testimony, the Developer has not exhausted options available to him in redesigning the proposed development so as to not require the requested variance.

Even if one were to assume that the conditions on the site are as a fact unique, there comes the test under Section 307.1 of the BCZR where strict compliance with the zoning regulations would result in practical difficulty or undue hardship. As acknowledged by Mr. Smith, a self-imposed hardship is not a mitigating circumstance which allows one to claim practical difficulty or undue hardship. The Board finds as a fact that the Developer created the development plan which calls for numerous buildings to be constructed over many phases, and that adequate opportunity exists for a thorough design which allows for a development which is economically feasible and which does not require the instant variance requests. Therefore, the Board, in expansion of its finding that the variance should be denied, finds that the Developer realizes no practical difficulty in compliance with the zoning regulations for Baltimore County.

Since the Board is going to deny the variance requests for the

building and that portion of the parking located in the O.T. zoned parcel, the Board finds that the Petition for Special Hearing and the Petition for Variance for the drive aisle parking configuration are moot. The special hearing does not need to be addressed because of the fact that the denial of the variances would substantially change the layout of the entire development plan, as indicated by Mr. Smith in his testimony.

Returning to the issue of the development plan, the Board notes that the development plan relies very heavily on the successful procurement of the requested variances and special hearing. But for the instant variance and special hearing requests, the Board finds the development plan to have substantial merit. However, because of the Board's denial of the variances and special hearing, the very basis of the development plan approval is undermined. The Hearing Officer, in his opinion and order, addresses all issues in the development plan quite satisfactorily as a matter of law. Because the Hearing Officer granted the requested variances and special hearing, and because he considered all other factors presented in the development plan portion of the proceedings, the Board finds that the Hearing Officer acted consistent with his granting of the variances and special hearing. Therefore, from a procedure standpoint, the Board finds that the Hearing Officer acted appropriately given his position on the variances. As this case was heard de novo on the zoning matters, the Board stands opposite to the Hearing Officer's position on the variances; therefore, the Board is compelled to reverse the decision of the Hearing Officer in his approval of the development plan. Therefore, pursuant to Section 26-209 (c) and (d), the Board finds that the Hearing Officer erred in granting the requested

variances and special hearing; therefore, the Board reverses the Hearing Officer's decision to approve the development plan.

O R D E R

IT IS THEREFORE THIS 3rd day of August, 1995
by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Variance from BCZR Section 209.5, requiring a 200 foot setback of the proposed NIRO building, shall be DENIED; and it is further

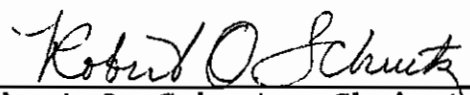
ORDERED that the requested variances from setback requirements for parking under BCZR Section 209.6 and 409.4 be and are hereby DENIED; and it is further

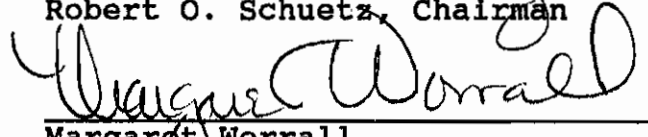
ORDERED that the Petitions for Special Hearing and Variance to allow a drive aisle and off-street parking in the D.R. zone to support a use on the O.T. zoned property are DISMISSED as moot; and it is further

ORDERED that the decision of the Hearing Officer which approved the subject Development Plan be and is hereby REVERSED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Robert O. Schuetz, Chairman


Margaret Worrall


Charles L. Marks



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

August 3, 1995

Thomas E. Dernoga, Esquire
Skullney, Gray & Dernoga
217 Main Street
Second Floor East
Laurel, MD 20707

Re: Case No. CBA-95-154 /ZADM I-432
and Case No. 95-340-SPH
UMBC RESEARCH PARK

Dear Mr. Dernoga:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject matter.

Very truly yours,

Charlotte E. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Peter Hyde, Charles Macgill,
Charles A. Kucera and Birchie L. Manley
Coalition for the Preservation of
Southwest Baltimore County, Inc.
G. Scott Barhight, Esquire
Mark Behm /VP for
Administrative Affairs, UMBC
Anne Donohue, Esquire
Office of Attorney General
Richard Smith /Michael Ertel /Joseph Pfeiffer -
KCI Technologies, Inc.
Kathy Valderas /Maiden Choice Lane Assoc.
Kaye White Fran Ingram
Dorothy Briscoe James Klein
Ani M. Wagenfohr Evelyn S. Revels
Richard O. Scharmann Pat Keller
Garth J. Dales Donald T. Rascoe /PDM
Lawrence E. Schmidt W. Carl Richards /PDM
Arnold Jablon, Director /PDM Docket Clerk /PDM
People's Counsel for Baltimore County
Michael J. Moran, Asst. County Attorney





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

July 21, 1995

J. Joseph Curran, Jr.
Attorney General of Maryland
200 St. Paul Place, 17th Floor
Baltimore, Maryland 21202

RE: Cases No. CBA-95-154 /No. 95-340-SPHA
UMBC Research Park, Inc. /ZADM I-432

Dear Mr. Curran:

The Board is in receipt of your Motion for Reconsideration received by the Board on July 20, 1995 in the above-referenced case.

The Board points out to you that a written Opinion and Order is forthcoming which the Board is obligated to do pursuant to provisions of the Baltimore County Charter. This was announced at the time of the public deliberation hearing. Any motion for reconsideration or appeal should be from the Board's final written Opinion and Order.

Therefore, your Motion for Reconsideration is denied.

Very truly yours,

A handwritten signature in cursive script, reading "Robert O. Schuetz".

Robert O. Schuetz, Chairman
County Board of Appeals

cc: Rachel Zelkind, Assistant Attorney General
Thomas E. Dernoga, Esquire
G. Scott Barhight, Esquire



SKULLNEY, GRAY & DERNOGA

ATTORNEYS AT LAW
217 MAIN STREET
SECOND FLOOR
LAUREL, MARYLAND 20707
(301) 725-1023

THOMAS E. DERNOGA
SUSAN B. GRAY
KATHLEEN S. SKULLNEY

BALTIMORE
(410) 792-7205
FACSIMILE
(301) 725-2889

July 21, 1995

Kathleen C. Weidenhammer
Administrative Assistant
County Board of Appeals
of Baltimore County
Old Courthouse Room 49
400 Washington Avenue
Towson, Maryland 21204

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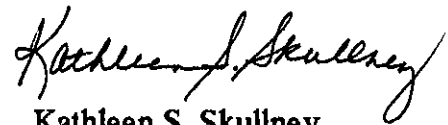
Re: UMBC Research Park, Inc. and University of Maryland Baltimore County
Petitioners
Case No. CBA-95-154 and Case No. CBA-95-340-SPHA

Dear Ms. Weidenhammer,

This letter is to acknowledge receipt of Petitioners' Motion for Reconsideration in the above referenced matter. Since the Board has not yet issued its written opinion, the motion seems unusual and certainly premature. Nevertheless, please note for the file that Protestants intend to respond to Petitioners' motion at the proper time. I am writing on behalf of Mr. Thomas Dernoga, attorney for Protestants, who is currently out of town.

Your assistance in this matter is appreciated.

Sincerely,


Kathleen S. Skullney

cc: G. Scott Barhight, Esq.
Coalition for the Preservation of Southwest Baltimore County, Inc.
Berchie L. Manley

7-11-95

BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC. et al
Petitioners

v.

BERCHIE L. MANLEY, et al.
Protestants

*

*

Case No. CBA-95-154

*

and

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Case No. CBA-95-340-SPHA

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MOTION FOR ADMISSION OF NEW EVIDENCE

The Appellants, through their attorney, Thomas E. Dernoga, Skullney, Gray & Dernoga, and pursuant to Section 26-209(c), request that the Board of Appeals permit additional evidence and testimony with respect to specific matters for the reasons specified below:

1. Section 26-209(c) provides that although the board is to conduct an appeal based on oral argument and written briefs, at "the board's discretion, additional evidence and testimony may be allowed."

2. The Appellants request that the Board permit additional evidence and testimony on two issues, one a technical zoning issue and the other involving approval of the Development Plan.

Technical-Zoning - Amount of the Petitioner's land zoned O-T.

3. At the hearing before the Hearing Officer, it became apparent that although the Petitioner claims that 88 acres of its property was rezoned to O-T, the County Council authorized only 80 acres to be rezoned O-T.

4. Subsequent to the hearing, the Appellants investigated this zoning issue and have documented that UMBC only sought to have 80 acres rezoned, and the County Council only authorized 80 acres to be rezoned.

5. In order to reflect the proper zoning of the Petitioner's property, the Appellants request that the Board permit the brief testimony of Berchie Manley and William Hughey, along with accompanying documents.

True Copy Test:

Robert O. Schantz
Chairman, County Board of Appeals

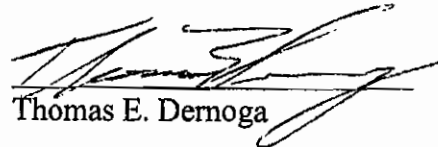
Development Plan Approval - Water

6. At the hearing before the Hearing Officer, the Petitioner indicated that it had satisfied all development requirements for the property, including that it had access to water to serve the property. The Appellants disputed this assertion.

7. Because documents in the hearing file indicated that the water issue had not been resolved, the Appellants investigated additional information and learned that not only does the Petitioner not have approved access to water for the site, since the hearing, it has been beseeching the State Highway Administration to diminish its policies regarding water lines within its rights-of-way so that the Petitioner would be able to have access to water.

8. Since the evidence obtained is new evidence arising after the Hearing Officer proceeding, the Appellants request that the Board permit the brief testimony of Berchie Manley regarding this new evidence.

Respectfully submitted,



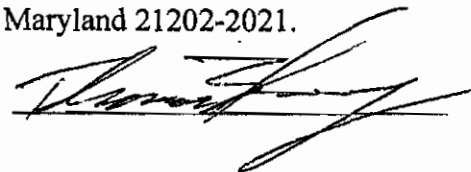
Thomas E. Dernoga

Skullney, Gray & Dernoga
217 Main Street
Second Floor East
Laurel, Maryland 20707

(410) 792-7205

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of July, 1995, a copy of the foregoing Motion for Additional Evidence was hand delivered to G. Scott Barhight, Whiteford, Taylor & Preston, 210 Pennsylvania Avenue, Towson, Maryland 21204, and to Anne L. Donahue, Office of the Attorney General, 200 Saint Paul Place, Baltimore, Maryland 21202-2021.



7-10-95

BOARD OF APPEALS
FOR BALTIMORE COUNTY

True Copy Test:

Robert O. Schuch
Chairman, County Board of Appeals

UMBC RESEARCH PARK,
CORPORATION, INC.
AND UNIVERSITY OF MARYLAND,
BALTIMORE COUNTY

Petitioners

Case Nos. CBA-95-154
CBA-95-340-SPHA

vs.

BERCHIE L. MANLEY, et al.

Appellants

* * * * *

OPPOSITION TO REQUEST FOR CONTINUANCE

UMBC Research Park Corporation, Inc. ("the Research Park"), by and through its attorneys, G. Scott Barhight and Whiteford, Taylor & Preston, files this Opposition to the Request for Continuance filed by Appellant and says:

1. In Appellant's Request for a Continuance of the July 11, 1995 hearing in this matter, it cites three extraordinary circumstances which require the continuance of the hearing; namely, (1) inadequate equipment to tape the proceeding as required by law; (2) no access to the "official" record; and (3) insufficient time to transcribe the reporter's record.

2. The circumstances cited by Appellant do not constitute "extraordinary circumstances" requiring the continuance of the hearing.

3. Appellant in paragraph 3 of its Request for Continuance admits that the hearing officer declared that the Petitioner's transcription of the proceedings would constitute the official record of the case, pursuant to Baltimore County Code, § 26-

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COUNTY BOARD OF APPEALS

206(n). Since the court reporter's transcript was the official record, the fact that the tape equipment may have been inadequate is irrelevant and does not constitute extraordinary circumstances requiring the continuance of the hearing.

4. Upon agreement of the parties, the hearing officer declared that the Petitioner's transcription of the proceedings would constitute the official record of the case, pursuant to § 26-206(n). On June 19, 1995, Appellant requested appeals of Case Nos. I432 and 95-340-SPHA (the Zoning Commissioner's decisions). As Appellant, it is required to order and pay for the cost of the official record. Section 26-206(n). Appellant has access to the official record and can freely order it, but refuses to do so because of its cost. The refusal to pay for the transcription of the official record does not constitute extraordinary circumstances requiring the continuance of the hearing.

5. In paragraph 9 of its Request for Continuance, Appellant concedes that the official records would be available on July 10, 1995. The scheduled hearing date is July 11, 1995. Appellant has sufficient time to transcribe the reporter's record.

6. In paragraph 13, Appellant complains of the hurried nature of scheduling the hearing. Appellant chose to appeal the Zoning Commissioner's decision on the 30th day after the Zoning Commissioner issued its decision. Appellant should have taken into consideration the statutory time restraints when filing its appeal (i.e., § 26-209(f)), and the Research Park should not be prejudiced by a delay due to a postponement.

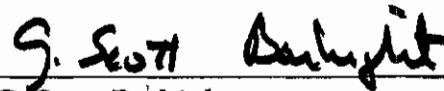
7. The Research Park agrees to provide the Board of Appeals a copy of the transcription of the record before the Zoning Commissioner. The Research Park

respectfully declined to assume the obligation of Appellant to purchase their copy of the transcript.

8. Appellants offer no extraordinary circumstances in their Request for Continuance that would require the continuance of the hearing.

WHEREFORE, it is respectfully requested that this Honorable Board deny the Request for Continuance of Appellant.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "G. Scott Barhight", is written over a horizontal line.

G. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
400 Court Towers
Towson, Maryland 21204
(410) 832-2000

Attorneys for Petitioner, UMBC
Research Park
Corporation, Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of July, 1995, a copy of the foregoing
Opposition to Request for Continuance was mailed, postage prepaid, to:

Anne L. Donahue, Esquire
Office of the Attorney General
200 St. Paul Place
Baltimore, Maryland 21202-2021

and via facsimile to:

Thomas Dernoga, Esquire
(301) 725-2889

G. Scott Barhight *dk*
G. Scott Barhight

7-10-95

BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC. et al
Petitioners

v.

BERCHIE L. MANLEY, et al.
Protestants

*
* Case No. CBA-95-154
* and
* Case No. CBA-95-340-SPHA
*

* * * * *

ENTRY OF APPEARANCE

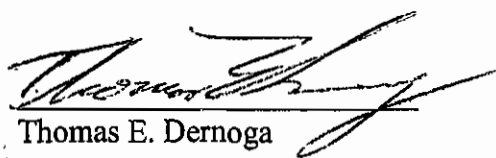
Pursuant to Rule 6, the undersigned hereby enters his appearance as attorney for the following:

Berchie L. Manley
402 Montemar Avenue
Catonsville, Maryland 21228

Charles Macgill
319 Gun Road
Baltimore, Maryland 21227

Peter Hyde
1107 Riverboat Court
Annapolis, Maryland 21601
*(Individually and as President of the
Coalition for Preservation of
Southwest Baltimore County, Inc.,
319 Gun Road
Baltimore, Maryland 21227)*

Charles A. Kucera
1237 Maiden Choice Lane
Arbutus, Maryland 21229

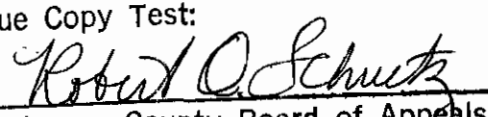

Thomas E. Dernoga

Skullney, Gray & Dernoga
217 Main Street
Second Floor East
Laurel, Maryland 20707

(410) 792-7205

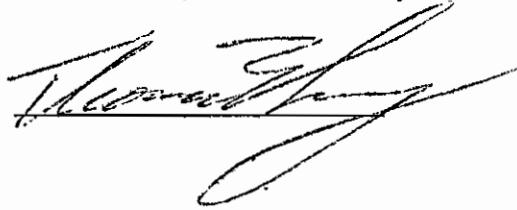
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STANDARD INDUSTRIAL WORKING

True Copy Test:

Chairman, County Board of Appeals

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of July, 1995, a copy of the foregoing Entry of Appearance was sent via a facsimile and was mailed, postage prepaid to G. Scott Barhight, Whiteford, Taylor & Preston, 210 Pennsylvania Avenue, Towson, Maryland 21204, and to Anne L. Donahue, Office of the Attorney General, 200 Saint Paul Place, Baltimore, Maryland 21202-2021.

A handwritten signature in cursive script, appearing to read "Thomas E. Hight", written over a horizontal line.

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7-6-95

BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC.

*

and

*

UNIVERSITY OF MARYLAND
BALTIMORE COUNTY

Case No. CBA-95-154

*

and

Petitioners

Case No. CBA-95-340-SPHA

v.

*

BERCHIE L. MANLEY, et al.

*

Appellants

* * * * *

OPPOSITION TO REQUEST FOR CONTINUANCE

University of Maryland Baltimore County ("the University"), by J. Joseph Curran, Jr., Attorney General of Maryland, and Anne L. Donahue, Assistant Attorney General, files this Opposition to the Request for Continuance filed by the Appellants and says:

1. The Appellants' request for a continuance of the July 11, 1995 hearing in this matter goes to some length to describe the chronology of events leading to their alleged need for more time to prepare for the hearing. This chronology makes it clear that the Appellants themselves delayed taking the steps necessary to properly prosecute their appeal of the Zoning Commissioner's ruling in this case.

2. The chronology also makes it clear that the transcript will be ready by July 10, 1995, before the date of the hearing, and that this Board will have the record before it which it needs to make a decision in the matter. In addition, Petitioner UMBC Research Park, Inc. has taken all steps necessary to provide the

record to this Board in a timely manner, despite the fact that it was the responsibility of Appellants to do so.

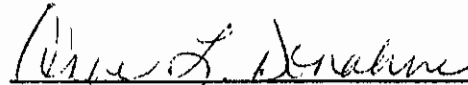
3. Throughout the hearing below, the Appellants were present in full force. Numerous protestants had the opportunity to observe the testimony, take notes, review documents and otherwise be fully conversant with the evidence that will be before this Board. A delay of the hearing for several weeks is unnecessary given this ample opportunity to fully prepare.

4. The interests of the University and the UMBC Research Park are to resolve this dispute as efficiently and quickly as possible. These interests are consistent with the law, which requires the Board of Appeals hearing to begin in a timely manner. The interests of the Appellants are to the contrary, and to delay a resolution as long as possible. They have proven their abilities to delay throughout the proceedings below, and the University asks that it not be tolerated in the appeal process.

Wherefore, it is respectfully requested that the request for continuance of the appellants be denied.

Respectfully submitted,

J. JOSEPH CURRAN, JR.
Attorney General of Maryland



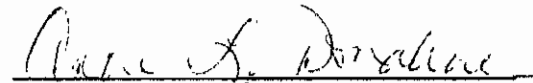
ANNE L. DONAHUE
Assistant Attorney General

200 St. Paul Place, 17th Floor
Baltimore, Maryland 21202
Tel: (410) 576-6450

Attorneys for Defendant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of July, 1995, a copy of the foregoing Opposition to Request for Continuance was mailed, postage prepaid, to G. Scott Barhight, Esq., 210 Pennsylvania Avenue, Towson, Maryland 21204, attorney for UMBC Research Park, Inc., and Berchie Manley, Coalition for the Preservation of Southwest Baltimore County, Inc., 319 Gun Road, Baltimore, Maryland 21227, representative of the Appellants.



Anne L. Donahue
Assistant Attorney General

UMBC RESEARCH PARK
N/s Sulphur Spring Road, S of
UMBC Campus

#CBA-95-154
#95-340-SPHA
1st Election District

RE: Development Plan Hearing (Approval of Plan)

Feb. 27, 1995 Concept Plan Conference
March 21 Community Input Meeting
April 3 Second Community Input Meeting
April 12 Development Plan Conference

95-340-SPHA
April 5, 1995 Petitions for Special Hearing and Variance filed by G. Scott Barhight, Esquire, on behalf of the State of Maryland

CBA-95-154 and 95-340-SPHA

May 2, 1995 Z.C./Hearing Officer's Hearing (Day 1)
May 3 Z.C./Hearing Officer's Hearing (Day 2)
May 4 Z.C./Hearing Officer's Hearing (Day 3)
May 5 Z.C./Hearing Officer's Hearing (Day 4) concluded

May 22 Order of the ZC/HO; Petitions for SPH & VAR GRANTED; FDP APPROVED.

June 19, 1995 Notice of Appeal received from Berchie L. Manley, et al, /Protestants.

June 28 Petition to accompany Appeal filed by Holzer, Esq., on behalf of Prot.

July 10 Entry of Appeal. filed by Dernoga, attorney for Berchie Manley, etal.

July 11 Hearing before the BOA. Motion for Admission of New Evidence entered by Thomas E. Dernoga, Esquire; Motion DENIED on the record.

July 19 Hearing concluded before the Board. Public deliberation immediately followed conclusion of case. Variance denied; approval of plan reversed; written Opinion/Order to be issued.

August 3 Opinion and Order of the Board in which the Petition for Var. DENIED; Petitions for SPH and VAR was DENIED: Development Plan was REVERSED.

August 8 Motion for Reconsideration filed by Barhight for Research Park.

August 8, 1995 Motion for Reconsideration filed by J. Joseph Curran, Jr., Attorney General of Maryland, and Rachel Zelkind, Assistant Attorney General, on behalf of the University.

September 1 Ruling on Motions for Reconsideration issued by the majority of the Board; Motion DENIED. Dissenting Opinion /Ruling on Motions for Reconsideration issued by Robert O. Schuetz, Chairman.

September 1 Petition for Judicial Review filed in the CCT by G. Scott Barhight, Esquire, on behalf of the Research Park.

September 5 Petition for Judicial Review filed in the CCT by J. Joseph Curran, Jr., Attorney General of Maryland, and Rachel Zelkind, Assistant Attorney General, on behalf of the University.

September 5 Amended Petition for Judicial Review filed by G. Scott Barhight, Esquire, on behalf of the Research Park.

September 5 Copies of Petitions for Judicial Review received by the Board of Appeals from the Circuit Court for Baltimore County.

September 13 Certificate of Notice sent to interested parties.

October 30 Transcript of testimony and Record of Proceedings filed.

JAN., 2000 T/C to CCT; John Almond-Records Manager provided status:
 "case was dismissed 3/15/96 - Judge granted Petitioner's motion for voluntary Dismissal" (James T. Smith, Jr.)

7-21-95

BOARD OF APPEALS FOR BALTIMORE COUNTY

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COUNTY CLERK

UMBC RESEARCH PARK, INC.

*

and

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UNIVERSITY OF MARYLAND
BALTIMORE COUNTY

*

Case No: CBA-95-154

*

Petitioners

and

*

v.

Case No: CBA-95-340-SPHA

*

BERCHIE L. MANLEY, ET AL.

*

Appellants

*

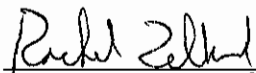
* * * * *

MOTION FOR RECONSIDERATION

University of Maryland Baltimore County (the "University") by and through its attorneys, J. Joseph Curran, Jr., Attorney General of Maryland, and Rachel Zelkind, Assistant Attorney General, respectfully requests that the Board of Appeals reconsider its decision as requested in the Motion for Reconsideration filed by UMBC Research Park Corporation, Inc. and adopts and incorporates by reference into this motion the Motion for Reconsideration filed by UMBC Research Park Corporation, Inc.

Respectfully submitted,

J. JOSEPH CURRAN, JR.
Attorney General of Maryland



Rachel Zelkind
Assistant Attorney General
200 St. Paul Place, 17th Floor
Baltimore, Maryland 21202
(410) 576-6450
Attorney for Petitioners,
University of Maryland
Baltimore County

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of July, 1995, a copy of the foregoing motion was transmitted by facsimile and mailed first class, postage prepaid to:

Thomas E. Dernoga, Esquire - (301) 725-2889
Skullney, Gray & Dernoga
2nd Floor East
217 Main Street
Laurel, Maryland 20707

G. Scott Barhight - (410) 296-2885
Whiteford, Taylor & Preston, LLP
400 Court Towers
210 W. Pennsylvania Ave
Towson, Maryland 21204



Rachel Zelkind

7-6-95
J. JOSEPH CURRAN, JR.
Attorney General

NORMAN E. PARKER, JR.
RALPH S. TYLER
Deputy Attorneys General



JOHN K. ANDERSON
Chief Counsel for
Educational Affairs

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
EDUCATIONAL AFFAIRS DIVISION

TELECOPIER NO.
(410) 576-6437

WRITER'S DIRECT DIAL NO.
(410) 576-7644

July 6, 1995

VIA FACSIMILE AND FIRST-CLASS MAIL

Kathleen Weidenhammer, Clerk
Board of Appeals for Baltimore County
Old Court Building, Room 49
Towson, Maryland 21204

Re: UMBC Research Park, Inc. et al., v. Berchie L.
Manley, et al.

Case Nos.: CBA-95-154/CBA-95-340-SPHA

Dear Ms. Weidenhammer:

Please find enclosed for filing in the above-referenced case the original Petitioners' Opposition to Request for Continuance.

Very truly yours,

Anne L. Donahue
Anne L. Donahue
Assistant Attorney General

Enclosure

cc: Berchie Manley (w/encl)
G. Scott Barhight, Esquire (w/encl)

umbcpark\corr\dlc\clerk.ltr

True Copy Test:

Robert O. Schuck
Chairman, County Board of Appeals

6-29-95

BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC. /ZADM I-432 *
Petitioner *

v.

BERCHIE L. MANLEY *
CHARLES MACGILL *
PETER HYDE *
CHARLES A. KUCERA *
COALITION FOR PRESERVATION OF *
SOUTHWEST BALTIMORE COUNTY, INC. *
Protestants *

Case No. CBA-95-154
and

Case No. CBA-95-340-SPHA

* * * * *

REQUEST FOR CONTINUANCE

Pursuant to Rule 2, Peter Hyde, Charles A. Kucera, Charles Macgill, Berchie L. Manley, and the Coalition for Preservation of Southwest Baltimore County, Inc., Protestants, request a continuance of the July 11, 1995 hearing in this matter for the following reasons:

1. The Hearing in this matter was held on four consecutive days, from May 2 through May 5, creating a large transcript.
2. In addition to the tapes made by the County, the Petitioner provided a court reporter to record the hearing testimony.
3. Because of the poor quality of equipment provided for the hearing, the County tapes are difficult to hear. As a result, the Hearing Officer declared that the Petitioner's transcription of the proceedings "would constitute the official record of the case, pursuant to Section 26-206(n)."
4. Section 26-206(n) provides that "the proceedings of any hearing shall be recorded. Any person may have access to the recorded proceedings upon request and payment of any fees or costs involved."
5. On Wednesday, June 21, 1995, Berchie Manley contacted Petitioner's counsel, G. Scott Barhight, about obtaining a copy of the transcript; however, the Petitioner's counsel stated that the Petitioner had not decided whether to have the reporter's record transcribed.
6. Ms. Manley requested that Petitioner's counsel contact Petitioner to find out whether the

True Copy Test:

[Signature]
_____, County Board of Appeals

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Petitioner intended to transcribe the reporter's record. Ms. Manley requested to be informed of the decision the by Friday, June 23, 1995.

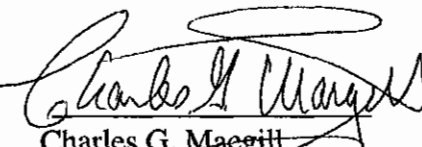
7. Mr. Barhite contacted Ms. Manley on Tuesday, June 27, 1995 and informed her that the Petitioner would not be receiving the transcript and that the Protestants would have to arrange transcription.
8. Subsequent to an emergency meeting of the Coalition for Preservation of Southwest Baltimore County, Inc., on Monday, June 26, 1995, Ms. Manley contacted the court reporter for an estimate of the cost and the time for completion.
9. The court reporter estimated a cost of about \$4,000 and stated that it would take two weeks to complete (i.e., July 10, 1995 at the earliest). The reporter who was present for most of the hearing is on vacation.
10. Because substantial portions of the transcript are not material to the appeal, the Protestants wish to exclude certain portions of the transcript in order to be able to afford the cost of reproduction.
11. The Protestants have attempted to listen to the County tapes of the hearing; however, these tapes are inadequate.
12. Because the Petitioner has not transcribed the reporter's record, the "official" record is not available for public inspection as required by Section 26-206(n).
13. The hurried nature of the scheduling of the hearing(i.e. less than 18 days notice) in this matter prohibits the Protestants from fairly reviewing the record in this case and it prohibits the Protestants from obtaining a copy of the official transcript prior to the hearing.
14. The Protestants assert that the above circumstances(i.e. inadequate equipment to tape the proceeding as required by law, no access to the "official" record and insufficient time to transcribe the reporter's record) constitute extraordinary circumstances requiring the continuance of the hearing until the "official" record is available.

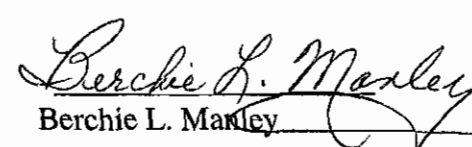
WHEREFORE, the Protestants request that the hearing of this matter be continued to a date at least three weeks subsequent to a ruling on this motion.

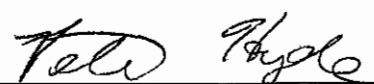
(SIGNATURE PAGE TO FOLLOW)

Signatures:


Charles A. Kucera


Charles G. Macgill


Berchie L. Manley


Peter Hyde, President
Coalition for the Preservation of Southwest Baltimore County, Inc.

6-28-95

True Copy Test:
Robert O. Schuetz
Chairman, County Board of Appeals

BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC. /ZADM I-432 *
Petitioner *

v. *

Case No. CBA-95-154

BERCHIE L. MANLEY *
CHARLES MACGILL *
PETER HYDE *
CHARLES A. KUCERA *
COALITION FOR PRESERVATION OF *
SOUTHWEST BALTIMORE COUNTY, INC. *
Protestants *

and

Case No. CBA-95-340-SPHA

* * * * *

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COUNTY BOARD OF APPEALS

PETITION FOR APPEAL

Pursuant to Baltimore County Code Section 26-209, Peter Hyde, Charles A. Kucera Charles Macgill, Berchie L. Manley, Charles Macgill, and the Coalition for Preservation of Southwest Baltimore County, Inc., Protestants, provide the following grounds of appeal and the reasons therefore:

1. The Hearing Officer Erred by Granting a Variance from BCZR §207.5.

The Hearing Officer erred by granting a variance from BCZR §207.5. The Protestants request that the grant of the variance be reversed.

The Petitioner failed to present satisfactory evidence that the subject property has unique features which necessitate a variance from BCZR §207.5 which establishes a 200' setback between research and manufacturing facilities and the D.R. 3.5 zone. In addition, the Petitioner failed to present satisfactory evidence that as a result of such unique physical features, application of BCZR §207.5 would result in a hardship to the Petitioner and would unreasonably prevent it from using the property for a permitted use. Also, any hardship is self-imposed.

2. The Hearing Officer Erred by Granting a Variance from BCZR §207.6.

The Hearing Officer erred by granting a variance from BCZR §207.6. The Protestants request that the grant of the variance be reversed.

The Petitioner failed to present satisfactory evidence that the subject property has unique

features which necessitate a variance from BCZR §207.6 which establishes a 25' setback between off-street parking and loading areas and the D.R. 3.5 zone. In addition, the Petitioner failed to present satisfactory evidence that as a result of such unique physical features, application of BCZR §207.6 would result in a hardship to the Petitioner and would unreasonably prevent it from using the property for a permitted use. Also, any hardship is self-imposed.

3. The Hearing Officer Erred by Granting a Variance from BCZR §409.4.

The Hearing Officer erred by granting a variance from BCZR §409.4. The Protestants request that the grant of the variance be reversed.

The Petitioner failed to present satisfactory evidence that the subject property has unique features which necessitate a variance from BCZR §409.4 which prohibits direct access to a driveway in lieu of a parking aisle. In addition, the Petitioner failed to present satisfactory evidence that as a result of such unique physical features, application of BCZR §409.4 would result in a hardship to the Petitioner and would unreasonably prevent it from using the property for a permitted use. Also, any hardship is self-imposed.

4. The Hearing Officer Erred by Approving the Development Plan even though the Petitioner did not Request nor Receive a Variance from BCZR §207.4.C.4.

The hearing officer erred by approving the Development Plan even though the Petitioner did not request a variance from BCZR §207.4.C.4. The Protestants request that the approval of the development plan be reversed and remanded to address this shortcoming.

BCZR §207.4.C.4. establishes a 150 foot setback of any building in the O-T zone from any abutting D.R. 3.5 property. The Petitioner identified this requirement in Note 26 on its Development Plan map, stating that it would comply or request a variance. The map also shows this 150 foot setback. However, the Petitioner never applied for this variance and the Hearing Officer did not require such a variance. This requirement is separate from the requirement under BCZR §207.5 and must be complied with. The Protestants assert that the subject property does not have unique features which necessitate a variance from BCZR §207.4.C.4. Enforcement of the regulation would not result in a hardship to the Petitioner and any hardship would be self-imposed.

5. The Hearing Officer Allowed the Hearing to Continue Improperly after it Became Known That Certain Required Documents Were Missing From the Public Inspection File.

The Hearing Officer allowed the hearing to continue improperly after it became known that certain required documents were missing from the public inspection file. The Protestants request that the approval of the development plan and the grant of the variances be remanded for a de novo hearing before the Hearing Officer in accordance with Section 26-205(b) and Section 26-206.

As acknowledged by the Hearing Officer, certain documents (e.g., the Compatibility recommendations and the redlined development plan map) were not in the file transmitted to the Hearing Officer at least five days before the hearing. The developer's compatibility report was not submitted until shortly before the hearing. However, the Hearing Officer improperly ignored this procedural violation of due process claiming that the Protestants did not raise an objection to the introduction of the document and thereby waived any such objection.

The Protestants assert (a) that the issue was raised unexpectedly at the hearing (without any ability to seek legal counsel) when the Protestants were unclear on the law and all of the facts surrounding the incomplete file; (b) that they did not agree to waive their objection to the document or the continuation of the hearing; and (c) that shortly after the hearing, Protestant Berchie Manley raised an objection in writing seeking a continuance of the hearing.

6. The Hearing Officer Erred by Finding that the Development Plan Satisfies the Compatibility Requirement of Section 26-282.

The hearing officer erred by finding that the Development Plan satisfies the Compatibility Requirement of Section 26-282. The Protestant request that the approval of the development plan be reversed and remanded so that the plan may be made compatible with the neighborhood, including the existing natural features.

The Compatibility recommendation, which was missing from the file, did not address the long-standing use of the subject property as a "living laboratory." The Petitioner did not make this use known and it was not properly addressed in the Compatibility recommendation. In addition, the Hearing Officer failed to adequately consider this use, contrary to section 26-282.

In addition, the Hearing Officer erred concerning the protection of archeological sites on the property. Phase II analysis has not been completed and the requirements concerning this analysis have not been satisfied. The development plan indicates building envelopes that intrude on some known archeological sites.

7. The Hearing Officer Erred by Finding That 88 Acres of the Subject Property Are Zoned O-T.

The Hearing Officer erred by finding that 88 acres of the subject property is zoned O-T. The Protestants request that the approval of the development plan and the grant of the variances

be reversed, and the plan remanded to the Hearing Officer for revision to 80 acres of land zoned O-T.

In 1988, the County Council rezoned 80 acres of the subject property to the O-T zone at the request of the "OPZ staff." Numerous County and UMBC documents reference the rezoning of "80 acres." The Petitioner is improperly attempting to rezone an additional 8 acres by means of its development plan. The Hearing Officer accepted the Petitioner's position that 88 acres of its property is zoned O-T without substantial evidence to support this position.

8. The Hearing Officer Erred by Finding That Water and Sewage Capacity and Facilities Are Adequate to Support this Development Plan.

The Hearing Officer erred by finding that water and sewage capacity and facilities are adequate to support this development plan. The Protestants request that the approval of the development plan be reversed.

Section 26-267 provides that the water facilities must be adequate for fire protection and domestic service.

Section 26-268 provides that the sewerage facilities must be designed and located to function safely and without danger of contaminating groundwater, surface water or public or private water supplies. The Petitioner failed to address concerns for the capacity and suitability of the sewerage facilities to accommodate additional flow from the Petitioner's development.

9. The Hearing Officer Erred by Finding That Transportation Facilities Are Adequate and that the Development Plan Would Not Cause a Substantial Impact.

The Hearing Officer erred by finding that transportation facilities are adequate to support this development plan and that it would not cause a substantial impact. The Protestants request that the approval of the development plan be reversed.

The impact of the traffic generated by this development will seriously degrade already congested roads. The Hearing Officer took a narrow view of the traffic impact, and ignored its obvious impact on congested local and regional roads in the vicinity.

10. The Hearing Officer Erred by Allowing this Development Plan to Proceed Without Subdivision Where the Petitioner Is Leasing a Portion of the Property to Another Party

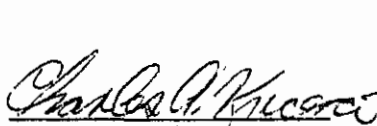
for a Separate Use.

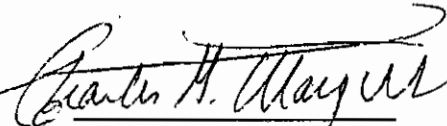
The Hearing Officer erred by allowing this development plan to proceed without subdivision where the Petitioner is leasing a portion of the property to another party for a separate use. The Protestants request that the approval of the development plan and the grant of the variance be remanded for compliance with the subdivision rules.

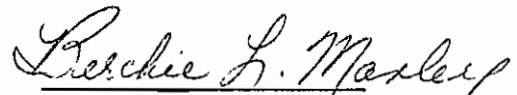
The subject property has not been subdivided pursuant to subdivision regulations. As part of its development plan, the Petitioner asserts that it will lease the building 3 envelope to another party for use as a manufacturing and warehousing facility. The Petitioner claims that the proposed ground lease is not a "subdivision" as defined in Section 26-168. The Protestants assert that the proposed ground leases require the Petitioner to subdivide the property, which it has not done. The Hearing Officer did not require that the Petitioner comply with the subdivision rules.

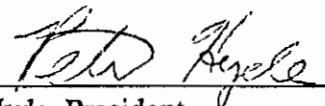
WHEREFORE, the Protestants request that the Hearing Officer order be revised and the approval of the development plan and the variances be remanded back to the Hearing Officer for further action.

(SIGNATURE PAGE TO FOLLOW)


Charles A. Kucera


Charles G. Macgill


Berchie L. Manley


Peter Hyde, President
Coalition for the Preservation of Southwest Baltimore County, Inc.

IN RE: DEVELOPMENT PLAN, & PETITIONS * BEFORE THE HEARING OFFICER/
 FOR SPECIAL HEARING & VARIANCE * ZONING COMMISSIONER
 N/S Sulphur Spring Road, South * OF BALTIMORE COUNTY
 of UMBC Campus
 1st Election District *
 1st Councilmanic District * Case Nos. I-432 & 95-340-SPHA
 UMBC Research Park Corp., Inc. *
 Applicant/Developer *
 * * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER, AND
PETITIONS FOR SPECIAL HEARING AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, seeking approval of a development plan, pursuant to Section 26-206 of the Baltimore County Code, and the grant of special hearing and zoning variance relief. The subject of the hearing was the development plan for the proposed research park located at the University of Maryland, Baltimore County (hereinafter referred to as "UMBC") Campus in southwestern Baltimore County. The development plan submitted (Developer's Exhibit No. 9), proposes the development of approximately 93.6 acres on UMBC's campus for a research park.

The zoning relief requested includes a Petition for Special Hearing and Petition for Zoning Variance. That relief is more particularly shown on Developer's Exhibits Nos. 19 and 20. The zoning relief relates to a proposed building on lot No. 3 of the research park. The special hearing relief requested seeks approval of a use permit pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (BCZR) to permit the use of land in a residential zone (D.R.3.5) for business, industrial and/or office parking facilities and driveways to meet the requirements of Section 409.6 of the BCZR. Variance relief sought is three-fold: (1) A variance from Section 207.5 of the BCZR is to permit a structure within 0 ft. of a D.R. zone line in lieu of the required 200 ft.; (2) A variance

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from Section 207.6 of the BCZR to permit off street parking and loading areas to be 0 ft. from a D.R. zone line in lieu of the required 25 ft., and; (3) A variance from Section 409.4 of the BCZR to permit off street parking spaces to have direct access to a driveway in lieu of a parking aisle. Again, this relief is shown on Petitioner's Exhibits Nos. 19 and 20, the plats to accompany the Petitions for Special Hearing and Variance.

As noted above, this matter came before me as a combined hearing, seeking both approval of the development plan and the aforementioned zoning relief. Such a combined hearing is permitted by Section 26-206.1 of the Baltimore County Code. Title 26 of the Code sets forth the development regulations for Baltimore County. The Hearing Officer's hearing is essentially the last step of Phase 1 of the development process. In the subject case, the development process commenced with the filing of a concept plan on February 27, 1995. A Concept Plan meeting was held on that date at which time initial review of the plan was undertaken by Baltimore County. As required by law, the matter was then scheduled for a Community Input Meeting. This meeting is required by law to give interested property owners in the subject locale an opportunity to comment on and question the proposed plan. It is to be particularly noted that the plan reviewed at that stage is conceptual and not finitely engineered. As provided in Section 26-202 of the Code, the Community Input Meeting plan is attended by representatives of the Developer and County in order to afford discussion of the plan and issues raised thereon. In this case, two community input meetings were conducted. Both were held within the community on UMBC's campus. The first was conducted on March 21, 1995 and the second meeting was held on April 3, 1995. Subsequent to these meetings, a development plan was submitted and conference held thereon on April 12, 1995. The Hearing Officer's hearing was then scheduled and presided over by the

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undersigned. This hearing commenced on May 2, 1995 and continued for four consecutive days, through May 5, 1995.

It is of note that the development regulations clearly envision a process which encourages an evolution of the plan and attendant resolution of outstanding issues. The development plan submitted to me for approval (Developer's Exhibit No. 9) clearly represents the end stage product of modifications and corrections to the initial concept plan. The red line and green line comments thereon show amendments and revisions to the plan designed to meet and satisfy outstanding comments and concerns from the reviewing governmental officials and the public.

As noted above, the matter which came before me consumed four full days of testimony. The hearing was well attended and produced a voluminous amount of testimony and evidence. Moreover, the litigants were fortunate to have available a Court Reporter who recorded these proceedings. Although the proceedings were also taped by the County's recording system, the parties jointly agreed that the Court Reporter's transcription of the proceedings would constitute the official record of the case, pursuant to Section 26-206(n) of the Code. The Court Reporter's transcription will clearly be more accurate and complete than the tape recording.

In addition to the material already in the file, numerous exhibits were offered at the hearing. The Developer offered some 20 exhibits which have been marked and are now in the case file. The Protestants offered some 45 exhibits. Several of these were determined to be inadmissible, however, were marked for identification and remain in the case file, although will not be considered by me in considering the merits of this case. Much correspondence was also received.

Appearing at the required Hearing Officer's hearing was Mark Behm, the Vice President for Administrative Affairs at UMBC. Other representatives

from UMBC and the private corporation which will manage a part of the park were also present. That corporation is identified as UMBC Research Park Corp. David Frederick from that company was present as was Shirley Bigley and Louise White from UMBC. Representatives were also present from the engineering firm (KCI Technologies, Inc.) which prepared the development plan and site plans for the zoning relief. Michael J. Ertel, the Project Manager, appeared and testified as did Richard Smith. Joe Pfeiffer from that company also was present, as was Christopher Polglase from R. Christopher Goodwin and Associates, another consulting firm. The Developer was represented by G. Scott Barhight, Esquire. Moreover, since UMBC is part of the Maryland College System, Anne Donohue, Esquire, from the Office of the Attorney General, also participated as a representative of that State system. The hearing was also well attended by numerous representatives of the community. Several acted as spokespersons for this group, including Charles Macgill, Berchie L. Manley, Kaye White, Charles A. Kucera, and Ani M. Wagenfohr. Numerous other citizens of the locale appeared and testified. The Protestants were unrepresented by counsel.

Also present were representatives of the various Baltimore County and State agencies which evaluated the project. These included Donald Roscoe, the County Project Manager, and John L. Lewis from the Office of Zoning Administration and Resource Management (ZADM), Leslie Schreiber and Glen Keller from the Department of Public Works, Ervin McDaniel from the Office of Planning and Zoning, Larry Pilson, R. Bruce Seeley, Robert Wood and Mike Kulis from the Department of Environmental Protection and Resource Management (DEPRM), and Bob Small and Darryl Wiles from the State Highway Administration.

There appeared to be some misunderstanding by the Protestants as to the purposes of the hearing and the scope of the Hearing Officer's authori-

ty. Section 26-206 of the Baltimore County Code sets forth the format of the Hearing Officer's hearing. Under law, the Zoning Commissioner/Deputy Zoning Commissioner is designated as the Hearing Officer (Section 26-168). The authority of that officer relates to land use and development issues, only. As I repeatedly stated at the hearing, the Hearing Officer's authority does not extend to matters of funding, public policy or land planning. These issues are designated by law to other County agencies and officials, including the County Executive, the County Council and the Office of Planning and Zoning. My role, simply stated, is to consider those development plans which come before me pursuant to the development regulations, more specifically, Section 26-206 of the Code. A thorough reading of that section by the Protestants, in advance of the hearing, might have assisted to bring about a proper focus of the testimony and evidence offered. Unfortunately, much of what was offered was irrelevant and immaterial. I lack the authority to determine if the funding for this project is appropriate, if such a facility is needed, if it should be located elsewhere, etc. My mission is to adjudge the merits of the specific plan before me in accordance with the standards set forth in the development regulations.

A synopsis of the relevant testimony and evidence offered is helpful in addressing the issues presented. Surely, the entire record of the case cannot be repeated herein in view of the voluminous amount of testimony and evidence offered.

Testifying on behalf of UMBC was Mark Behm, Vice President of Administrative Affairs. Mr. Behm discussed the UMBC campus, its features and location and the general focus of the University. He provided a general overview of the plan in context with the University's goals and mission. The campus is located in southwestern Baltimore County near Catonsville.

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It comprises some 500 acres. The subject parcel which is under consideration is approximately 93 acres. The campus is located strategically near the commercial and governmental centers of Baltimore and Washington. It is but 5 miles from the Baltimore-Washington Airport and approximately 10 minutes from downtown Baltimore. Access to major roadways is provided. An access road leading from I-695 (Baltimore Beltway) and I-95 enters the campus from Metropolitan Boulevard (also known as Md. Route 166) near the proposed research park site.

UMBC was founded in the mid-1960s. It is part of the Maryland College system, the flagship campus of which is located at College Park. Mr. Behm discussed in some detail the doctoral approach and institutional focus of UMBC. Presently, approximately some 10,400 students attend the University. Of this number, 1500 are graduate students and 9,000 are undergraduate. UMBC is largely a commuter school, with approximately 2300 students living on campus and the remaining students commuting.

Apparently, the development of the proposed research park has been in planning for some time. As the development plan (Developer's Exhibit No. 9) shows, the research park is proposed for the southern portion of the campus. Sole vehicular access to the research park will be by way of UMBC Boulevard. The research park property is presently undeveloped and is located just south of the present loop road which surrounds most of the existing academic buildings. A second interior loop road will serve the buildings in the research park. The research park will be built in phases with a final build out expected by the year 2005.

Mr. Behm enthusiastically supports the concept of the research park. He believes that the research park will provide a significant asset to the University and its students. It is envisioned that students will work for the companies which are established in the research park. Eleven build-

ings are proposed, the occupant of only one of which is presently identified. At this time, a tentative agreement has been reached with Atlantic Pharmaceuticals, Inc. for occupancy of building No. 3 in Phase One. This proposed building is shown as a large single story building on a flat portion of the site (lot No.3) and is the subject of the zoning relief. The agreement between UMBC and Atlantic Pharmaceutical was entered as Protestants' Exhibit No. 3.

Mr. Behm also noted that a Declaration of Covenants and Easements has been prepared to regulate the operation of the research park. This Declaration will be recorded among the Land Records of Baltimore County and, as agreed to by the parties, become a condition attached to my approval of the development plan. The Declaration essentially provides certain protections and a format for regulation of uses in the research park. It is to be noted that UMBC will maintain a degree of control over the activities in the park, irrespective of the fact that a private corporation, UMBC Research Park, Inc., will manage some of the facility. Apparently, the corporation will lease and manage Phase 1, which encompasses approximately 37 acres. The University, itself, will directly control later phases.

Mr. Behm also briefly discussed the financing of the proposed park. Apparently, public funds are being utilized, including grants from the Federal government, State government and Baltimore County. The record of Mr. Behm's testimony provided a clear and concise overview of the entire plan.

Also testifying on behalf of the Developer was Joseph Pfeiffer, from KCI Technologies. Mr. Pfeiffer is an environmental scientist and addressed certain of the environmental concerns. His testimony, coupled with that offered by Mr. Ertel from KCI and Michael Kulis from DEPRM, constituted the relevant testimony on the first identified issue; namely,

the location of portions of the forest buffer on the site. At the beginning of the hearing, representatives from DEPRM, including Larry Pilson, R. Bruce Seeley and the aforementioned Mr. Kulis alerted this Hearing Officer to that outstanding issue. Mr. Pfeiffer observed that a dispute had arisen between the Developer, its Consultants and DEPRM regarding the measurement of the forest buffer. This buffer is to be maintained between wetlands, streams and other environmentally sensitive areas and disturbed areas of development. Mr. Pfeiffer offered several exhibits (Developer's 7A thru 7D) which detailed the precise locations on site which were the subject of the dispute. He also presented other exhibits (Developer's Exhibits 5 and 6) which described the sites of contention. Mr. Pfeiffer offered a detailed analysis of the methodology employed by him in computing the forest buffer. In layman's terms, the buffer is computed by measuring slope and distance from the environmentally sensitive area. The methodology employed by Mr. Pfeiffer had resulted in different forest buffer calculations for four locations on the plan.

Following Mr. Pfeiffer's testimony, a conference was held off the record between Mr. Pfeiffer, Mr. Kulis of DEPRM and those community representatives who wished to participate in an effort to resolve this technical issue. Mr. Kulis testified after this conference and advised that as a result of the exchange at that meeting, the issues raised by Mr. Pfeiffer had been resolved. Minor revisions were then made to the plan in green pen which show a resolution of this issue. As Mr. Kulis pointed out, the technical experts compared methodology and reached consensus on the proper location of the forest buffer. Thus, the issue identified and raised by Mr. Pfeiffer was resolved and such resolution has been incorporated on the plan. The Protestants were provided with a full opportunity to participate in this conference and expressed no objection to the techni-

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cal resolution reached. I shall, therefore, adopt the minor revisions to the plan shown in green pen and shall consider that issue to be resolved.

A second issue raised by the Developer related to unresolved comments from the State Highway Administration and the general issue of the impact on traffic in the subject locale by the proposed development. Testimony on this subject was offered by numerous residents of the locale and expert testimony was presented by John Erdman, a Traffic Engineer with KCI and Darryl Wiles with the State Highway Administration. As noted above, UMBC is truly blessed with a location central to the major metropolitan centers of Baltimore and Washington, as well as the BWI Airport. Moreover, the campus is located within the immediate proximity of a major interstate road network. The Baltimore Beltway is but a short distance away and primary vehicular access to the site is provided by I-95. From I-95, a motorist would access the campus by way of utilizing the interchange at I-95 and Metropolitan Boulevard (Md. Route 166). After traveling on Metropolitan Boulevard but a short distance, an exit ramp leads to UMBC Boulevard and the campus. It is of particular note that the research park is directly accessible only from UMBC Boulevard. The development plan submitted shows that access to the park will not be available directly from the existing campus loop road nor from Sulphur Spring Road, Shelbourne Road or other limited capacity residential streets in the locale. The placement of the research park at the southern end of the campus and its accessibility from UMBC Boulevard seemingly assures that the majority of traffic visiting the research park will arrive via I-95 and Metropolitan Blvd. Although not every driver will take the above described route, it seems certain that a majority of traffic will arrive and depart in that manner.

Moreover, like any location nestled within a highly commercial/business/institutional area, the UMBC locale has its share of traffic

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problems. Many of the residents testified about the heavy volumes of traffic on surrounding streets, particularly south Rolling Road and Wilkens Avenue. UMBC is not the only traffic generator and contributor to these traffic volumes. Other businesses and retail centers located nearby contribute to the congestion, as do other institutional uses including the Spring Grove site and the Catonsville Community College.

Although development at the UMBC Research Park will add additional traffic to the general area, I must evaluate that impact on a more local level. As Mr. Erdman observed, traffic volumes are diluted as traffic spreads out from a specific location. An argument might be made that the research park could aggravate traffic congestion in Essex, assuming that a potential employee of the park resides in that community and daily commutes to and from work. Traffic will no doubt originate towards this site from all points on the compass. However, my consideration of the traffic impacts cannot be that broad. I must adjudge the immediate area. Section 26-206(o) directs this Hearing Officer to consider impacts on "surrounding and neighboring properties". Moreover, general traffic and road conditions, as part of the overall infrastructure, is more properly a question of policy which the County Executive and County Council should address through legislation. The County Council has enacted no legislation imposing a moratorium on development in the Catonsville area. As importantly, the record discloses no competent testimony which persuades me that the traffic impacts of the proposed development on the Catonsville community at large will be so adverse as to warrant denial of the plan.

Turning to specific issues, Mr. Erdman testified extensively about a certain open issue from the State Highway Administration (SHA). Specifically, within their comment dated April 24, 1995 (Developer's Exhibit No. 13), the State Highway Administration requests two offsite improvements to

nearby roadways. These suggestions were comprehensively discussed by Mr. Erdman as well as Darryl Wiles from SHA. I was favorably impressed with the testimony offered by both of these witnesses. Their remarks were well thought out and on point in discussing the issues. The first area of improvement requested by SHA relates to the intersection on the northern fringe of UMBC's campus at the convergence of Wilkens and Hilltop Avenues. As the testimony indicated, this intersection provides a point of access to the campus and a potential route to the research park. Photographs of the intersection, as well as my site inspection, show that the intersection is not up to current design standards. Testimony from the residents who live nearby also indicated that the intersection is often highly traveled and can be dangerous.

Mr. Wiles, on behalf of SHA, proposes the potential construction of a left turn lane for southwest bound traffic on Wilkens Avenue, turning into UMBC. He also suggested possible signalization of that intersection. It was testified that these potential improvements could improve access/egress to the University at this intersection and might lessen traffic congestion. Although these benefits are to be considered, Mr. Wiles admitted, as confirmed by Mr. Erdman, that such proposed improvements might cause some detrimental impact. For example, a green light for traffic exiting the campus on Hilltop Avenue might exacerbate the race car like traffic pattern on that street which was described by Edmund Bartis, a resident of Hilltop Avenue. If traffic is not required to stop at Wilkens Avenue when exiting the campus on Hilltop Avenue, speeds may increase on Hilltop Avenue to a dangerous level. Moreover, design of the potential road widening might be difficult. Wilkens Avenue, at that location, is narrow and sight distance might need be improved.

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It is most significant to note that Mr. Erdman and Mr. Wiles both concurred that the proposed improvements to the intersection are not warranted now but may be necessary in the future after further traffic studies and build out of the research park. I accept and share their conclusion that to require construction and improvement to the intersection at this time is not appropriate. Moreover, at the conclusion of the hearing, counsel for the Developer offered to pledge the sum of 25% of the cost of signalization of the intersection, not to exceed \$50,000.00, in the event future improvements are made. I concur that such a contribution is a reasonable and appropriate restriction on the approval of the plan. I will, therefore, condition approval on the plan to require the Developer to contribute up to 25% of the costs of improving/signalizing this intersection, not to exceed \$50,000.00. I shall impose no timetable or deadline in this regard, in that improvements may be warranted only after additional study and build out of the park. However, if SHA does not determine that the intersection is in need of improvement within 3 years after completion of the final building proposed for the park, than UMBC is excused from this required contribution. Clearly, in that event, build out of the park will not have warranted this road improvement.

The second issue raised by SHA was similar. It related to access to the site from I-95 and the Metropolitan Boulevard (Md. Route 166) from the south. Mr. Wiles and Mr. Erdman both comprehensively described that point of access. As discovered by me during my site visit, four lanes are offered to the northbound motorist from that route and access to UMBC can be confusing in view of other exits and alternatives to the driver (e.g., the Park and Ride and S. Rolling Road). SHA has requested the Developer to fund the painting of a 2400 ft. stretch of Metropolitan Boulevard. This improvement would not be a repaving of the road, as such, but merely a

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painting of same so as to allow for the restriping of the lanes. Again, prior to the end of the hearing, the Developer agreed to pay a reasonable sum towards such improvements. The Developer's offer was based upon Mr. Wiles' projections and cost estimates. I believe requiring the Developer to contribute up to \$15,000.00 for the repainting of the road to accomplish this task is appropriate. Again, I will establish no definitive timetable or deadline on this issue, reserving that matter to the discretion of SHA depending on evolving traffic conditions in the same manner as set forth for the improvements at Wilkens Avenue and Hilltop Road.

Having resolved the forest buffer and off site road improvement issues, Developer's counsel indicated that no further outstanding issues or unresolved comments were present as far as UMBC was concerned. Thus, consideration next turns to those issues raised by reviewing County agencies and the citizens who participated.

In addition to the issues raised by the Developer as identified above, (i.e., forest buffer and offsite road improvements) several issues were also raised by the reviewing County agencies' representatives who were present. Again, some of these were raised by Mr. Kulis from DEPRM. First, Mr. Kulis wanted a note added to the plan or a restriction to this Order confirming that any variances necessary to the environmental protection regulations would be properly applied for and obtained. In this regard, attention is turned to the environmental protection and resource management regulations as contained in Title 14 of the Baltimore County Code. In large part, those regulations are administered by DEPRM. Section 14-334 of the Code provides that the Director of DEPRM may grant variances from certain environmental regulations pursuant to the guidelines and requirements contained therein. Quite obviously, if the Developer desires a variance from any of the environmental regulations in the

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future, such variances must be applied for and received from the Director of DEPRM as required by law.

A similar conclusion is reached regarding Mr. Kulis' second issue relating to Section 14-342 of the Code. That section regulates management requirements for forest buffer and provides certain practices and procedures which must be complied with by the Developer. In this regard, the Developer is allowed to make certain development improvements within the forest buffer provided that alternatives analysis clearly demonstrates that no feasible alternative exists and that minimal disturbance will take place. In that certain development activity is proposed in the forest buffers in this case, Mr. Kulis sought assurance that the Developer would submit the required alternatives analysis. Again, as is the case with the variance procedure, I will defer to the existing law and DEPRM's jurisdiction over these issues. Nothing contained herein will excuse or waive the requirements on this Developer of submitting the required alternatives analysis if circumstances so warrant.

The third issue raised by Mr. Kulis relates to Developer's Exhibit No. 16. That exhibit is a memorandum of a meeting by and between Mr. Kulis and Mr. Pfeiffer regarding wetlands and forest buffer issues. When this subject was raised at the hearing, the Developer advised that it would comply with the recommendations contained in that memorandum. That issue is thereby resolved and the terms and provisions of that exhibit shall be incorporated herein.

The fourth and final issue raised by Mr. Kulis regarded potential amendments and changes to the plan. As noted hereinabove, the development plan submitted for my approval pursuant to Section 26-206 of the Baltimore County Code represents the culmination of Phase I of the development process. Although the development plan must contain certain required informa-

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tion pursuant to Section 26-203, it is not finitely engineered. Moreover, more detailed plans such as grading and building plans, will be required before permits are issued. These subsequent plans must be in compliance with the development plan {see Section 26-206(1)}. Moreover, any material amendments to the plan must be reviewed and approved in accordance with the same manner as the original plan (Section 26-211).

Mr. Kulis noted that the Army Corps of Engineers had not, as yet, completed its review of the plan and their review might impact on wetlands and other environmentally sensitive areas. He noted that the Army Corps might require certain changes to the plan based on their review and standards. It is entirely speculative at this time to estimate the nature and extent of those amendments. In addressing this issue, it need only be stated that if changes requested by the Army Corps constitute a material amendment to the plan, the language of Section 26-211 will control. If the amendments are minor and revisionary only, the plan may be revised by the Development Review Committee and pursuant to the applicable provisions of law. Until such changes are identified, it is impossible to speculate whether they are material or immaterial. Whichever the case, such changes will be processed on the plan pursuant to the requirements of the development regulations.

In addition to the issues raised as identified above, an issue regarding the compatibility of the project was presented. As noted above, the lion's share of the UMBC property is zoned O-T. Pursuant to Section 26-282, the Director of Planning shall make compatibility recommendations to the Hearing Officer for development in O-T zones. In this regard, testimony and evidence was received from Ervin McDaniel, Chief, Development Review Section, of the Office of Planning and Zoning. Preliminary, it need be noted that Section 26-205(b)(2) provides that the development

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file be transmitted to the Hearing Officer's office and available for public inspection at least five working days prior to the Hearing Officer's hearing. Included in the documents which must be contained within that file, are any compatibility recommendations from the Director of Planning, pursuant to Section 26-282. Mr. McDaniel testified that the compatibility report which the Developer submitted in this case; upon which the Director's evaluation is, in part, based, was not submitted until shortly before the hearing. Thus, Mr. McDaniel delivered the Director's recommendations on the date he offered his testimony. (Developer's Exhibit No. 17) The Director's memorandum containing his recommendation is dated May 2, 1995.

Clearly, this comment was not in the Hearing Officer's file more than five working days in advance of the hearing, as required by the regulation. However, the record of this case will disclose that I pointedly asked the Protestants whether they objected to the introduction of this exhibit at the time of Mr. McDaniel's testimony. There were no objections made, thus, any complaint that the document was not available, prior to hearing, is waived. Moreover, and more importantly, Mr. McDaniel testified and was available for questioning. Thus, all parties, including the Protestants, had ample opportunity to cross examine Mr. McDaniel regarding his department's comments. I perceive no prejudice to the Protestants for the failure of the Developer and Office of Planning and Zoning to submit the comments timely.

More importantly, the Protestants raised no real issues nor presented testimony on the compatibility issues which are contained within Section 26-282. That section sets forth a number of the criteria which the Director of Planning must evaluate in determining and issuing his recommendation as to whether the development is compatible. The criteria includes

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the arrangement and orientation of proposed buildings, the building and parking lot layouts, the proposed landscaping, etc. Although many of the Protestants' concerns brushed these issues generally, they offered little specific testimony on these points. Mr. McDaniel's testimony, on the other hand, as well as the written comments submitted, is more specific. The department's comment, after thorough analysis, concludes that the development plan be approved and that same is compatible. As their written recommendation notes, the general neighborhood in which this project is located consists primarily of the institutional buildings on the UMBC campus as well as the surrounding residential structures. A review of the plan shows that the buildings are intended to be placed in areas which will be buffered from the residential locale and from environmentally sensitive areas. Moreover, more than half of the site will remain open space which fosters the open campus appearance of the development. Also, proposed traffic patterns are designed so as to prohibit direct access to the research park from any of the residential streets and neighborhoods. For all of these reasons, I concur with the compatibility recommendation made by the Office of Planning and Zoning and conclude that the project is, indeed, compatible with its neighborhood.

In addition to the issues raised by the Developer and reviewing governmental agencies, numerous issues were raised by representatives of the community. One such issue related to potential sewerage disposal and capacity in the subject locale. Extensive testimony was offered, in this regard, from Charles Macgill, a nearby resident. Although Mr. Macgill is not an engineer, he conducted a rather lengthy investigation of the existing sewerage infrastructure and the anticipated needs of the research park. His investigation is reflected within the record of the testimony offered by him. In essence, he concluded that the UMBC Research Park,

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when built out, would discharge approximately 753,000 gallons of sewage per day. In his view, this would overwhelm the existing system. Although Mr. Macgill's testimony was, no doubt, well meaning and represented an honest effort to depict anticipated conditions, it was entirely rebutted by the testimony offered by Glen A. Keller and Alan Ulrich, employees in Baltimore County's Department of Public Works. Mr. Keller and Mr. Ulrich presented logical and well reasoned testimony which completely refuted the points which Mr. Macgill attempted to establish. The testimony offered by these independent County witnesses was far more credible. In their opinion, the proposed facility at UMBC would discharge approximately 60,000 gallons per day, significantly less than that estimated by Mr. Macgill. That estimate was based on County standards which have been formulated over the years based on development experience. Moreover, pursuant to Mr. Ulrich's field investigation of the existing system, it is capable of handling the anticipated discharge levels. Specifically, Mr. Ulrich indicated that flow meters have been installed at portions of the existing sewer system which indicated that the system was running at approximately 75% of capacity. Based on projections, the anticipated levels of UMBC discharge can be accommodated by the existing system. Moreover, it is worth noting that UMBC Research Park will be built in phases, the last of which is not expected to be completed for 10 years. Potential improvements and upgrades to the sewer system are envisioned and possible during that period of time.

Another issue raised by the Protestants was presented by Berchie L. Manley, a community activist and former councilwoman for this district. Mrs. Manley is vehemently opposed to the project and apparently worked unsuccessfully while a member of the Council to downzone the subject property and stop this development. One issue raised by her related to the

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actual acreage of the property. Apparently, there is some confusion on her part (and not necessarily on the part of this Hearing Officer or the Developer) as to the size of the tract. More specifically, Mrs. Manley indicated that certain documentation existed which indicated that the O-T portion of the parcel was 80 acres and not the 88.2 acres as shown on the plan. Resolution of this issue is easy. Whatever the acreage, development in the field must conform to the development plan which has been submitted for approval. Testimony from the expert witnesses offered by the Protestants was that the site had been surveyed and that the entire tract comprises 93.6 acres, of which 88.2 acres are zoned O-T. The project must comply with the development plan. There was no credible evidence that the measurements taken of the tract by the Developer's Engineers are incorrect. Denial of the plan based on this concern would be entirely inappropriate. There was no competent testimony that the plan was incorrect in this respect.

Mrs. Manley also contends that the subject site lies within a community conservation area and that development is inappropriate for that reason. Mr. McDaniel's testimony, in this regard, was persuasive. Although the community of Catonsville is long established and designated as a community conservation area, the acreage of this specific site is not so designated. A field visit shows that this site is not an existing community but open land. The County Council has determined that this property should be zoned O-T and it is classified as such. The B.C.Z.R. states that zoning classification allows, among other uses as of right, laboratories, establishments for the manufacture, assembly, service and/or repair of drugs, computing equipment and the like, and research institutes. The proposed development clearly falls within the research institute description and similarly described uses. It is neither incompatible with the

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surrounding locale nor the property's zoning classification and is an appropriate use, given its strategic location near transportation and governmental centers as well as immediately adjacent and part of the UMBC College Campus. It is not my role to second guess the wisdom of the Council in zoning this property O-T. Nonetheless, in this writer's opinion, that designation is appropriate, given neighboring uses and the property's location.

Another issue raised by the Protestants was set forth by Charles Kucera, a Systems Analyst at the Goddard Space Center. Mr. Kucera's advocacy is archeological preservation, although he is neither an archeologist or historian.

Mr. Kucera presented testimony regarding the archeological sites on the parcel. Apparently, three such sites were originally identified, however, subsequent study has shown that there are, at least, 11 such sites. Some of these sites are of the prehistoric nature (e.g., indian villages and early settlements) while other are of the historic nature (i.e., the location of the Sulphur Springs Hotel). Mr. Kucera is concerned over the preservation of these areas. The Developer presented documentation (Protestants' Exhibit No. 29) which contains a Memorandum of Understanding by and between UMBC, the Advisory Council on Historic Preservation and Maryland State Historic Preservation Officer. That documentation shows that UMBC has agreed to develop the project in an archeologically sensitive manner. Certain standards are set forth within the Memorandum of Understanding as to the identification, evaluation and reporting of archeological finds. I am convinced that the Developer, who has entered into such a covenant with the appropriate governmental officials, will develop the project appropriately. Moreover, owing to their expertise, I respectfully defer to those governmental agencies which specialize in this

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field for proper monitoring and control over the development. By UMBC's agreement in the Memorandum of Understanding, those governmental agencies will monitor development in the archeologically sensitive areas. Thus, I see the presence of archeologically significant sites as no impediment to the approval of the development plan for so long as the Memorandum of Understanding is followed.

However, as I indicated in the hearing, I will allow Mr. Kucera and Ani Wagenfohr, another community resident, access to future documents which are produced in connection with the Memorandum of Understanding. Mr. Kucera described his inability to obtain those documents readily. Thus, as a condition of the approval of the development plan, I will direct the Developer to provide to Mr. Kucera and Mrs. Wagenfohr, on an ongoing basis, such documents as may be relevant to the archeological excavations and investigations on this site. This restriction is not intended to allow Mr. Kucera or Ms. Wagenfohr authority to approve development near or on the archeological areas. Again, the appropriate governmental agencies should fulfill this role. Nor does this condition allow the community representatives access to the archeological sites unless same are on public property or as allowed by UMBC. The intent of this restriction is merely to provide a meaningful flow of information to those Protestants who share concerns over this issue.

Another issue generated by a community representative was presented through the testimony of Earl Millett, a student at UMBC. Similar concerns were also expressed by Shannon Murray, another student at UMBC and Mitsy Mabe, a Professor at UMBC. These individuals all enjoy the undisturbed land which is the site of the proposed park. They believe that the land should remain undisturbed so that same can continue to be utilized by students and others as a "living laboratory". Testimony was offered as to

the pristine nature of this site and the living things, both plant and animal, which occupy this land. Although these arguments might constitute appropriate philosophical theories as to the desire and need for development at this location, these Protestants' concerns are largely inapplicable to the issues before me. Again, the Protestants apparently fail to understand or appreciate the role of the Hearing Officer in this process. The County Council has heretofore designated this property to carry the O-T zoning designation. The purposes of such a designation is to provide for and promote the development of land for office and technological uses. In fact, within its statement of legislative policy, the County Council, through Section 209.2 of the BCZR, states that the O-T zone is established "To permit the development of employment and residential centers consisting of employment intensive office development in combination with certain high technology and residential development." This property is not zoned RC (Resource Conservation). It has not been earmarked as open space or rural land. Having determined that the property should be zoned O-T, the Council clearly envisioned that development on this site would occur. Thus, whether this site should remain open land or be developed is an issue which has been resolved by the legislature. Moreover, UMBC is the property owner and can lawfully develop its property in any lawful manner. Personal opinions may differ as to how a site might best be used, but for so long as development is lawful and complies with County regulations and codes, the development must be permitted. Moreover, it is worth observing that the Patapsco State Park lies but a short distance from the proposed office park. Clearly, this large area of designated park land is available to the students and others. The undersigned does not endorse uncontrolled and reckless development, only realize that reasonable development need and will occur. The Council has determined that

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this location is appropriate for such development. It will be controlled and monitored by DEPRM and other regulatory agencies; and need be in compliance with the development regulations. Thus, the arguments of Mr. Millett and others notwithstanding, the development plan cannot be denied on this basis.

Perhaps, many of the sentiments of the Protestants were accurately captured by the testimony of Garth Dales. Although Mr. Dales does not reside near the site, he testified on behalf of his elderly grandmother, who lives nearby. He testified that his grandmother was unable to attend the hearing owing to her advanced years and health. He expressed, on her behalf, a misunderstanding and mistrust of the development process. In fact, he indicated that his grandmother is fearful that she will lose her house and property as a result of this development.

Such a fear, although, perhaps, understandable from the perspective of this elderly resident, is based on misunderstanding of the process. The development plan submitted shows development totally within the four corners of the UMBC property. Obviously, no property other than that owned by UMBC can lawfully be utilized. Moreover, the development plan shows significant buffers to the perimeter of the property, so as to leave undisturbed large areas near the adjacent residential area. Mr. Dales and his family should rest assured that development on the site will not endanger a taking of their property.

In addition to the above identified concerns, numerous other concerns were offered by a variety of community representatives who appeared and testified. Many touched on the environmental, traffic, sewerage and similar issues specifically set forth above. Others alleged improprieties in the development process although a review of the record of this case shows that this development process has been in accordance with law. There was

no compelling testimony offered that the presentation of this plan or the proposed development was illegal or constituted a deprivation of due process.

Other arguments offered by the Protestants were philosophical in nature. As noted above, some wished the subject site to remain open land and others desire that the project be located elsewhere. As discussed above, these concerns are issues which are determined in large part by the County Council when zoning property in Baltimore County and the Office of Planning and Zoning in developing its Master Plan for the County. This Hearing Officer must consider the plan offered to him based on the features of the site, its zoning and constraints and the surrounding locale. Whether the project should be located elsewhere in Baltimore County or in the region is meaningless insofar as a determination of the issues presented in the context with the review process set forth in Section 26-206 of the Baltimore County Code.

I have reviewed the record of this case carefully. I have paid close attention to the testimony and evidence offered. I have reviewed the exhibits and correspondence submitted. Based on the totality of the evidence and testimony offered, it is abundantly clear that this development plan should be approved. The Protestants have failed to offer any persuasive reason which would warrant a development of this plan, in accordance with the standards which I must follow under law. Thus, pursuant to the advertising and posting and as restricted and modified by the terms herein, the development plan shall be approved and I will so order.

In addition to my review of the development plan, the matter comes before this Hearing Officer for the above described zoning relief. This zoning relief is all shown on Developer's Exhibits 19 and 20 and relates to lot No. 3 in Phase I of the development. This lot is proposed for

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development with a large single story building to be leased by Atlantic Pharmaceuticals. The special hearing and variance relief required is largely driven by the location of the zoning line which bisects this property. As noted above, although 88.2 acres of the site is zoned O-T, a small sliver of same (5.4 acres) is zoned D.R.3.5. A portion of this land, carrying the D.R. zoning regulation, comprises lot No. 3. The special hearing relief essentially requests approval for a portion of the parking and driveway area to be located on this land. The variance relief all relates to the setback distances between the building and parking/driveway areas in the D.R. zone line. It is of significant note that none of the setback variances relate to distances to the perimeter of the property and adjoining properties.

Mr. Smith testified exclusively on this zoning relief and his testimony was not contested by the Protestants. He noted that lot No. 3 is the only area on the property which is of even grade. A majority of the site is sloped. He further noted that the perspective tenant for this use needs a large single story building, as proposed. Thus, this is the only area on which the building is feasible.

Mr. Smith described in detail the unique site constraints of this property which include the steep slopes described above, the wetlands and other environmental areas. In his view, these constraints justify the granting of the zoning relief.

I am convinced by Mr. Smith's uncontradicted arguments. Indeed, the property is a unique parcel which carries with it features uncommon to other property in the vicinity. Moreover, it is obvious that a grant of the variance will not be detrimental to the surrounding locale in any fashion. A grant of the variance and special hearing relief will promote

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a feasible and proper use of this portion of the site. For all of these reasons the special hearing and variance relief should be granted.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of May, 1995, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED, in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to the Zoning Administration and Development Management (ZADM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for a use permit under Section 409.8.B of the BCZR for the use of land in a residential zone (D.R.3.5) for business, industrial and/or office parking facilities and driveways to meet the requirements of Section 409.6 of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance from Section 207.5 of the BCZR to permit a structure within 0 ft. of a D.R. zone line, in lieu of the required 200 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 207.6 of the BCZR to permit off street parking and loading areas to be 0 ft. from a D.R. zone line, in lieu of the required 25 ft., be and is hereby GRANTED, and;

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Date

By

IT IS FURTHER ORDERED that a variance from Section 409.4 of the BCZR to permit off street parking spaces to have direct access to a driveway in lieu of a parking aisle, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

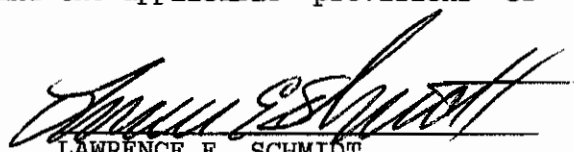
1. The approval of the development plan offered in this case (Developer's Exhibit No. 9), is conditioned upon the recordation of a Declaration of Covenants and Easements (Developer's Exhibit No. 1) being recorded among the Land Records of Baltimore County prior to the issuance of any permits for development of this site.

2. The Developer shall contribute, at a time to be determined by the SHA, not to be greater than two (2) years following the final build out as shown on the development plan, the sum of \$50,000 towards the cost of improving and signalizing the intersection at Wilkens Ave. and Hilltop Road. Similarly, the Developer shall contribute, at a time to be designated by the SHA, the sum of \$15,000.00 for the repainting of 2400 ft. of Md. Route 166 (Metropolitan Blvd.). The conditions of such contributions shall be as set forth in the above opinion.

3. The Developer shall comply with all environmental regulations of Baltimore County applicable to the development of this property specifically, Sections 14-334 and 14-342 of the Baltimore County Code. Moreover, the provisions and conditions within Developer's Exhibit No. 16 shall be satisfied by the Developer.

4. The Developer shall provide unto Charles Kucera & Ani T. Wagenfohr, at their request, any and all documentation relating to the monitoring and development of the identified archeological sites on the subject property, as more particularly described within the above opinion.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

5/22/95
M. Bond

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 19, 1995

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
4th floor
Towson Maryland 21204

RE: Development Plan Order and Petitions for Special Hearing,
and Variance
Case No. I-432 and 95-340-SPHA
Project: UMBC Research Park
Legal Owner: State of Md., to the use of the Univ. of Md.
System, on behalf of the Univ. of Md., Baltimore County
Applicant/Developer: UMBC Research Park Corp., Inc.

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order, together with Petitions for Special Hearing and Variance have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at the office of Zoning Administration and Development Management (ZADM), at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Messrs. Richard J. Smith, Michael J. Ertel and Joseph Pfeiffer
KCI Technologies, Inc., 10 North Park Drive., Hunt Valley, 21030-1888
cc: Mrs. Kathy Valderas, President, Maiden Choice Lane Association
1225 Elmridge Avenue, Balto. Md. 21229
cc: Mrs. Berchie L. Manley, 402 Montemar Avenue, 21228



G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
4th floor
Towson Maryland 21204
page 2.....

Mrs. Kaye White, 409 Gun Road, 21227
Mrs. Dorothy Briscoe, 1108 Sulphur Spring Road, 21227
Mrs. Fram Ingram, 5003 Cedar Avenue, 21227
Mrs. Ani M. Wagenfohr, 1244 Ten Oaks Road, 21227
Mr. James Klein, 1509 Vera Avenue, 21227
Mr. Richard O. Scharmann, 2008 Westchester Avenue, 21228
Mr. Charles A. Kucera, 1237 Maiden Choice Lane, 21229
Mr. Charles Macgill, 319 Gun Road, 21227
Mr. Earl Millett, Jr., 2815 N. Calvert St., Apt. 2A, 21218
Mrs. Evelyn S. Revels, 1111 Suophur Spring Road, 21227
Mr. Garth J. Dales, 820 Sulphur Spring Road, 21227

cc: Mr. Donald Rascoe, Project Manager, Office of ZADM
cc: Other Reviewing County Agencies

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

N/S Sulphur Spring Rd., S of UMBC Campus
1st Election District - 1st Councilmanic

State of Maryland, to the use of the Univ.
of Maryland System, on behalf of the
University of MD Baltimore County

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 95-340-SPHA

Petitioners

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at N/S Sulphur Spring Road, S of UMBC Campus

which is presently zoned OT and D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached Sheet A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be presented at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

UMBC Research Park Corporation, Inc.
(Type or Print Name)

Diane Auer Jones
Signature Diane Auer Jones, Secretary

5202 Westland Boulevard
Address

Baltimore, Maryland 21227
City State Zipcode

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

Signature

210 W. Pennsylvania Ave, 4th Floor
Address Phone No.

Towson, MD 21204 832-2050
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): State of Maryland, to the use of the University of Maryland System, on behalf of the University of Maryland Baltimore County
(Type or Print Name)

Freeman A. Hrabowski, III
Signature Freeman A. Hrabowski, III, President

(Type or Print Name)

Signature
The University of Maryland Baltimore County
5401 Wilkens Avenue

Address Phone No.

Baltimore, Maryland 21228

City State Zipcode

Name, Address and phone number of representative to be contacted.

G. Scott Barhight 832-2050

Name 4th Floor

210 W. Pennsylvania Ave, Towson, MD 21204
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

DROP-OFF
No REVIEW 4/5/95
UCR



Printed with Soybean Ink
on Recycled Paper



PETITION FOR VARIANCE

95-340-5 PHA

Legal Owner: State of Maryland, to the use of the University of Maryland System,
on behalf of the University of Maryland Baltimore County

Contract Lessee: UMBC Research Park Corporation, Inc.

The legal owner and contract lessee hereby petition for the following variances:

1. From Section 207.5 to permit a structure within 0 feet of a D.R. zone line in lieu of the required 200 feet.
2. From Section 207.6 to permit off-street parking and loading areas to be 0 feet from a D.R. zone line in lieu of the required 25 feet; and
3. From Section 409.4 to permit off-street parking spaces to have direct access to a driveway in lieu of a parking aisle.

Respectfully submitted,



G. Scott Barhight, Attorney for
Legal Owner and Contract Lessee



Petition for Special Hearing

347

95-340-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at N/S Sulphur Spring Road, S of UMBC Campus
which is presently zoned O-T and D.R.3.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a use permit under Section 409.8.B to permit the use of land in a residential zone for business, industrial or office parking facilities and driveways to meet the requirements of Section 409.6

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

UMBC Research Park Corporation, Inc.

(Type or Print Name)

Diane A. Jones
Signature Diane Auer Jones, Secretary

5202 Westland Boulevard
Address

Baltimore, Maryland 21227

City State Zipcode

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

[Signature]
Signature

210 W. Pennsylvania Ave, 4th Floor
Address Phone No.

Towson, MD 21204
City State Zipcode

DROP-OFF
No REVIEW
4/5/95 WCR



I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): State of Maryland, to the use of the
University of Maryland System, on behalf of
the University of Maryland Baltimore County
(Type or Print Name)

Freeman A. Hrabowski, III
Signature Freeman A. Hrabowski, III, President

(Type or Print Name)

The University of Maryland Baltimore County
5401 Wilkens Avenue
Address

Phone No.

Baltimore, Maryland 21228

City State Zipcode

Name, Address and phone number of representative to be contacted.

G. Scott Barhight 832-2050
Name 4th Floor

210 W. Pennsylvania Ave, Towson, MD 21204
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



**ZONING DESCRIPTION TO ACCOMPANY PETITION
FOR VARIANCE ON 2.44 ACRE PARCEL
UMBC RESEARCH PARK**

95-346-5PH
A

COMMENCING FOR THE SAME at the intersection of the centerlines of UMBC Boulevard and the Loop Road around the UMBC Campus, thence running Easterly on the center of said Loop Road

- 1) Southerly by a curve, to the left with a length of 392.75 feet, a radius of 441.45 feet and a chord of South 48 degrees 16 minutes 13 seconds East 379.92 feet, thence
- 2) Southeasterly by a curve to the left with a length of 324.44 feet, a radius of 911.60 feet and a chord of South 83 degrees 57 minutes 13 seconds East 322.73 feet, thence leaving the Loop Road and running on the OT ZONING LINE,
- 3) South 13 degrees 15 minutes 00 seconds East 461.90 feet to the POINT OF BEGINNING, then running around the variance parcel, 18 courses
- 4) South 13 degrees 15 minutes 00 seconds East 18.00 feet, thence
- 5) Southerly by a curve to the left with a length of 432.92 feet, a radius of 1044.62 feet and a chord of South 25 degrees 07 minutes 21 seconds East 429.83 feet, thence
- 6) Southeasterly by a curve to the right with a length of 81.16 feet, a radius of 196.12 feet and a chord of South 32 degrees 27 minutes 45 seconds West 80.58 feet, thence
- 7) North 40 degrees 46 minutes 30 seconds West 44.00 feet, thence
- 8) South 50 degrees 36 minutes 06 seconds West 136.84 feet, thence
- 9) Northerly by a curve to the right with a length of 12.05 feet, a radius of 350.00 feet and a chord of North 32 degrees 15 minutes 47 seconds West 12.05 feet, thence
- 10) North 31 degrees 16 minutes 35 seconds West 103.04 feet, thence



Zoning Description
UMBC Research Park
KCI Job No. 01-89174-M
Page 2

95-340-SPHA

- 11) Northerly by a curve to the left with a length of 54.20 feet, a radius of 275.00 feet and a cord of North 36 degrees 55 minutes 23 seconds West 54.12 feet, thence
- 12) North 20 degrees 45 minutes 00 seconds West 54.95 feet, thence
- 13) South 69 degrees 15 minutes 00 seconds West 5.50 feet, thence
- 14) North 20 degrees 45 minutes 00 seconds West 130.00 feet, thence
- 15) North 69 degrees 15 minutes 00 seconds East 17.00 feet, thence
- 16) North 20 degrees 45 minutes 00 seconds West 200.00 feet, thence
- 17) North 69 degrees 15 minutes 00 seconds East 101.00 feet, thence
- 18) South 60 degrees 45 minutes 00 seconds East 43.00 feet, thence
- 19) North 69 degrees 15 minutes 00 seconds East 50.00 feet, thence
- 20) South 20 degrees 45 minutes 00 seconds East 20.00 feet, thence
- 210 North 69 degrees 15 minutes 00 seconds East 25.00 feet to the BEGINNING.

Containing 2.44 acres of land more or less

AP/dmr

KCI Job No. 01-89174M

March 31, 1995

Filename: a:\UMBC244A.DES





347

95-340-SPHA

**ZONING DESCRIPTION TO ACCOMPANY PETITION
FOR A 0.84 ACRE PARKING LOT IN A RESIDENTIAL ZONE
UMBC RESEARCH PARK**

COMMENCING FOR THE SAME at the intersection of the centerlines of UMBC Boulevard and the Loop Road around the UMBC Campus, thence running Easterly on the center of said Loop Road

- 1) Southerly by a curve, to the left with a length of 392.75 feet, a radius of 441.45 feet and a chord of South 48 degrees 16 minutes 13 seconds East 379.92 feet, thence
- 2) Southeasterly by a curve to the left with a length of 324.44 feet, a radius of 911.60 feet and a chord of South 83 degrees 57 minutes 13 seconds East 322.73 feet, thence leaving the Loop Road and running on the OT ZONING LINE,
- 3) South 13 degrees 15 minutes 00 seconds East 461.90 feet to the POINT OF BEGINNING, then running around the parking area, 9 courses
- 4) North 69 degrees 15 minutes 00 seconds East 57.50 feet, thence
- 5) North 47 degrees 45 minutes 00 seconds East 55.00 feet, thence
- 6) South 42 degrees 15 minutes 00 seconds East 60.00 feet, thence
- 7) South 46 degrees 46 minutes 41 seconds West 30.63 feet, thence
- 8) Southerly by a curve to the left with a length of 44.86 feet, a radius of 38.00 feet and a chord of South 12 degrees 57 minutes 31 seconds West 42.30 feet, thence
- 9) South 20 degrees 51 minutes 40 seconds East 233.89 feet, thence
- 10) Southerly by a curve to the right with a length of 141.95 feet, a radius of 196.12 feet and a chord of South 00 degrees 07 minutes 36 seconds East 138.87 feet, thence



Zoning Description
UMBC Research Park
KCI Job No. 01-89174-M
Page 2

95-340-S PHA

- 11) Northerly by a curve to the right with a length of 432.92 feet, a radius of 1044.62 feet and a cord of North 25 degrees 07 minutes 21 seconds West 429.83 feet, thence
- 12) North 13 degrees 15 minutes 00 seconds West 18.00 feet, to the BEGINNING.

Containing 0.84 acres of land more or less.

AP/dmr

KCI Job No. 01-89174M

March 31, 1995

Filename: a:\UMBC084A.DES



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

01-432

District 1st Date of Posting 2/27/95
Posted for: Transport Mailing
Petitioner: UMBC Research Park
Location of property: 5th loop or UMBC
Location of Signs: Posted on site around UMBC - 1 at Su/loop Springs
Shelburne - 1 at Poplar & Loop - 1 at Loop & Alm. Dr. & 1 near entrance of
Metrol. Blvd. & Loop
Posted by: [Signature] Date of return: 3/3/95
Number of Signs: 4

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-340-SPH12

District: 1st

Date of Posting: 4/14/95

Posted for: Special Hearing - Variances

Petitioner: State of Maryland

Location of property: U. of Maryland, Baltimore County

Location of Signs: 1 - Sulphur Spring + Shalbourne - 1 - Poplar + Shalbourne
2 on 5/5 of 100F

Remarks:

Posted by: M. J. Healy
Signature

Date of return: 4/21/95

Number of Signs: 4



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-340-SPHA
N/S Sulphur Spring Road,
S of UMBC Campus
1st Election District
1st Councilmanic
Legal Owner:

State of Maryland, to the
use of the University of
Maryland System, on
behalf of the University of
Maryland of Baltimore
County

Contract Lessee:
UMBC Research Park
Corporation, Inc.

Special Hearing to approve
a use permit under Section
409.8.B to permit the use of
land in a residential zone for
business, industrial or office
parking facilities and driveways
to meet the requirements of
Section 409.8. Variance to

permit a structure within zero
feet of a D.R. zone line in lieu
of the required 200 feet; to
permit off-street parking and
loading areas to be zero feet
from a D.R. zone line in lieu of
the required 25 feet; and to
permit off-street parking
spaces to have direct access to
a driveway in lieu of a parking
aisle.

HEARING:

DAY 1: TUESDAY, MAY 2,
1995 at 9:00 a.m. in Room 118,
Old Courthouse.

DAY 2: WEDNESDAY, MAY
3, 1995 at 9:00 a.m. in Room
118, Old Courthouse.

DAY 3: THURSDAY, MAY 4,
1995 at 9:00 a.m. in Room 118,
Old Courthouse.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

April 14, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on April 13, 1995.

THE JEFFERSONIAN,
A. Henderson
LEGAL AD. TOWSON

Publisher



Baltimore County
**Zoning Administration &
 Development Management**
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

95-348-SPA

Account: R-001-6150

Number 347 (WCR)

DROP-OFF — NO REVIEW

Date 4/5/95

#020 - VARIANCE	\$250.00
#040 - SPECIAL HEARING	250.00
#080 - SIGN POSTING (4 signs)	140.00
TOTAL	\$640.00

Legal Owner: State of Maryland, to the use of the University of Maryland System,
 on behalf of the University of Maryland Baltimore County

Contract Purchaser: UMBC Research Park Corporation, Inc.

District: 1c1

Zoning: O.T. & D.R.-3.5

Area: 2.44 +/- acres (O.T.)

0.84 +/- acre (D.R.-3.5)

3.28 +/- acres - Total

Attorney: G. Scott Barhight

Check from: Whiteford, Taylor & Preston

23A03B00B5M1P4RC

34 CO10124AMU-06-75

640.00

Please Make Checks Payable To: Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-310-SP114
8 CBA-95-134

District 1st

Date of Posting 6/27/95

Posted for: Appeal

Petitioner: UMBC Research Park Corp, Inc

Location of property: N/E Sulphur Spring Rd

Location of Signs: On property being appealed

Remarks:

Posted by M. M. M. M.
Signature

Date of return: 6/30/95

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No 158717

DATE JUNE 21, 1995 ACCOUNT R-001-6150

AMOUNT \$ 635.00

RECEIVED FROM: Coalition for the Preservation of Southwest
Baltimore County, Inc.

FOR: Appeal I-432 and 95-34-SPHA

01A01#0035MICHRD

\$635.00

DA 0009-15AM08-02-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

April 5, 1995

(410) 887-3353

UMBC Research Park
5202 Westland Boulevard
Baltimore, MD 21117

Re: UMBC Research Park - ZADM I-432
N/s Sulphur Spring Rd., S. of UMBC Campus

Gentlemen:

The Development Plan Conference and the Hearing Officer's Hearing have been scheduled on the above referenced project. Please arrange to attend this meeting with appropriate representation.

Development Plan Conference:

Day and Date: Wednesday, April 12, 1995
Time: 11:00 a.m.
Place: ZADM/Development Management Conference Room
County Office Building - Room 123
111 West Chesapeake Ave., Towson, MD 21204

Hearing Officer's Hearing

Day and Date: Starting TUESDAY, MAY 2, 1995
Time: 9:00 a.m.
Place: Old Courthouse - Room 118
400 Washington Ave., Towson, MD 21204

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan and notify all interested parties of the conference and hearing.

Respectfully,

Donald T. Rascoe
Project Manager

DTR:ggl
Enc.
c: KCI Technologies, Inc.
10 N. Park Drive
Hunt Valley, MD 21030
UMBC/ZADM/TXTGGL



TO: PUTUXENT PUBLISHING COMPANY
April 13, 1995 Issue - Jeffersonian

Please forward billing to:

G. Scott Barhight, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204
832-2050

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-340-SPHA
N/S Sulphur Spring Road, S of UMBC Campus
1st Election District - 1st Councilmanic
Legal Owner: State of Maryland, to the use of the University of Maryland System,
on behalf of the University of Maryland of Baltimore County
Contract Lessee: UMBC Research Park Corporation, Inc.

Special Hearing to approve a use permit under Section 409.8.B to permit the use of land in a residential zone for business, industrial or office parking facilities and driveways to meet the requirements of Section 409.6.

Variance to permit a structure within zero feet of a D.R. zone line in lieu of the required 200 feet; to permit off-street parking and loading areas to be zero feet from a D.R. zone line in lieu of the required 25 feet; and to permit off-street parking spaces to have direct access to a driveway in lieu of a parking aisle.

HEARING:

DAY 1: TUESDAY, MAY 2, 1995 at 9:00 a.m. in Room 118, Old Courthouse.
DAY 2: WEDNESDAY, MAY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.
DAY 3: THURSDAY, MAY 4, 1995 at 9:00 a.m. in Room 118, Old Courthouse.
DAY 4: FRIDAY, MAY 5, 1995 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project Name: UMBC Research Park

Project Number: I-432

Developer:

Location: N/S sulphur Spring Road, S of UMBC Campus

Acres: 93.6+/-

Proposal: 11 office/industrial buildings

AND

CASE NUMBER: 95-340-SPHA

N/S Sulphur Spring Road, S of UMBC Campus

1st Election District - 1st Councilmanic

Legal Owner: State of Maryland, to the use of the University of Maryland System,
on behalf of the University of Maryland of Baltimore County

Contract Lessee: UMBC Research Park Corporation, Inc.

Special Hearing to approve a use permit under Section 409.8.B to permit the use of land in a residential zone for business, industrial or office parking facilities and driveways to meet the requirements of Section 409.6. Variance to permit a structure within zero feet of a D.R. zone line in lieu of the required 200 feet; to permit off-street parking and loading areas to be zero feet from a D.R. zone line in lieu of the required 25 feet; and to permit off-street parking spaces to have direct access to a driveway in lieu of a parking aisle.

HEARING:

DAY 1: TUESDAY, MAY 2, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

DAY 2: WEDNESDAY, MAY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

DAY 3: THURSDAY, MAY 4, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

DAY 4: FRIDAY, MAY 5, 1995 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon, Director

cc: UMBC Research Park Corporation, Inc.

G. Scott Barhight, Esq.

KCI Technologies, Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

**Hearing Room -
Room 48, Old Courthouse**

June 22, 1995

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-95-154

UMBC RESEARCH PARK, INC. /ZADM I-432
N/s Sulphur Spring Road, South of UMBC Campus
1st Election District; 1st Councilmanic
RE: Approval of Development Plan

AND

CASE NO. 95-340-SPHA

SPH -Use of D.R. 3.5 residential land for
office, etc, to meet 409.6 BCZR; VAR -
structure within 0' of DR zone; off-street
parking, etc.

5/22/95 -Decision of Hearing Officer in which
Development Plan was APPROVED; and Petitions
for Special Hearing and Variances GRANTED with
restrictions.

ASSIGNED FOR:

*** TUESDAY, JULY 11, 1995 at 10:00 a.m.**

*** Also holding Wednesday, July 19, 1995, if needed for conclusion.**

cc: Peter Hyde, Charles Macgill,

Charles A. Kucera and Berchie L. Manley Appellants /Protestants
(Coalition for Presrvtn. of SW Balto Co, Inc.)

G. Scott Barhight, Esquire
Mark Behm /VP for Administrative
Affairs, UMBC

Counsel for Developer /Petitioner

Anne Donohue, Esquire

Developer /Petitioner

Office of the Attorney General (Maryland College System)

Richard Smith /Michael Ertel /Joseph
Pfeiffer - KCI Technologies, Inc.

Kathy Valderas /Maiden Choice Lane Assoc.

Kaye White

Dorothy Briscoe

Fran Ingram

Ani M. Wagenfohy

James Klein

Richard O. Scharmann

Evelyn S. Revels

Garth J. Dales

Pat Keller

Lawrence E. Schmidt

Donald T. Rascoe /ZADM

Docket Clark /ZADM

Arnold Jablon, Director /ZADM

People's Counsel for Balto Co.

Michael J. Moran, Asst. Co. Atty.

**Kathleen C. Weidenhammer
Administrative Assistant**





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

August 29, 1995

NOTICE OF DELIBERATION \Motion for Reconsideration

Having heard argument on Petitioner's Motion for Reconsideration in this matter on August 29, 1995, deliberation as scheduled by the Board, in the presence of counsel in this matter, is verified below:

**UMBC RESEARCH PARK, INC.
CASE NO. CBA-95-154 /95-340-SPHA**

DATE AND TIME : Wednesday, August 30, 1995 at 1:00 p.m.
LOCATION : Room 48, Basement, Old Courthouse

Counsel: Thomas E. Dernoga, Esquire
G. Scott Barhight, Esquire
Rachel Zelkind, Esquire

Board : R. Schuetz
M. Worrall
C. Marks

**Kathleen C. Weidenhammer
Administrative Assistant**



CASE NO. 95-340-SPHA (& CBA-95-154)*

UMBC RESEARCH PARK CORP, INC.

N/s Sulphur Spring Road, S of UMBC Campus

1st District

Appealed: 6/19/95

*Walt will post today -6/23/95 - told hearing
scheduled for 7/11/95.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 1, 1995

G. Scott Barhight
210 W. Pennsylvania Ave., 4th floor
Towson, Maryland 21204

RE: Item No.: 347
Case No.: 95-340-SPHA
Petitioner: UMBC Research Park

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 5, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF APR. 17, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 341, 342, 344, 345,
347, 348, 349, 350 AND 351.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/23/95

TO: SUE WIMBLEY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: UMBC RESEARCH PARK

PROJECT NUMBER: 01-422

LOCATION: N/S SULPHUR SPRING RD. S OF UMBC CAMPUS

DISTRICT: 1C1

COMMENTS:

- CRG 1. PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1991 EDITION.
- CRG 8. MAXIMUM ANGLE OF DEPARTURE (GRADE PERCENTAGE) SHALL NOT EXCEED 8% PER NFPA STANDARD 1901. ANGLE OF DEPARTURE IN EXCESS WOULD PROHIBIT EMERGENCY FIRE APPARATUS FROM GAINING ACCESS TO THE SITE
- CRG 9. ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.
- CRG14. IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED: LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER. STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODE. ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION; BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE; BALTIMORE COUNTY BILL 017-91.



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/11/95

TO: SUE WIMELEY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT UMBC RESEARCH PARK

PROJECT NUMBER: 01-482

LOCATION: N/S SULPHUR SPRING RD., S OF UMBC CAMPUS

DISTRICT: 1C1

COMMENTS:

CRG 1. PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1991 EDITION.

CRG 8. MAXIMUM ANGLE OF DEPARTURE (GRADE PERCENTAGE) SHALL NOT EXCEED 8% PER NFPA STANDARD 1901. ANGLE OF DEPARTURE IN EXCESS WOULD PROHIBIT EMERGENCY FIRE APPARATUS FROM GAINING ACCESS TO THE SITE

CRG 9. ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.

CRG14. IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED: LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER, STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODE, i.e. NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION; BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE; BALTIMORE COUNTY BILL 017-91.

RECEIVED
APR 12 1995
ZADM



ML

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Kurt Louderback, Supervisor
Revenue Division
Office of Finance - M.S. 2113

DATE: February 15, 1995

FROM: Donald T. Rascoe, Manager
Development Management
Zoning Administration and Development Management

SUBJECT: TAX CLEARANCE

Name of Project: UMBC Research Park

Location of Project: N/s Sulpher Spring Rd, S. of UMBC Campus

Owner's Name(s): UMBC Research Park Corporation

Address: 5202 Westland Blvd, Bal., MD 21227

TAX ACCOUNT NUMBER: 01 19 717372;
16 00 005752/8

/ / DELINQUENT

☒ NOT DELINQUENT

Comments: _____

PLEASE FORWARD RESPONSE TO GLORIA LUPERINI - Room 123 COB!

[Signature]
3/27/95

RECEIVED

MAR 28 1995

ZADM

ZADM

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Arnold E. Jablon, Director
Zoning Administration and
Development Management

Feb. 27, 1995

ATTN: DON RASCOE
PROJECT MANAGER

FROM: WALTER BEAUMONT MB
Division of Real Estate
Office of Law

SUBJECT: UMBC RESEARCH PARK
ZADM# I-432

A review of the concept plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "Package" for the acquisition rights of way required for this project.

1. Developer will be required to submit a title certificate early in the Phase II process. Make sure that DRE format is followed.
2. Access approved by DEPRM should be shown for any storm water management facilities, forest buffers, etc.
3. Make sure that the DRE Check list is used in the preparation of the Record Plat.
4. Additional site specific comments (if any):

(1) Should "Future" widening read "proposed"
(2) Are SWM AND D.O.F. TO NORTH ACTUALLY
OFFSITE OR ON ANOTHER UMBC TRACT?

SMM/

DRAFTCP.1/ZADMORE

PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

Project History:

Other Anticipated Actions and Additional Review Items:

☐ Special Exception	☐ Referral to Planning Board	☐ PUD
☒ Variance	☒ Compatibility	☐ Other
☐ Waiver	☐ Scenic Route	
☐ RTA Modification	☐ Design Review Panel	

PARTIES TO BE NOTIFIED BY APPLICANT:
(Certified Mail Return Receipt Requested)

ALL ADJACENT PROPERTY OWNERS

Arbutus Comm Assoc Inc
Bob Wagner, Pres
1349 Stevens Ave
Baltimore MD 21227

Cowdensville Improv Assoc of
Arbutus

Evelyn Revels, Pres
1111 Sulphur Spring Rd
Baltimore MD 21227

South Rolling Rd Comm Association
Norman Schmuff, Pres
9 Forest Dr
Baltimore MD 21228

Arbutus Business & Prof Assoc Inc
Jim Buckingham, Pres
PO Box 7357
Baltimore MD 21227

Catonsville 2000 Inc
Fran Medicus, Pres
21 Fusting Ave
Baltimore MD 21228

Southwest Coalition
Charles MacGill, Pres
319 Gun Rd
Baltimore MD 21227

Maiden Choice Comm Assoc
Mike Kilduff, Pres
1224 Ten Oaks Rd
Baltimore MD 21227

Kenwood/Paradise Comm Assoc
Joe Getzendanner, Pres
330 Kenwood Ave
Baltimore MD 21228

District 1 Council
Judith Hipley, Pres
116 Malbrook Rd
Baltimore MD 21229

MEETINGS:

Concept Plan Conference	<u>02 / 27 / 95</u>
Development Plan Conference	<u> / / </u>
Planning Board	<u> / / </u>

Community Input Meeting	<u> / / </u>
Hearing Officer's Hearing	<u> / / </u>

BALTIMORE COUNTY, MARYLAND

Subject: Concept Plan Comments

Date: February 27, 1995

From: Department of Recreation and Parks

Project Name: UMBC Research Park

Project Number: 01-432

Location: N/S Sulpher Spring Rd. S of UMBC campus

Districts: Elec. 1 Counc. 1

Comments:

Local Open Space is not required in non-residential development. However, this plan proposes 31.4 acres of Open Space. The proposed ownership should be shown on the plan. If the Open Space is to remain then the limits of disturbance should be shown and the following note should be added: "Temporary boundary markers and tree protection devices shall be installed coincidentally with the limits of disturbance prior to any clearing or grading."

Michael Grossman
Local Open Space Coordinator
887-3822

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

4/13/95
8
TO DR
1593-75-

TO: Arnold Jablon, Director DATE: April 11, 1995
Zoning Administration & Development Management

FROM: Thomas H. Hamer, Acting Director, ORIGINAL SIGNED BY
Department of Public Works THOMAS H. HAMER

SUBJECT: Waiver of DPW Standards
UMBC Research Park
ZADM Project No. I-432

This is in response to a waiver request from KCI Technologies referred from the Development Review Committee March 29, 1995.

In accordance with Sect. 26-172(a) of the Development Regulations, I am requesting the following action be taken by the Hearing Officer with respect to the subject waiver request:

1. Grant waiver of improvements to Shelbourne Road and Sulphur Spring Road as requested.
2. Require dedication of rights-of-way for ultimate 50-ft. section on 70-ft right-of-way, as offered by the developer.

Questions concerning this waiver may be directed to General Engineering Division (ext. 3451, Dave Thomas or Les Schreiber) or Developers Engineering Section (ext. 3751, Bob Bowling).

THH/DLT/s

cc: Don Rascoe, Project Manager
L. Schreiber
R. Bowling
Green File

RECEIVED
APR 13 1995

ZADM

File

BALTIMORE COUNTY, MARYLAND
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: See Below Distribution DATE: January 25, 1995
FROM: Donald T. Rascoe, Development Manager *STR/sc*
ZADM
SUBJECT: UMBC Research Park - ZADM No. I-432
Community Input Meeting

The Community Input Meeting (CIM) for the proposed UMBC Research Park will be held on Tuesday, March 21, 1995 beginning at 7:00 p.m. at the University Center Ballroom on the UMBC Campus.

We have received a request from a neighboring community association to have representatives of various agencies of county government be in attendance to answer questions that might arise pertaining to your department and its involvement in this project.

I would appreciate a call from the person you designate to attend so I can give them background on this process and the specifics of this proposed project. I can be reached at 887-3353.

Thank you for your support.

ggl

Distribution

Directors of: Community Development
Dept of Public Works
DEPRM
Economic Development
Fire Department
OPZ - Landmark Preservation
Police Department
ZADM - Development Control

~~HAMER~~
Original: Bob
Bowling
cc: Rascoe

BALTIMORE COUNTY, MARYLAND
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

From: Tom Hamer

TO: See Below Distribution

DATE: January 25, 1995

FROM: Donald T. Rascoe, Development Manager STR/sc
TO: ZADM

SUBJECT: UMBC Research Park - ZADM No. I-432
Community Input Meeting

The Community Input Meeting (CIM) for the proposed UMBC Research Park will be held on Tuesday, March 21, 1995 beginning at 7:00 p.m. at the University Center Ballroom on the UMBC Campus.

We have received a request from a neighboring community association to have representatives of various agencies of county government be in attendance to answer questions that might arise pertaining to your department and its involvement in this project.

I would appreciate a call from the person you designate to attend so I can give them background on this process and the specifics of this proposed project. I can be reached at 887-3353.

Thank you for your support.

ggl

Distribution

Directors of: Community Development
Dept of Public Works
DEPRM
Economic Development
Fire Department
OPZ - Landmark Preservation
Police Department
ZADM - Development Control

Bob Bowling

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: The Legislative Work group

FROM: Caren

SUBJECT: Concepts to consider

To clear up any ambiguity: If a property was part of the RDP and at that time was subdivided, then RC 2 came along - you can't subdivide again - you already did under RDP

Change clustering to be like PUDs and need Planning Board approval and has to provide a benefit to the community

If people illegally build, ex. a deck, or garage, fine them make it a municipal infraction. They learn they must follow the law and the county makes some money

Define DRC - and what can go to it - minor sub-divisions, large buildings - over 25,000 sq. ft., cell towers, etc.

Allow the Zoning Commissioners to reduce or increase by 20% in zones other than D.R. 5.5, 10.5, & 16 - and reduce office building square footage by 20%

Ultimately, codify to consolidate the zoning and development policies into the law - take those policies that are compatible with the law and codify and throw the rest away - one book of laws - make it clear!

Go over the TDR concept

LEGISLA.TON/TBM95

BALTIMORE COUNTY OFFICE OF
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 12, 1995

TO: Donald T. Rascoe, Project Manager

FROM: Christine K. Rorke
House Numbering and Street Naming Section

CRorke

SUBJECT: UMBC Research Park Development Plan Conference
April 12, 1995
ZADM File No. 1-432

1. One new road name is needed. Please contact this office to reserve a road name with the U.S. Postal Service and to obtain addresses.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: DEPRM - Mike Kulis
DES - Bob Bowling

DATE: April 19, 1995

FROM: Donald T. Rascoe, Project Manager

SUBJECT: POST DPC - HOH on 5/2/95
UMBC - ZADM# I-432

Please review the attached plan for compliance with your agency's comments generated at the Development Plan Conference. Your final comments must be transmitted to this office no later than 12:00 Noon, 4/24/95.

At your earliest convenience, complete the appropriate box below, initial, date and return this form to the project manager at ZADM/DM in Room 123 of the County Office Building; the plan may be retained for your files.

RESPONSE

I have reviewed the red-lined plan and comment as follows:

☒ Approval recommended

☐ Other (please detail)

DAK signed

4/20/95

ggl

Attachment

UMBC2/ZADM/TXTGGL

Plan MUST a 30' Drainage & Utility easement along the NORTH PROPERTY LINE to and including the S.W.M. Pond #2 For Future correction of the utility problem at Brown's Terrace and HELBOURNE ROAD.

RWB 4/20/95

RECEIVED

Post-It™ Fax Note	7671	Date	4/21/95	# of pages	1
To	Mike Ertel	From	Gloria/Don Rascoe		
Co./Dept.	KCI	Co.	ZADM		
Phone #		Phone #	887-3335		
Fax #	316-7853	Fax #			

APR 20 1995
BALTIMORE COUNTY
COMMUNICATIONS

FAX to Mike Ertel - 316-7853 4/21/95

BALTIMORE COUNTY, MARYLAND

Interoffice Correspondence

DATE: May 10, 1995

TO: Distribution Lists A, A1, B and C

FROM: Antony J. Sharbaugh
Acting Director of Personnel

SUBJECT: Revised Personnel Policies and Procedures

We are presently working on a number of substantive revisions to the County's Personnel Policy Manual. Plans are to publish and distribute these revisions early in the upcoming fiscal year. Many of these revisions will bring the manual in line with operating policies and procedures developed subsequent to the manual's initial printing. Other changes, however, are reflective of recently realigned policies. In order to keep management, supervisors, and front-line employees informed of these changes in a timely fashion, we have detailed below some of the more significant changes in advance of the revised manual.

Hiring and Selection

Two revisions to our present policies will be implemented on May 15, 1995. Effective that date, operating agencies will select candidates for interview from among those applicants certified for employment/promotion consideration. Specifically, agencies will no longer be required to contact and invite in for an interview all candidates listed on the certification and referral memoranda. Although this is a significant policy change, please remember that the Office of Personnel will continue to rank applicants and certify only those top rated candidates who are highly qualified. When selecting candidates for interview, please consider your agency's fair practice commitment.

The role of the Office of Personnel is to assist County agencies in hiring and promoting the best qualified person by screening all applicants and identifying those candidates who appear to be most suited to the job classification under which a particular vacancy falls. An agency can better determine who in fact is the best candidate for a particular position by employing a variety of tools including, but not limited to, a review of the application or resume, interviews, and checking references.

Two years ago, we revised the transfer policy by eliminating the requirement that an agency interview all candidates who had applied for transfer consideration. This change was done out of necessity. Some transfer lists had as many as thirty candidates that had to be contacted and invited for interview for each and every position falling under a given job classification. An agency now visits the Office of Personnel if interested in considering transfer candidates, reviews

the transfer files of the appropriate candidate(s), and selects which employee(s) they wish to interview. A review of our records shows that this change did not adversely affect the number of transfers effectuated between agencies.

The second selection policy change pertains to notifying unsuccessful candidates. Once a selection is endorsed by the Employment Review Committee (ERC), and an offer extended and accepted, each agency will directly notify those candidates interviewed but not selected. The direct notification of unsuccessful candidates is better handled by those closest to the interview process. Often an applicant for employment or promotion is confused as to which agency makes the selection decision; the letter notifying an applicant that he/she was not selected is presently sent from the Office of Personnel. For these reasons, we are returning to the operating agency the responsibility for notifying such candidates. The only parameters for this notification are: 1) letters must not be posted until after a selection has been endorsed by ERC and the offer is extended and accepted; and 2) copies of all such letters should be forwarded to the Employment Division of the Office of Personnel.

Questions regarding these issues should be directed to Jackie Thomas at 887-3135.

Driver Record Notification

It has long been a concern of the Office of Personnel that employees driving on County business be properly licensed and drive in a safe manner. Although the County's Substance Abuse Policy mandates that an employee inform management of any substance abuse/vehicle operation violation, many such instances go unreported. Additionally, we have uncovered cases where an employee has lost his/her operating privileges for other reasons, yet failed to notify supervision. Regardless of the employee's failure to notify, the County's liability remains in question. In these instances, we have requested verification from the Maryland State Motor Vehicle Administration (MVA) at a cost of \$5.00 per inquiry.

The MVA can make available to employers AT NO COST automatic updates regarding employees' driver license information and privileges. The employer must, however, provide MVA with the names, driver's license identification numbers and other information of all employees who may drive during the course of their employment.

To this end, in 1994, we collected information on current County employees who drive during the course of their employment. On April 1, 1995, the Office of Personnel began collecting driver's license information on new employees at the time of their initial sign-in with our office. This information is being provided to the Safety and Training Division in order that these new employees may be added to the Driver Record Notification Program and is being kept separate from the official personnel file.

Driver performance must be monitored to ensure that all Baltimore County employees driving for County business do so in a safe, legal and responsible manner. The state driving record is a factor taken into consideration when appraising driver performance. The Driver Record Notification Program will enable the Safety and Training Division to alert department heads of any relevant changes made to the state driving records of employees authorized to driver for County business.

Removing unacceptable drivers from situations where their driving could cause injury and/or property damage is a responsibility the County must actively uphold.

New employees are being informed that they may NOT drive a personal vehicle or a County vehicle on County business unless they have provided us with information. Agency supervision may be contacted by a member of the Safety and Training Division if an employee does not provide this information. Agency supervision will then need to make the determination whether it is critical to the position that the employee be authorized to drive a County or personal vehicle on County business.

It is the responsibility of the operating agencies to ensure collection of this information on employees who are being promoted or accepted as transfers, or voluntary demotions, either from within the agency or from another agency. Forms are available to collect this data, which must then be submitted to the Office of Personnel, Safety and Training Division.

Questions regarding this program should be addressed to John Parham, at 887-3311.

The revisions noted above are significant in that they are designed to enhance the operational effectiveness of each County agency. The changes to the hiring and promotion procedures should help each agency fill positions in a more timely manner while maintaining the quality of the successful candidates. The implementation of the Driver Record Notification Program is an immediate cost-saving measure. It will eliminate the need for repeated \$5.00 charges, while assuring each agency of the ability of their employees to safely and legally drive vehicles during the course of employment.

If you have questions or comments regarding the above information, or suggestions for further improving these procedures, please contact me at 887-3122 so that we can discuss your concerns.


A. J. S.

AJS:mki

c: Merreen E. Kelly
Steve Kirchner

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 21, 1995

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Development Plan and Petition for
Special Hearing and Variance
UMBC Research Park
1st Election District
1st Councilmanic District
UMBC Research Park, Inc.-Petitioner
Case No. I-432 and 95-340-SPHA

Dear Mr. Barhight:

Please be advised that an appeal of the above-referenced case was filed in this office on June 19, 1995 by Peter Hyde, Charles Macgill, Charles A. Kucera, and Berchie L. Manley. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3353.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a light-colored background.

ARNOLD JABLON
Director

AJ:jaw

cc: Messrs. Richard J. Smith, Michael J. Ertel and Joseph Pfeiffer
Mrs. Kathy Valderas
Mrs. Kaye White
Mrs. Dorothy Briscoe
Mrs. Fram Ingram
Mrs. Ani M. Wagenfohr
Mr. James Klein
Mr. Richard O. Scharmann
Mr. Earl Millett, Jr.
Mrs. Evelyn S. Revels
Mr. Garth J. Dales
People's Counsel

95 JUN 22 AM 9:12

APPEAL

Development Plan and Special Hearing and Variance
UMBC Research Park
1st Election District - 1st Councilmanic District
UMBC Research Park, Inc.-PETITIONER
Case No. I-432 and 95-340-SPHA

- ✓ Petition(s) for Special Hearing and Variance
- ✓ Description of Property
- ✓ Certificate of Posting
- ✓ Certificate of Publication
- ✓ Entry of Appearance of People's Counsel
- ✓ Zoning Plans Advisory Committee Comments
- ✓ Petitioner(s), Citizen(s), and County Representatives Sign-In Sheets

- Petitioner's Exhibits: *(Developer's)*
- ✓ 1 - Declaration of Covenants and Easements
 - ✓ 2 - Ground Lease
 - ✓ 3 - Resume of Joseph J. Pfeiffer
 - ✓ 4 - Letter to Michael J. Ertel from Lawrence Pilson dated April 25, 1995
 - ✓ 5 - Steep Slope and Erodible Soils Evaluation Guidelines
 - ✓ 6 - Reduced Forest Buffer Analysis Map
 - ✓ 7a-7d - Area Forest Buffer Maps
 - ✓ 8 - Red-lined Development Plan
 - ✓ 9 - Red-lined Plan
 - ✓ 10 - Resume of John W. Erdman
 - ✓ 11 - Traffic Impact Study
 - ✓ 12 - Impact on Interstate Highways
 - ✓ 13 - SHA Comments of April 24, 1995
 - ✓ 14 -
 - ✓ 15a-15b - Two Photographs
 - ✓ 16 - Memorandum of Metting dated March 30, 1995
 - ✓ 17 - Planning Office Comments
 - ✓ 18 - Resume of Richard L. Smith
 - ✓ 19 - Development Plan to Accompany Petitions for Special Hearing and Variances
 - ✓ 20 - Development Plan to Accompany Petitions for Special Hearing and Variances

- Protestant's Exhibits:
- ✓ 1 - Letter from MD Waste Coalition
 - ✓ 2 - UMBC Master Plan
 - ✓ 3 - Agreement between UMBC and Atlantic Pharmaceutical Services, Inc.
 - ✓ 4 - Minutes from the Board of Public Works
 - ✓ 5 - Letter to Cathy Valderas from Bernard Berkowitz
 - ✓ 6 - Letter to Julie Anderson from Mark E. Behm
 - ✓ 7a-7b - Mrs. Ingram's proffered testimony/CIM notes
 - ✓ 8 - Letter to Michael Ertel from Lawrence Pilson dated March 8, 1995
 - ✓ 9 - Letter to Brian Sullivan from Lawrence Pilson dated April 11, 1995
 - ✓ 10 - SHA Memorandum
 - ✓ 11 - Research Park Survey
 - ✓ 12 - UMBC Research Park Facts
 - ✓ 13a-13f - Letters of Concern
 - ✓ 14 - Inter-Office Correspondence to Berchie L.

Counsel for Appellants

Thomas E. Dernoga, Esquire
SKULLNEY, GRAY & DERNOGA
217 Main Street
Second Floor East
Laurel, MD 20707

- ✓ Manley dated August 16, 1994
- ✓15 - Inter-Office Correspondence to Berchie L. Manley dated September 30, 1994
- ✓16 - Map maked Page 7
- ✓17 - Inter-Office Correspondence to Ronald Hickernell dated April 25, 1983
- ✓18 - Copy of the Annotated Code
- ✓19 - Mrs. Raven's Testimony - Traffic
- ✓20 - Letter to Arnold Keller from Mark Behm
- ✓21 - UMBC Research Park Master Plan
- ✓22 - Memorandum to Fred Homan from E. Neil Jacobs dated May 6, 1993
- ✓23 - Letter to Charles A. Kucera from John McGrain dated Sept. 5, 1989
- ✓24 - Letter to Charles Kucera from Maureen Kavanagh dated Sept. 12, 1989
- ✓25 - UMBC Site Report
- ✓26a-26b- Letter from Historical Trust dated June 11, 1991
- ✓27a-27b- Letter to Elizabeth Cole from Edward Hummel
- ✓28 - Letter to Charles Kucera from Barbara Z. Donahue dated Dec. 8, 1993
- ✓29 - Letter to Berchie L. Manley from Constance R. Beims dated Jan. 24, 1994
- ✓30 - Memo from State of MD to Charles Kucera
- ✓31 - Maryland Historical Trust
- ✓32 - Minutes Landmarks Preservation Commission
- ✓33 - Maryland Conservation Council letter
- ✓34 - Herbert Run Flood Plain Study from the Dept. of Public Works
- ✓35 - Copies of the Baltimore County Code
- ✓36 - Letter to Arnold Jablon from G. Scott Barhight dated Sept. 8, 1994
- ✓37 - Letter to Michael Ertel from Lawrence Pilson dated April 18, 1995
- 38 - No Exhibit Marked No. 38
- ✓39 - Opinion Survey
- 40 - UMBC Flyer
- ✓41A-41C- Proposed, Existing, and Growth Mgmt Areas
- ✓42 - Development Plan Comments
- ✓43 - Southwest Coalition Endorsement Sheet
- ✓44 - Transcript
- ✓45 - Memo to Kathy Valderas from Bill Getz

✓Twenty-one Miscellaneous Letters/Correspondence

✓Development Management (yellow file) I-432, UMBC Research Park

✓Zoning Commissioner's Order dated May 22, 1995 (Granted)

✓Notice of Appeal received on June 19, 1995 from Peter Hyde, Charles Macgill, Charles A. Kucera, and Berchie L. Manley

Petition filed by B. Manley et al on June 28, 1995.

cc: *Peter Hyde, Charles Macgill, Charles A. Kucera, and Birchie L. Manley, Coalition for the Preservation of Southwest Baltimore County, Inc., 319 Gun Road, Baltimore, MD 21227
G. Scott Barhight, Esquire, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204
Messrs. Richard J. Smith, Michael J. Ertel and Joseph Pfeiffer, KCI Technologies, Inc., 10 North Park Drive, Hunt Valley, MD 21030
Mrs. Kathy Valderas, Maiden Choice Lane Association, 1225 Elmridge Avenue, Baltimore, MD 21229
Mrs. Kaye White, 409 Gun Road, Batlimore, MD 21227
Mrs. Dorothy Briscoe, 1108 Sulphur Spring Road, Baltimore, 21227
Mrs. Fran Ingram, 5003 Cedar Avenue, Baltimore, MD 21227
Mrs. Ani M. Wagenfohr, 1244 Ten Oaks Road, Baltimore, MD 21227

SEND COPIES OF NOTICES, ETC. TO
Berchie L. Manley
402 Montemar Avenue
Baltimore, MD 21228

Mr. James Klein, 1509 Vera Avenue, Baltimore, MD 21227
Mr. Richard O. Scharmann, 2008 Westchester Avenue, Balto. 21228
Mrs. Evelyn S. Revels, 111 Sulphur Spring Road, Balto. 21227
Mr. Garth J. Dales, 820 Sulphur Spring Road, Balto. 21227
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Donald T. Rascoe, Development Manager
Arnold Jablon, Director of ZADM
MICHAEL MORAN, ASST COUNTY ATTY

Anne Donohue, Esquire
Office of the Attorney General
200 Saint Paul Place
Baltimore, MD 21202

Mr. Mark Behm
Vice President for Admin Affairs
Administrative Building, Room 925
5401 Wilkens Avenue
Baltimore, MD 21228-5398

7/20/95 -Motion for Reconsideration filed by G. Scott Barhight, Esquire;
Motion for Reconsideration filed by J. Joseph Curran, Attorney General
for Maryland.

7/21/95 -Responses to Messrs. Curran and Barhight; both Motions for
Reconsideration denied; written Opinion and Order to be written and
issued by Board is basis for any motion or appeal to be filed;
therefore, these motions must be denied at this point in time, pending
issuance of said written Order.

7/24/95 -Letter dtd 7/21/95 from Kathleen Skullney /SKULLNEY, GRAY & DERNOGA
/acknowledging receipt of above Motions for Reconsideration; file to be noted
that, while they believe these to be premature at this point, Counsel for
Protestants /Appellants plans to respond to said Motions at proper time.
(Written on behalf of T. Dernoga, currently out of town.)

7/20/95 -Motion for Reconsideration filed by G. Scott Barhight, Esquire;
Motion for Reconsideration filed by J. Joseph Curran, Attorney General
for Maryland.

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issuance of said written Order.

7/24/95 -Letter dtd 7/21/95 from Kathleen Skullney /SKULLNEY, GRAY & DERNOGA
/acknowledging receipt of above Motions for Reconsideration; file to be
noted that, while they believe these to be premature at this point,
Counsel for Protestants /Appellants plans to respond to said Motions at
proper time.

(Written on behalf of T. Dernoga, currently out of town.)

8/03/95 -Written Opinion and Order issued by the Board; Setback variances
DENIED; SPH and drive aisle and off-street parking variances DISMISSED
as moot; Hearing Officer REVERSED as to approval of plan.

8/08/95 -Motions for Reconsideration by UMBC Research Park, Inc., and
University of Maryland Baltimore County through counsel this date (as to
Development Plan portion only; withdrawal of requested zoning relief and
Case No. 95-340-SPHA included with Motions. To be scheduled for hearing
on Motions.

- Notice of Assignment /Motions for Reconsideration sent to parties;
scheduled for Tuesday, August 22, 1995 at 9:00 a.m. (R.W.C.); Board
members notified this date by copy of Notice.

6/22/95 -Notice of Assignment sent to following for hearing scheduled for Tuesday, July 11, 1995 at 10:00 a.m.: (Note: Also holding Wednesday, July 19, 1995 at 10:00 a.m. if needed for conclusion.)

Peter Hyde, Charles Macgill,
Charles A. Kucera and Berchie L. Manley
(Coalition for Presrvtn. of SW Balto Co, Inc.)
G. Scott Barhight, Esquire
Mark Behm /VP for Administrative
Affairs, UMBC
Anne Donohue, Esquire
Office of the Attorney General
Richard Smith /Michael Ertel /Joseph
Pfeiffer - KCI Technologies, Inc.
Kathy Valderas /Maiden Choice Lane Assoc.
Kaye White
Dorothy Briscoe
Fran Ingram
Ani M. Wagenfohy
James Klein
Richard O. Scharmann
Evelyn S. Revels
Garth J. Dales
Pat Keller
Lawrence E. Schmidt
Donald T. Rascoe /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM
People's Counsel for Baltimore County
Michael J. Moran, Asst. County Attorney

6/28/95 -Copy of letter from S. Barhight to B. Manley regarding Transcript on Appeal.

6/28/95 -Copy of letter from B. Manley to Mr. Fernando /ZADM regarding problems encountered with tapes of Hearing Officer's hearing.
- Request for Continuance filed by Appellants
- Petition for Appeal filed by Appellants.

7/06/95 -Received FAX copy of Petitioners' Opposition to Request for Continuance filed by J. Joseph Curran, Jr., Attorney General of Maryland, and Anne L. Donahue, Asst. Attorney General on behalf of UMBC. Original to follow via postal service. Received 7/07/95

7/10/95 -Entry of Appearance filed by Thomas E. Dernoga, Esquire, and SKULLNEY, GRAY & DERNOGA on behalf of Berchie L. Manley, et al

- Opposition to Request for Continuance filed by G. Scott Barhight, Esquire, on behalf of UMBC Research Park Corp., Inc.

7/11/95 -Hearing before Board; continued to second day being held for this case (Wednesday, July 19, 1995 at 10:00 a.m.) for closing argument and deliberation.

7/19/95 -Day #2 concluded; record closed. Deliberation by Board; Petitions for Variance -denied in part; dismissed in part as moot; Special Hearing dismissed as moot; Hearing Officer reversed as to approval of development plan. Written Opinion and Order to be issued by Board on or before 8/03/95.

File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

March 6, 1995

(410) 887-3353

Mr. Michael J. Kilduff, President
Maiden Choice Community Association, Inc.
P. O. Box 18262
Halethorpe, MD 21227

RE: UMBC Research Park
ZADM# I-432

Dear Mr. Kilduff:

I am receipt of your letter of February 28, 1995, requesting the location of the Community Input Meeting (CIM) for the proposed UMBC Research Park be moved from the UMBC campus to a neutral site.

This office has reviewed your request and decided that the CIM can not be moved at this time. The developer has the responsibility of determining the location of the CIM. The basic requirement for determining if a site is adequate is that the facility is a public building and handicap accessible. For these reasons, the university setting is probably ideal. They will have a large enough facility to accommodate a large crowd and there will be plenty of free parking. Previously in a meeting with UMBC representatives, I suggested they arrange the room to ensure microphones be placed strategically so everyone who wishes to attend can hear and be heard.

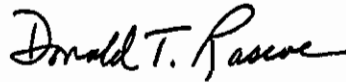
The purpose of the CIM is to give community representatives an opportunity to learn first-hand about a project. No one in attendance at the CIM is in a position to approve or deny the project. The CIM is not a public hearing. While persons in attendance may voice their approval or opposition to a plan, it is only at the hearing officer's hearing, scheduled after the CIM and following submittal of the development plan, that formal consideration of the development is made. The CIM is to present the concept plan submitted by the developer, and offer information about how the plan is to be pursued. The CIM is designed to give communities information about the developer's conceptual plans for the project. This allows the communities to make suggestions as to how the plan could be changed to better accommodate their concerns, before extensive engineering and other business decisions are made.

Project approval is determined at the hearing officer's hearing. It is the hearing officer, and the hearing officer alone, who approves the plan, denies the plan or approves it with conditions, normally conditions requested by the communities based on information they received at the CIM, subject to appeal.

Mr. Michael J. Kilduff, President
RE: UMBC Research Park
3/6/95
p. 2

I appreciate your letter and look forward to working with you and others interested in this project. As the project manager, I will be involved with it from start to finish.

Sincerely,

A handwritten signature in cursive script that reads "Donald T. Rascoe".

Donald T. Rascoe
Project Manager

DTR:ggl

I Pascoe
ZAD M

Baltimore County Government
Department of Environmental Protection
and Resource Management



401 Bosley Avenue
Towson, MD 21204

(410) 887-3733

March 8, 1995

Mr. Michael Ertel
KCI Technologies
10 N. Park Drive
Hunt Valley, Maryland 21030-1888

Re: UMBC
Wetland Delineation Verification

Dear Mr. Ertel:

Staff of Environmental Impact Review of this Department would like to thank you and Mr. Pfeiffer for meeting with us at such short notice on March 1, 1995.

The areas of concern regarding the above-referenced submission are as follows:

1. Show the stream thread in wetland #1.
2. Revise the northeastern limit of wetland #1.
3. The mowed field that sits upslope of wetland #1 contains hydric soil inclusions.
4. The discharge that flows from a storm drain at the southwestern edge of wetland #2 is a stream.
5. An additional stream exists in the northwestern corner of wetland #2.
6. The downslope limit of wetland #6 needs to be extended down the swale by 15 feet..
7. Revise the limits of wetland #7.
8. Three (3) streams are located in wetland #7.
9. The limits of the isolated wetland between wetlands #7 and #9 need to be revised.
10. Be advised that the wetland flags from data point #7 south to the property line have been vandalized.

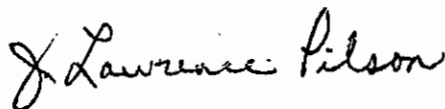


Mr. Michael Ertel
March 8, 1995
Page 2

The previous comments are illustrated on the attached red-lined copies of the site constraints map. For areas that we cannot reach an agreement on, this Department will abide by the Corps of Engineers determination, if made.

If you have any questions regarding this correspondence or wish to schedule a meeting, please contact Mr. Michael S. Kulis at 887-3980.

Very truly yours,



J. Lawrence Pilson
Program Supervisor

msk
JLP:MSK:sp

c: Mr. Joseph Pfeiffer

ERTEL/DEPRM/EIR

Baltimore County Government
Department of Environmental Protection
and Resource Management

FILE COPY



401 Bosley Avenue
Towson, MD 21204

(410) 887-3733

April 10, 1995

RECEIVED
APR 19 1995

Mr. Michael Ertel
KCI Technologies
10 N. Park Drive
Hunt Valley, Maryland 21030-1888

ZADM

Re: UMBC- Research Park

Dear Mr. Ertel:

Staff of Environmental Impact Review of this Department attended both Community Input Meetings for the above-referenced project and noted the following topics of concern:

1. An access road for fire fighting equipment may be provided from Loop Road to the circular drive adjacent to building #3. Should this action require that the existing stream crossing be upgraded, Department of Environmental Protection and Resource Management (DEPRM) shall review the project. Additionally, all necessary State and Federal permits will be required.
2. The SWM facility east of building #3 may be relocated to the south of the building. This action may have ramifications with respect to the Forest Conservation Act (specifically, clearing below the break-even point).
3. Water supply for the property may be extended from Selford Road. DEPRM requests to see the plans, if resources are to be impacted.
4. Relocation of athletic fields, for this project, must be reviewed by DEPRM, if resources are to be impacted.

If you have any questions regarding this correspondence, please contact Mr. Michael S. Kulis at 887-3980.

Very truly yours,

J. Lawrence Pilson
Program Supervisor

msk JLP:MSK/sp

Baltimore County Government
Office of Zoning Administration
and Development Management

Lawrence E. Schmidt,
Zoning Commissioner

M.S. 2112



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 10, 1995

Mrs. Kathy Valderas
1225 Elmridge Avenue
Baltimore, MD 21229



Dear Mrs. Valderas:

I have spoken with Arnold Jablon about your request for a third Community Input Meeting (CIM) on the UMBC Research Project. Also, I have spoken with Lawrence E. Schmidt, Zoning Commissioner, about your request to have the Hearing Officer's Hearing during the evening in Catonsville.

The purpose of a CIM is to provide the community an opportunity to ask questions as they relate to the concept plan submitted by the developer. At this same meeting, community members can be heard as to their overall feelings about the plan, pro or con.

The two community input meetings held on this proposed project encompassed over seven hours of input from the community and responses from the developer or his representatives. The development regulations provide for one CIM and Mr. Jablon has the authority to require a second meeting when requested by the community, something he did on this project. There are no provisions within the law for a third meeting.

When the new development process was established three years ago, we lengthened the approval portion of the development process to give communities an adequate opportunity to learn about proposed projects, ask questions and have input prior to the plan being submitted for approval by the zoning commissioner or hearing officer. A third community input meeting would take that approval process beyond what I believe was the intention of the county executive and county council when they approved the present development process.

Additionally, the hearing officer's hearing on this project has been scheduled for four days in early May. It is at this hearing officer's hearing where a decision on this project will be made. By scheduling four days of testimony, I have attempted to provide the community an opportunity to be fully heard before the zoning commissioner/hearing officer. I encourage you and other community representatives to prepare for the



Mrs. Kathy Valderas

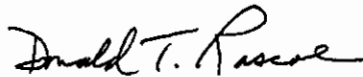
April 10, 1995

Page 2

hearing officer's hearing and plan to make your case before him. For the above stated reasons, Mr. Jablon has declined your request for a third community input meeting.

Mr. Schmidt informed me that he is not inclined to have the hearing officer's hearing during the evening or in Catonsville. He said the county's business is conducted during the day during normal working hours in Towson. He did say that if a particular witness can only testify in the late afternoon, he is willing to start their testimony in the late afternoon and is willing to stay as long as necessary to complete their testimony, but he is not inclined to start hearings in the evening. Further, the hearings are taped, so the room needs to accommodate sound equipment as well as be large enough to accommodate persons interested in attending.

Sincerely,



Donald T. Rascoe
Development Manager

DTR:ggl

c: Arnold Jablon, Director, ZADM

Lawrence E. Schmidt, Zoning Commissioner

1673-95

Baltimore County Government
Department of Environmental Protection
and Resource Management



401 Bosley Avenue
Towson, MD 21204

April 11, 1995

(410) 887-3733

RECEIVED

APR 19 1995

ZADM

Mr. Brian Sullivan, RLA, AICP
KCI Technologies, Inc.
10 North Park Drive
Hunt Valley, Maryland 21030-1888

Re: UMBC Research Park
Forest Stand Delineation
Forest Conservation Worksheet

Dear Mr. Sullivan:

The following is a reiteration of the topics discussed during the telephone conversation with staff of Environmental Impact Review on March 20, 1995.

The Forest Stand Delineation is approved with the following comments:

1. In the narrative, the forest stand rating for forest stand "A" is priority.
2. The limits of forest stand "A" should correspond with the edge of the old road and traverse to the knoll at elevation 170.13'.
3. Forest stand "C" has a greater # of native tree species and woody vegetation layers than assessed in the forest structure analysis. The aforementioned changes increase the forest structure rating from good to priority.
4. Forest stand "E" should be broken into 3 separate stands. All stands are pioneer to early seral stage and have a similar forest structure (poor) but differ significantly in the 7 forest parameters assessed in the structure analysis.
5. Forested areas within the Forest Buffer Easement, that are not proposed to be impacted, need not be assessed.
6. Specimen tree #16 is a Black Walnut (Juglans nigra).
7. Specimen tree #18 is a Black Gum (Nyssa sylvatica).

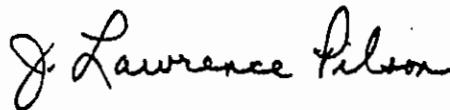
Mr. Brian Sullivan, RLA, AICP
April 11, 1995
Page 2

The Forest Conservation Worksheet needs to be revised as per our conversation on March 30, 1995. Staff of Environmental Impact Review of this Department could not reproduce the acreages provided. Additionally, the parcel has two (2) separate zoning uses which have different forest conservation thresholds. The worksheet is to be completed in two columns and combined at the break-even point (Section IIF) or the conservation threshold (Section VB).

According to Section 14-407 (formerly 14-406) clearing forest to below the break-even point will require that a Forest Retention Investigation Report be submitted and approved prior to Development Plan approval.

If you have any questions regarding this correspondence, please contact Mr. Michael S. Kulis at 887-3980.

Very truly yours,



J. Lawrence Pilson
Program Supervisor

~~ms~~ JLP:MSK:sp

c: Mr. Michael Ertel

SULLIVAN/DEPRM/EIR

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 4, 1995

Mr. Charles A. Kucera
1237 Miaden Choice Lane
Baltimore, Maryland 21229

RE: University of Maryland Baltimore County
Research Park

Dear Mr. Kucera:

I have received your letter dated April 10, 1995, in which you requested an opportunity to inspect and copy all records in my custody and control pertaining to and/or captioned

"University of Maryland Baltimore County (UMBC) Research Park".

My staff has collected these records, and you may inspect all that are available in the file pursuant to State Government Article Sections 10-612 - 10-615, which are enclosed for your convenience.

If you wish to inspect the records that are available to you under the Public Information Act, please call Constance Tucker, Assistant County Attorney, in the Office of Law, at 887-4420, to arrange a mutually convenient time for you to inspect them.

Additionally, please be advised that the Baltimore County Code requires that you be charged a fee of \$1.00 per copy. This requirement will not be waived as requested.

Sincerely,


ARNOLD JABLON
Director

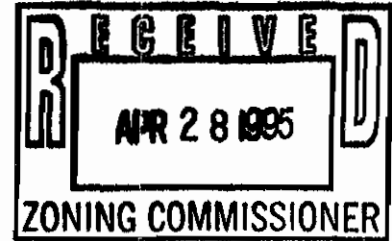
AJ:CT:ljb

Enclosure

c: Constance Tucker, Assistant County Attorney



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 27, 1995

G. Scott Barhight, Esquire
210 West Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Preliminary Petition Review (Item #347)
Legal Owner: State of Maryland, to the use
of the University of Maryland System, on
behalf of the University of Maryland
Baltimore County
Contract Purchaser: UMBC Research Park
Corporation, Inc.
1st Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. For purposes of clarity, the property outlines as described should be matched on the plan in dark outline.
2. Be aware that all plans (including the development plan) must be in agreement with this zoning hearing plan. The plan hearing note references a use permit for parking in a residential zone, while a special hearing is being requested. These are not necessarily the same procedures. Possible conflicts between the two must be resolved should they occur.

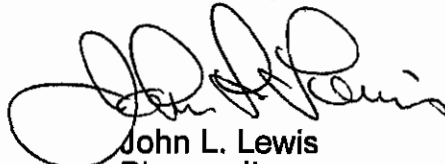


G. Scott Barhight, Esquire
April 27, 1995
Page 2

3. due to recent BCZR changes, correct the plan Section 207 references to Section 209.
4. Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the Baltimore County Zoning Regulations (BCZR), Section 413.6 (not 413.5 as stated on the plan) and all zoning sign policies or a zoning variance is required.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II

JLL:scj

Enclosure (receipt)

cc: Zoning Commissioner



Maryland Department of Transportation
State Highway Administration

ZADM

David L. Winstead
Secretary
Hal Kassoff
Administrator

February 24, 1995

Mr. Donald T. Rascoe,
Development Manager
Baltimore County Office of Zoning
Administration and Development Management
County Office Building Room 109
Towson, Maryland 21204

Re: Baltimore County
MD 166
UMBC Research Park
Concept Plan
ZADM #01-432
Mile Post 0.36

Dear Mr. Rascoe:

This letter is in response to your request for our review of the referenced plan.

Although there is no direct access onto a State roadway from the subject development, given the close proximity to the ramp to I-195, and the existing intersections of MD 372 and Hilltop Road and MD 372/Walker Avenue, we recommend the County require the developer submit a Traffic Impact Analysis (TIA) for our review in order to determine what impact if any, the additional traffic generated by this development (5,695 ADT's) would have at the aforementioned intersections.

The requested TIA should place emphasis on the need for signalization at the aforementioned intersections on MD 372 (Wilkins Avenue) along with possible modifications to the ramp to I-195 at UMBC Boulevard.

If you have any questions, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

cc: Mr. Darrell Wiles

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



*Maryland Department of Transportation
State Highway Administration*

David L. Winstead
Secretary
Hal Kassoff
Administrator

MEMORANDUM

TO: Mr. Ronald Burns, Chief
Engineering Access
Permits Division

ATTN: Mr. Robert Small

FROM: Steven R. McHenry, Regional Planner
Regional & Intermodal
Planning Division

DATE: February 24, 1995

SUBJECT: Baltimore County
UMBC Research Park
Development Proposal
Access Impacts Review

The concept plan for the development of the UMBC Research Park provides for 740,000 square feet of office/research development concentrated in eight separate buildings, in four construction phases, on a 93 acre site. Approximately 2240 auto parking spaces would be provided. The primary access to the proposed complex would be provided by UMBC Boulevard at a point approximately 1500 feet north of MD 166.

The consultant's preliminary estimate of the average daily traffic for the total buildout of the site is 5700 trips. While this appears reasonable based on ITE trip tables for research park development of this size, additional information will be needed on the impacts of the proposed development to the surrounding highway system during peak periods. You have indicated that a complete traffic impact analysis (TIA) has been requested from the developer. MD 166, MD 372 (via the UMBC Loop Road), I-195, I-95 (via MD 166), and I-695 (via the MD 372 and I-95 interchanges) would bear the primary traffic impacts of the proposed research park, and should be included in the TIA. This should be reviewed by our Traffic Forecasting Section for accuracy and adequacy.

There are no plans to provide improvements to any of these highways in Baltimore County except for the portion of I-695, from I-95 to north of MD 372 (Wilkins Avenue). Final design is underway for the reconstruction of the I-695 to four lanes, plus median HOV lanes. The current schedule includes a spring 1996 design shelf date. The project is not currently funded for construction.

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Mr. Ronald Burns
Page 2

The traffic analysis for the I-695/MD 372 interchange in the approved FEIS (1991) for the widening and reconstruction of I-695, from I-70 to MD 170 (excluding HOV lanes) indicates that the current interchange is failing in the evening peak period. A LOS of "E" is predicted in the design year (2015) with the proposed widening in place. The Traffic Forecasting Section will be updating the analysis to include the impact of the proposed HOV lanes that are now being considered.

In 1989, Baltimore County identified the extension of MD 166 (Metropolitan Boulevard), from its terminus at the park and ride lot to MD 144, as a priority for future project planning starts. Subsequent to that, SHA and the county jointly reviewed the potential for the proposed extension of MD 166. The alignments studied began at the existing northern terminus of MD 166, and continued northwestward between the Patapsco Valley State Park and Catonsville Community College. The proposed extension terminated at the existing MD 144/Rolling Road intersection.

The concept was dropped from study in 1990 when SHA and the county jointly concluded that growing residential development, expanding park boundaries and wetland impacts precluded the construction of a new major highway in the area. While still carried in the Baltimore County master plan as the Rolling Road area study, continued development, and increasing federal and state regulations make consideration of a new major highway even less likely today.

A final issue has to do with the Catonsville community itself. There has been an ongoing dialogue with the community over perceived cut-through traffic using community streets in lieu of I-695 and the impacts of commuter traffic from Howard County. While these issues have been dispelled, for the most part, by the community-based, county developed community traffic study completed in 1990, these issues will be dredged up again with the proposed development. Any traffic impact analysis must respond to such potential impacts.

We need to take a careful look at the impacts of this major development to MD 166 and MD 372, and incorporate any necessary improvements into the current beltway design contracts. In addition, we need to encourage the developer and the county to work closely with community leaders on this issue and on the development of TSM and transit based improvements before construction begins on the research development complex.

If I can be of further assistance, please let me know.

cc: Mr. Joseph Finkle
Mr. Charles R. Harrison
Mr. Robert Lambdin

Mr. Neil J. Pedersen
Mr. Douglas H. Simmons



Maryland Department of Transportation
State Highway Administration

2ADM
David L. Winstead
Secretary

Hal Kassoff
Administrator

April 10, 1995

Mr. Donald T. Rascoe,
Development Manager
Baltimore County Office of Zoning
Administration and Development Management
County Office Building Room 109
Towson, Maryland 21204

Re: Baltimore County
MD 166
UMBC Research Park
Development Plan
ZADM #I-432
Mile Post 0.36

Dear Mr. Rascoe:

This letter is in response to your request for our review of the referenced plan.

In our previous review of the concept plan for the subject development and in a letter to you dated February 24th, we indicated that although there is no direct access onto a State roadway from the subject development, given the close proximity to the ramp to I-195, and the existing intersection of MD 372 and Hilltop Road and MD 372/Walker Avenue, we recommend the County require the developer submit a Traffic Impact Analysis (TIA) for our review in order to determine what impact if any, the additional traffic generated by this development (5,695 ADT's) would have at the aforementioned intersections.

The requested TIA should place emphasis on the need for signalization at the aforementioned intersections on MD 372 (Wilkens Avenue) along with possible modifications to the ramp to I-195 at UMBC Boulevard.

Therefore, since our review of the current plan reveals no revisions to the proposed access for the subject development, and since we have not had an opportunity to review the recommended TIA, our previous concept plan comments remain valid.

If you have any questions; please contact Bob Small at 410-333-1350.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Mr. Donald Rascoe
Page Two
April 10, 1995

BS/es

cc: Mr. Darrell Wiles w/att.



MARYLAND DEPARTMENT OF TRANSPORTATION

MASS TRANSIT ADMINISTRATION

300 West Lexington Street • Baltimore, Maryland 21201-3415

February 27, 1995

Mr. Donald Rascoe
Zoning Administration and Development Management
County Office Building - Room 123
111 W. Chesapeake Avenue
Towson, MD 21204

Re: ZADM 01-432: UMBC Research Park

Dear Mr. Rascoe:

The Mass Transit Administration (MTA) is pleased to comment on the above-referenced proposal as part of our Access By Design program. The proposed development exceeds the minimum criteria in terms of square footage for the provision of transit service. Therefore, the MTA will examine the feasibility of offering transit service to the UMBC Research Park via the Nos. 31 and 77 bus lines. In order to enable service to be provided, we request that consideration be given to incorporating the following into this proposal:

- . an access road leading from Campus Loop Road to the internal loop road which would be accessible to both buses and pedestrians in terms of design standards;
- . in lieu of the above suggestion, a safe and easily accessible pedestrian pathway from Campus Loop Road to the internal loop road and building entrances;
- . availability of the emergency access road to Sulpher Spring Road for use by regularly-scheduled MTA buses;
- . all internal roads meeting design standards for accomodating 40-foot buses; and
- . entrances to all buildings being easily accessible by pedestrians from the internal road network.

Thank you for your consideration of these comments. If you have any questions, please contact me at 767-3777.

Very truly yours,

Lisa P. Spratt
Regional Planner

My phone number (410) _____

FAX number (410) _____

TDD for persons who are deaf or hard of hearing _____

MAY 2 1995

BY COUNTY COUNCIL

May 1, 1995

Ms. Caren Silverberg
County Council Office
Old Court House
Towson, MD 21204

RE: Sec. 26-171 Exemptions

Dear Caren:

1. I believe our letter of April 28 may not have made our position clear on the 26-171 (a) (2) exemption. This should be replaced by a (b) exemption, including the 15,000 square foot floor area limitation mentioned.

These exemptions are granted indiscriminately, as you know. Just today, the DRC refused to give an (a) (2) exemption to a 12,000 square foot building at Garrison Forest School, while last week they happily gave the same exemption to a 50,000 sq. ft. building at McDonough.

1. **26-171 (a) (2).** This exemption was apparently intended to exempt houses and other small residential structures from onerous planning procedures. But now it is used to exempt large institutional buildings - for example, a 50,000-square-foot building at McDonough School, and a 98,000-square-foot building at Villa Julie College. As it stands now, these buildings are exempt from almost all review; some are highly contentious (i.e. Villa Julie). (At one time, a County regulation excluded buildings over 25,000 sq. ft. from this exemption; this has gradually been dropped, for reasons that no one can explain. Even that size is too large.)
2. **26-171 (a) (6), (b) (6) and (b) (9).** This patchwork of regulations exempts essentially the same sort of 3-lot development in three contradictory ways. These should not receive an "(a)" exemption. In RC-2 areas like ours, a 3-lot subdivision could involve 150 acres. There certainly should be some planning input into changes of this size.

Page 2

3. 26-171 (a) (9), (b) (1). Again, two redundant exemptions.

SUGGESTIONS:

1. Delete 26-171 (a) (2). Add a new "(b)" exemption, with unchanged language, adding the following (new language in *italics*):

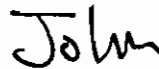
The building or preparation of land for building. . . exempt under section 26-170,
and if the floor area of the proposed structure is less than 15,000 square feet.

2. Delete 26-171 (a) (6).

3. Delete 26-171 (a) (9).

Thanks for your attention to this complicated matter.

Sincerely,

A handwritten signature in cursive script that reads "John".

John Bernstein

ZADM

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS
FROM: ZADM - DEVELOPMENT CONTROL

CPC DATE: 2/27/95
9:00 a.m., Room 301

PROJECT NAME: **UMBC Research Park**

PLAN DATE: rec'd 2/13/95

LOCATION: NW/S Sulphur Spring Road
at Shelbourne Road

REV.:

DISTRICT: 1c1

PROPOSAL: Development of
UMBC Research
Park

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. On the plan, show distinct and bold boundary (property) lines, including clear metes and bounds figures. It appears that the parking area for building 3, within the residential zone, is off UMBC property.
2. Since the parking in a residential zone could possibly create a Residential Transition Area (RTA), include a note on the plan that there are no single family detached, semi-detached or duplex dwellings within 150 feet of the tract boundary and there are no vacant lots adjacent to the property less than 2 acres. If this note cannot be listed, show that the RTA requirements will be met. Generally, the commercial parking can be approved by a use permit; however, since Section 207.6 (Baltimore County Zoning Regulations) cannot be met or if RTA requirements cannot be complied with, a special hearing and variance are required. Section 207.6 restricts parking no closer than 25 feet to a D.R. zone.
3. Breakdown the required and proposed parking by building in lieu of the shown phases.
4. Indicate all proposed signage and be advised that a variance will be required if the signage exceeds the amount allowed in the O.T. zone.

(Over)

CONCEPT PLAN COMMENTS

PROJECT NAME: UMBC Research Park

CPC DATE: 2/27/95

PAGE 2

5. If the SWM areas to support the commercial use are within the residential zoning, a special hearing is required to permit such facilities.
6. Please be advised that all permitted uses and bulk requirements are limited to those allowed in the O.T. zone. You indicated that additional variances may be required in the process of development of this project. Please identify these requests so that all variances, special exceptions, and/or special hearings can be approved with the development plan.
7. Lastly, show all minimum building and parking restriction lines on the plan. This includes, but is not limited to, the minimum 200-foot setback for research, laboratory, or manufacturing uses to a residential zone and the minimum 25-foot setback for parking to a residential zone.



MITCHELL J. KELLMAN
Planner II

MJK:scj

ZADM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

CONCEPT PLAN CONFERENCE

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning and Zoning

DATE: February 24, 1995

PROJECT NAME: UMBC RESEARCH PARK

PROJECT NUMBER: I-432

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:

Applicant Name: UMBC Research Park
c/o Bernie Berkowitz
5202 Westland Blvd Baltimore MD 21227

Location: N/s Sulpher Spring Rd/S of UMBC Campus

Councilmanic District: 1st

Growth Management Area: Employment Center

Zoning: O-T (88.2± acres) & DR 3.5 (5.4± acres)

Acres: 93.6±

Surrounding Land Use and Zoning:

North:	DR 3.5	Institutional
South:	DR 3.5	Residential
East:	DR 5.5	Institutional
West:	DR 2	Residential

Project Proposal:

The Applicant proposes 11 office/industrial buildings on 93.6± acres of land zoned O-T (88.2± acres) and DR 3.5 (5.4± acres). The research park will be developed in 4 phases. Phase I will contain buildings #1, 2, 3, and 11; Phase II building #12, Phase III building #10 and Phase 4 buildings #4, 5, 7, and 8. A Variance will be requested to reduce the setback for a laboratory structure (building #3 in a DR zone). Open space of 31.4± acres is proposed. The following prehistoric resources were identified on the property: UMBC site 18Ba71, site 18 Bal 158 and Relay 9. A historic archeological resource (Sulphur Spring Hotel, 18Ba390) has also been identified. The tract is wooded with a few areas of mowed turf and slopes greater than 25%. Specimen trees have been located throughout the site. There are streams, a pond, and wetlands on this property.

PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

Project History:

Other Anticipated Actions and Additional Review Items:

_____ Special Exception	_____ Referral to Planning Board	_____ PUD
<u>X</u> Variance	<u>X</u> Compatibility	_____ Other
_____ Waiver	_____ Scenic Route	
_____ RTA Modification	_____ Design Review Panel	

PARTIES TO BE NOTIFIED BY APPLICANT:
(Certified Mail Return Receipt Requested)

ALL ADJACENT PROPERTY OWNERS

Arbutus Comm Assoc Inc
Bob Wagner, Pres
1349 Stevens Ave
Baltimore MD 21227

Cowdensville Improv Assoc of
Arbutus
Evelyn Revels, Pres
1111 Sulphur Spring Rd
Baltimore MD 21227

South Rolling Rd Comm Association
Norman Schmuff, Pres
9 Forest Dr
Baltimore MD 21228

Arbutus Business & Prof Assoc Inc
Jim Buckingham, Pres
PO Box 7357
Baltimore MD 21227

Catonsville 2000 Inc
Fran Medicus, Pres
21 Fusting Ave
Baltimore MD 21228

Southwest Coalition
Charles MacGill, Pres
319 Gun Rd
Baltimore MD 21227

Maiden Choice Comm Assoc
Mike Kilduff, Pres
1224 Ten Oaks Rd
Baltimore MD 21227

Kenwood/Paradise Comm Assoc
Joe Getzendanner, Pres
330 Kenwood Ave
Baltimore MD 21228

District 1 Council
Judith Hipley, Pres
116 Malbrook Rd
Baltimore MD 21229

MEETINGS:

Concept Plan Conference	<u>02 / 27 / 95</u>
Development Plan Conference	<u> / / </u>
Planning Board	<u> / / </u>

Community Input Meeting	<u> / / </u>
Hearing Officer's Hearing	<u> / / </u>

COMMENTS

MASTER PLAN

The Master Plan growth management designation for the site is Employment Center. The proposed use is consistent with the predominant land use recommended by the Baltimore County Master Plan 1989-2000, which is Institutions.

A stream valley park linkage through existing public open space is shown on the Master Plan Open Space Network Map. The linkage connects the Cooper Branch and the Soapstone Branch.

COMMUNITY CHARACTER

The character of the area is institutional and residential. The existing forest located along Shelbourne and Sulphur Spring Roads should be maintained and enhanced as a landscape buffer.

DEVELOPMENT REGULATIONS

Section 26-282 of the Development Regulations requires the Director of Planning and Zoning to make a compatibility recommendation to the Hearing Officer for development in the O-T zone. The Applicant will be required to submit a written report as part of the Development Plan describing how the project meets the 8 compatibility objectives of Section 26-282 and the Comprehensive Manual of Development Policies (CMDP). The Applicant should refer to the Residential Compatibility Guidelines and the Office Compatibility Guidelines for O-T zones in the CMDP. Additional submissions are listed below:

1. Massing studies depicting the overall height, scale, and bulk relationships between buildings should be provided with the Development Plan.
2. Cross sections should be submitted showing the landscape buffer on Sulphur Spring Road and Shelbourne Road. The cross sections should demonstrate the relationship of buildings and parking lots and how these elements are screened from the adjacent community.
3. A pedestrian network is shown weaving in and out of the forest buffer. The Plan should demonstrate how this network accommodates the Patapsco trail system. A pedestrian/bike trail system should be incorporated into the design of the project with connections to the Campus. The Plan should emphasize the connections between the buildings and the trail system.

HISTORIC PRESERVATION

The Cowdensville AME Church (MHT NO BA 1192) is located at the intersection of Sulphur Spring Road and Shelbourne Roads. The archaeological sites shown on the Plan should be reviewed by Maryland Historical Trust for protection and documentation. The Concept Plan will be presented to the Landmarks Preservation Commission for their information at the meeting scheduled for March 9, 1995.

TRANSPORTATION

Buildings #2, 10, and 12 should be located closer to the internal loop road with the parking located to the rear of the buildings. This will create easier access to the buildings for transit patrons.

The site should also conform to the guidelines (for turning radii, bus stop locations, bus turnouts, pedestrian walkways) outlined in Mass Transit Administration's (MTA) Access by Design: Transit's Role in Land Development. For help with MTA's guidelines, Valerie Schwab of the MTA can be reached at 767-3774.

Section 409.6.B. of the Zoning Regulations allows for reductions in parking based on transit availability or providing a ridesharing coordinator. The developer may want to take advantage of these provisions. Please contact Jeff Mayhew at 887-3480.

DESIGN

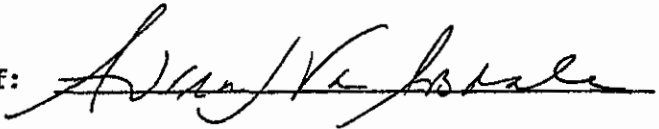
The Concept Plan for this project lacks an overall design theme. The Developer should refer to the Office Guidelines in the Comprehensive Manual of Development Policies.

1. Note number 3. (a) on sheet 3 states that "Buildings shown are conceptual only. Buildings may be located anywhere in the development envelope shown." This note should be deleted on the Development Plan. On the Development Plan, clearly define building envelopes that take into consideration forest buffers, parking layouts, access, circulation, and perimeter landscape buffers if flexibility in building footprint or location is to be accommodated for future users. Changes to site design such as access, parking layout, square footage and building footprint made after Development Plan approval will be subject to the plan refinement or material amendment processes.
2. This project is designed to be automobile oriented only. Pedestrian connections between buildings have not been considered as part of a design focus. This is unfortunate when considering the opportunity of developing a campus style layout of building roads and open space that is pedestrian oriented. Sidewalks should be provided along the loop road.
3. The project lacks a physical relationship (vehicular, pedestrian or visual connection) between the research campus and the main campus. A second access point connecting Phase I of the project with the UMBC Campus loop road should be provided to improve the overall road network in the University area as originally proposed in the 1989 Research Park Master Plan and shown on November 28, 1994 Covenant Documents.

It appears that Building #3 has been added to the project since the original Master Plan. This building conflicts with the connection to the campus loop road.

4. Private open spaces adjacent to building entrances and between groups of buildings should be provided as amenity open space. These plazas and courtyards and landscaped walkways should be integrated within the overall pedestrian system. These employee amenities should provide intimate settings for outdoor eating, relaxation and conversation. When possible they should be located to take advantage of viewing natural landscapes. Greater consideration should be given to pedestrian connections between buildings. The Development Plan should include details of proposed amenity open space.
5. Special landscaping in the form of ornamental trees, shrubs, ground covers and flowers shall be used to create pedestrian interest. The plant list and design guidelines included in the covenants and easements agreement should be made part of the Development Plan.

Division Chief:



AVA:bjs

CONCEPT PLAN CONFERENCE

UMBC RESEARCH PARK
N/S SULPHUR SPRING ROAD, SOUTH OF UMBC CAMPUS

FEBRUARY 27, 1995 @ 9:00 AM

STORM WATER MANAGEMENT COMMENTS:

Note: Comments are advisory in nature and may or may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. The Storm Water Management Act:

- a. The Developer is responsible to address the requirements of the Baltimore County Code, Title 14, Article V.
- b. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.
- c. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The Developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- a. Peak management of the 2 and 10-year storm events is normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, 100-year peak management may also be required.
- b. Please refer to the Storm Water Management Section of the Baltimore County Design Manual for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- c. Water quality measures are required to some degree on all projects not exempt from SWM. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- d. SWM Facilities are also subject to review and approval by the Baltimore County Soil Conservation District.

- e. SWM Facilities which either outfall to a Baltimore County storm drain system or for which a public road fill serves as a SWM pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.
- f. Site design must maintain, to the extent possible, pre-development drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

- a. SWM facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) Requirements for public ponds given in the Baltimore County Department of Public Works Design Manual are all met.
 - (3) SWM Facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.
- b. Private maintenance of SWM facilities is acceptable. A Deed of Declaration must be executed by the Developer guaranteeing maintenance of and County access to SWM facilities before plats may be recorded and before grading or building permits may be granted. SWM facilities in residential subdivisions to be maintained privately by a Home Owners Association shall be designed according to the requirements for public ponds.

4. Guidelines for Development Plan Approval:

- a. Show type, size and location of all SWM Facilities on the Development Plan, including qualitative management facilities. Preliminary computations (hydrology) should be provided to verify that the SWM area(s) on the plan are adequate.
- b. Show that all outfalls from SWM facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- c. Show that the SWM Facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, downstream life or property is endangered.

- d. List on Development Plan any waiver or variances and give date of approval by Baltimore County.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Division of Design and Review, and a set of specific comments will be provided. The Developer is responsible for addressing these site-specific comments, which are enumerated as follows:

- a. 2 and 10 year peak quantity management is required for this area.
- b. Water quality measures consistent with the policy of DEPRM must be provided. Minimum water quality must be provided for the first 0.5 inch of runoff from all impervious areas. Infiltration practices must be investigated and are preferred where practical.
- c. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.

Robert T. Wood



February 23, 1995

UMBC.SWM/DEPRM/ESCRG
Rev. 1/94

Baltimore County
Department of Environmental Protection
and Resource Management

Environmental Impact Review

Concept Plan Comments

Project Name: UMBC Research Park
Project Location: N/S Sulphur Spring Road S. of UMBC Campus
Date of Meeting: February 27, 1995
Watershed: Patapsco
Reviewer(s): Michael Kulis, Bruce Seeley *MKS*

- ☒ The site constraints map has not been field verified by EIR staff.
- ☒ This project must conform to the requirements of Article IX, Section 14-331 through Section 14-350 of the Baltimore County Code: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:
 - ☒ A wetland delineation report, received on February 3, 1995, is currently being reviewed.
 - ☒ A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.
 - ☒ Add the standard Forest Buffer and Forest Conservation area Easement/Reservation notes to the plan.
 - ☒ A Forest Buffer and Forest Conservation area Access Easement approved by EIR staff must be provided. The access should be labeled "Baltimore County Access Easement".
 - ☒ A building setback of 25 feet must be applied from the Forest Buffer and/or Forest Conservation area.
 - ☒ Storm Water Management pond embankments must be 25 feet from Forest Buffer and Forest Conservation Easements.
 - ☒ In accordance with Article IX, Section 14-334 of the Baltimore County Code, a variance is required for this proposal. An application and instructions are attached.
 - ☒ In accordance with Article IX, Section 14-342(b)(1) of the Baltimore County Code, an alternatives analysis must be provided for any stormwater management facilities, roads, trails, utilities and any associated grading proposed in the Forest Buffer.

Concept Plan Comments

Project Name: UMBC Research Park

Date of Meeting: February 27, 1995

X This site is subject to Baltimore County Forest Conservation Regulations. The following must be submitted to and approved by EIR prior to Development Plan submittal.

X A Forest Stand Delineation report, received on February 14, 1995, is currently being reviewed.

X A Forest Conservation Worksheet.

X A Preliminary Forest Conservation Plan.

X A Forest Retention/Afforestation Investigation Report, may be required dependent upon the outstanding submittals.

X A Special Variance, may be required dependent upon the outstanding submittals.

_____ This site is subject to the Chesapeake Bay Critical Area regulations. A Findings Plan must be submitted and approved prior to Development Plan submittal.

X The Forest Buffer and Forest Conservation area must be recorded as an Easement or a Reservation.

X An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.

X Any existing wells, septic systems, and underground storage tanks on-site must be shown on the Development Plan; if there are none, a note must be added to the plan.

_____ Additional Comments:

MK:BS

Revised 5/5/94
UMBC/DEPRM/TXTSBP

CONCEPT PLAN CONFERENCE

UMBC RESEARCH PARK
SULPHUR SPRING ROAD

FEBRUARY 27, 1995 @ 9:00 AM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

NOTE: Comments are advisory in nature and may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. Grading Requirements & Sediment Control Guidelines

- a. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
- b. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.
- c. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
- d. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at 887-3226 for additional information.

2. General Engineering Requirements

- a. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District. Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will not be approved prior to SCD signature on erosion and sediment control plans.
- b. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to

existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- c. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
- d. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' Project Engineer.
- e. Grading plan must be in compliance with development plan.
- f. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.
- h. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
- i. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.

3. Outlines for Development Plan Approval

- a. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.
- b. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 ft of septic reserve areas.
- c. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1000' by proposed grading is not acceptable.

UMBC RESEARCH PARK
PAGE THREE

4. Site Specific Comments

- a. There are no site specific comments, refer to the preceding pages for general requirements.

Steve M. Wallis *SMW*

February 24, 1995

UMBC.GRD/DEPRM/ESCRG
REVISED 8/93

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN CONFERENCE COMMENTS
FOR FEBRUARY 27, 1995

DATE: February 24, 1995

FROM: Robert W. Bowling, P.E., Chief *RWB/Dak*
Developers Engineering Section

PROJECT NAME: UMBC Research Park

PROJECT NO: I-432

LOCATION: UMBC Boulevard

DISTRICT: 1C1

The Developers Engineering Section offers the following comments on the undated Plan.

Shelbourne Road and Sulphur Spring Road are ultimate 50-foot wide-paved sections on 70-foot-wide rights-of-way. The Developer is responsible for widening of the pavement to the ultimate section along the entire frontage of the site. Show the widening on the plan.

A drainage problem which leads to ice formation exists at the intersection of Shelbourne Road and Browns Terrace. The Developer is required to provide a remedy. This should be shown on the plan.

Since large truck traffic will be restricted by covenant, the interior loop road may be a 30-foot-wide pavement on a 50-foot-wide right-of-way.

Show lot lines and a water meter for each lot.

Floodplain studies are required.

Various alternatives exist for providing water service to this site from either of two service zones. Comments from the Water Design Section are attached. The Engineer should consider these comments and have some fire flow tests run to determine the best layout. The layout should then be shown on the Plan. Regardless of which layout is chosen, interconnection between service zones should be provided.

Public sewer must be extended through this property to the street in the frontage of #828 Sulphur Spring Road. Also the public sewer should not be put in the stream valley west of the loop road. It should be built in the loop road. Show the sewer extension and the revised sewer location on the plan.

This project is tributary to the Herbert Run and the Herbert Run West Interceptors. Our computer analysis of these systems indicates that the Herbert Run West Interceptor has capacity to accept the additional flows, and the Herbert Run Interceptor is at full capacity. Flow monitoring was

February 24, 1995

done in 1990 and the results indicate that there is limited dry weather capacity in the Herbert Run Interceptor; however, some surcharging occurs during wet weather.

Capital design projects are budgeted to supplement the Herbert Run Interceptor which will provide increased capacity.

We recommend the construction of this project with the understanding that the Herbert Run Interceptor supplementation will be vigorously pursued.

LANDSCAPE COMMENTS:

The submitted concept planting proposal generally seems to be in concept conformance with the Baltimore County Landscape Manual. A more detailed review will be given when the Schematic Landscape Plan is submitted with the Development Plan.

Significantly more street trees may be needed for the interior and adjacent roads when more information regarding the existing trees to remain becomes available.

RWB:DAK:jrb

Attachment

cc: File

UMBC.DAK

2ADM

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENT
FROM: ZADM - DEVELOPMENT CONTROL

DPC DATE: 4/12/95
11:00 a.m., Room 123
HOH DATE: 5/2/95
9:00 a.m., Room 118

PROJECT NAME: **UMBC Research Park**

PLAN DATE: rec'd 4/7/95

LOCATION: NW/S Sulphur Spring Road
at Shelbourne Road

REV.:

DISTRICT: 1c1

PROPOSAL: Development of
UMBC Research
Park

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

Research intitutes, laboratories, and offices are permitted uses in the O.T. zones per Section 209.3.A (BCZR). However, compliance with the following comments is required for BCZR approval.

1. This plan was reviewed without a detailed comparison with a zoning petition site plan. Be aware that all plans must be in agreement. Reference all zoning items or case numbers. The plan hearing note references a use permit for parking in a residential zone, while a special hearing is being requested. Clarify.
2. Since the parking in a residential zone could possibly create a Residential Transition Area (RTA), include a note on the plan that there are no single family detached, semi-detached, or duplex dwellings within 150 feet of the tract boundary and there are no vacant lots adjacent to the property less than 2 acres.
3. Due to recent BCZR changes, correct the plan Section 207 references to Section 209.
4. Key the location of all variance or speical hearing requests to their location on the plan. In addition to building #3, the envelopes for buildings #1 and #11 appear to require variances for proximity to residential zone lines though plan note #26 seems to cloud this issue. Clarify intent on the plan and revise any zoning hearing plans as necessary.
5. Note maximum building heights to comply with Section 209.4.D (BCZR).
6. List Section 409.8.B.2 (BCZR) restrictions on all plans showing the parking in the D.R. zone.

(Over)

DEVELOPMENT PLAN COMMENTS

PROJECT NAME: UMBC Research Park

DPC DATE: 4/12/95

PAGE 2

7. Shade, dimension, and sub-total all qualifying AOS per definitions in Section 101 (BCZR) and Section 209.4.F (BCZR).
8. If the SWM areas to support the commercial use are within the residential zoning, a special hearing is required to permit such facilities.
9. Please be advised that all permitted uses and bulk requirements are limited to those allowed in the O.T. zone. You indicated that additional variances may be required in the process of development of this project. Please identify these requests so that all variances, special exceptions, and/or special hearings can be approved with the development plan.
10. **Signs:** Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the Baltimore County Zoning Regulations (BCZR), Section 413.6 (not 413.5 as stated on the plan) and all zoning sign policies or a zoning variance is required.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans



JOHN L. LEWIS
Planner II

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN CONFERENCE COMMENTS
FOR APRIL 12, 1995

DATE: April 11, 1995

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

PROJECT NAME: U.M.B.C. Research Park

PROJECT NO: I-432

LOCATION: U.M.B.C. Boulevard

DISTRICT: 1C1

The Developers Engineering Section offers the following comments on the Plan dated by the Engineer on April 4, 1995.

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Department of the Environment Construction Permits for each private utility (water and sanitary sewer) having a projected flow greater than 5,000 gallons per day average daily flow will be obtained through the Baltimore County Department of Public Works. A processing fee of \$100.00 per each utility will be required at the time of application.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

April 11, 1995

Any manmade embankment over 10-feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer".

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Facilities required to serve this site will traverse an existing stream and may require a Corp of Engineer's Permit and a Water Resources Permit prior to releasing the proposed facility to contract.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

When an Irrevocable Letter of Credit is posted as security and, if the County's ability to draw on or otherwise call a Letter of Credit is negatively impacted for any reason (bank default, receivership, etc.), it shall be the sole responsibility of the developer to obtain a replacement Letter of Credit under the same terms and conditions.

The Developer shall be responsible for having all proposed street names in any new development approved by Zoning Administration and Development Office prior to his engineer placing these names on the final record plat and/or construction drawings. All street name changes made after plat recordation must also be approved by the Street Name and Address Section and the construction drawings revised accordingly. The method for changing street names after a plat has been recorded will vary by project, and guidance will be provided by the Street Name and Address Section.

HIGHWAY COMMENTS:

Sulphur Spring Road and Shelbourne Road are existing roads which shall ultimately be improved as 40-foot street cross sections on 60-foot rights-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

The preparation of the right-of-way plats for any offsite road rights-of way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.

The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

The relocation of any utilities or poles as required by the road improvements.

The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

The U.M.B.C. Boulevard is partly a State road and partly a private road. The Plan indicates a portion of the private road will be dedicated to Baltimore County. We feel it would be more logical for this to become a State road.

All streets in this subdivision shall be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way and shall be the Developer's full responsibility.

The paving thickness shall conform with Baltimore County Standards and requirements.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Guardrails are required for protection to pedestrians along the flood plain easement and shall be the Developer's responsibility. The guardrails shall be constructed in accordance with Baltimore County Standards.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards as the Developer's total responsibility.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

April 11, 1995

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site, including state roads where applicable. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-ways - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Floodplain studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

The Developer must furnish the Bureau of Engineering and Construction with a floodplain study containing the following information:

- A map of scale 1"=200', for the entire drainage area which contributes to the open stream, including a tabulation of flow quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.

- Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"-5' horizontal to 1"=5' vertical scale.

- A profile of the stream.

- A plan with the location of the field run cross-sections indicated.

- Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2".

- Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable designs (type, size and location), with estimated construction costs included, to verify his selection.

- The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plat 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The Developer is required to extend a storm drain to solve the drainage problem on Shelbourne Road near Browns Terrace. The drain extension must be shown on the Plan before approval.

WATER AND SANITARY SEWER COMMENTS:

Baltimore City Water comments are attached.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for the entire cost of any relocation of the existing public water main and/or sanitary sewer, including the preparation and the cost of construction drawings and right-of-way plats required, all right-of-way acquisition and/or release costs and recordation charges.

The Developer is responsible for the cost of capping or plugging any existing house connections not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is not connected into the public services.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sewer System Connection Charge is determined, and payable upon receipt of bids for the utility construction contract. This Charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Public sanitary sewer with the associated right-of-way is required through this site to the frontage of #828 Sulphur Spring Road. The Developer is responsible for the cost of the construction and design of the public sanitary sewer and the establishment of the right-of-way and conveyance thereof, to Baltimore County at no cost to the County.

The Developer shall contact the Zoning Administration and Development Management Office on 887-3321 for information on obtaining water service where the meter required is 3" or less, or the Development Plans Review Section on 887-3751 for water service requiring meters 4" and larger.

LANDSCAPE COMMENTS:

The stated goal of the Baltimore County Landscape Manual is to utilize the landscape elements in an organized and harmonious fashion that will enhance the physical environment. Specifically, preserve natural vegetation and provide planting in concert with natural vegetation. Also, the manual attempts to articulate spatial relations and provide image and structure to the built environment.

Loop Road Streetscape

The design for vegetating the loop road should strive for a rhythmic informality. Varying tree types and sizes should be blended with the remaining forest edges. An architectural theme should be established with major deciduous trees that transition from informal near the forest edge and buffers to formal near the fronts of the buildings and parking lots. Flowering trees, evergreen trees, and masses of large growing shrubs should provide a varying of scale and nuancing of space.

Interior Landscape Area

The plantable areas within the vehicle use and pedestrian areas should be enlarged. A ten-foot setback for parking lots against public rights-of-way is inadequate for a development of this magnitude. Ten-foot wide medians and parking lot islands provide an inadequate plantable area of only eight feet when curb thickness is considered. The parking lots themselves generally do not conform with the Landscape Manual requirement of providing a 7% interior plantable area.

Security

Physical assaults on female students has been a chronic problem for U.M.B.C. All existing and proposed vegetation that is located in proximity with pedestrian use areas will be analyzed as to its potential for opportunistic crime.

RWB:DAK:jrb

Attachment

cc: File

UMBC.DPC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning and Zoning

DATE: April 11, 1995

PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:Applicant Name: UMBC Research Park
c/o Bernie Berkowitz5202 Westland Blvd Baltimore MD 21227Location: N/s Sulphur Spring Rd/S of UMBC CampusCouncilmanic District: 1stGrowth Management Area: Employment CenterZoning: O-T (88.2± acres) & DR 3.5 (5.4± acres)Acres: 93.6±Surrounding Land Use and Zoning:

North:	DR 3.5	Institutional
South:	DR 3.5	Residential
East:	DR 5.5	Institutional
West:	DR 2	Residential

Project Proposal:

The Applicant proposes 11 office/industrial buildings on 93.6± acres of land zoned O-T (88.2± acres) and DR 3.5 (5.4± acres). The research park will be developed in 4 phases. Phase I will contain buildings #1, 2, 3, and 11; Phase II building #12, Phase III building #10 and Phase 4 buildings #4, 5, 7, and 8. A Variance will be requested to reduce the setback for a laboratory structure (building #3 in a DR zone). Open space of 31.4± acres is proposed. The following prehistoric resources were identified on the property: UMBC site 18Ba71, site 18 Bal 158 and Relay 9. A historic archeological resource (Sulphur Spring Hotel, 18Ba390) has also been identified. The tract is wooded with a few areas of mowed turf and slopes greater than 25%. Specimen trees have been located throughout the site. There are streams, a pond, and wetlands on this property.

PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

Project History:

Other Anticipated Actions and Additional Review Items:

☐ Special Exception	☐ Referral to Planning Board	☐ PUD
☒ Variance	☒ Compatibility	☐ Other
☐ Waiver	☐ Scenic Route	
☐ RTA Modification	☐ Design Review Panel	

PARTIES OPZ RECOMMEND TO BE NOTIFIED BY APPLICANT:

ALL ADJACENT PROPERTY OWNERS

Arbutus Comm Assoc Inc
Bob Wagner, Pres
1349 Stevens Ave
Baltimore MD 21227

Cowdensville Improv Assoc of
Arbutus
Evelyn Revels, Pres
1111 Sulphur Spring Rd
Baltimore MD 21227

South Rolling Rd Comm Association
Norman Schmuff, Pres
9 Forest Dr
Baltimore MD 21228

Arbutus Business & Prof Assoc Inc
Jim Buckingham, Pres
PO Box 7357
Baltimore MD 21227

Catonsville 2000 Inc
Fran Medicus, Pres
21 Fusting Ave
Baltimore MD 21228

Southwest Coalition
Charles MacGill, Pres
319 Gun Rd
Baltimore MD 21227

Maiden Choice Comm Assoc
Mike Kilduff, Pres
1224 Ten Oaks Rd
Baltimore MD 21227

Kenwood/Paradise Comm Assoc
Joe Getzendanner, Pres
330 Kenwood Ave
Baltimore MD 21228

District 1 Council
Judith Hipley, Pres
116 Malbrook Rd
Baltimore MD 21229

MEETINGS:

Concept Plan Conference	<u>02 / 27 / 95</u>
Development Plan Conference	<u>04 / 12 / 95</u>
Planning Board	<u> / /</u>

Community Input Meeting	<u>03 / 15 / 95</u>
Hearing Officer's Hearing	<u>05 / 03 / 95</u>

RECOMMENDATION(S)

The Office of Planning and Zoning has reviewed the Development Plan for conformance with the Concept Plan comments of February 24, 1995 and recommends the Development Plan be **APPROVED** subject to the listing(s) below.

COMPATIBILITY

1. Section 26.282 of the Development Regulation requires the Director of Planning and Zoning to make a compatibility recommendations to the Hearing Officer for development in the O-T zone.

The Director of Planning and Zoning has not received a Compatibility Report. The Director will make a compatibility finding to the Hearing Officer after this report is received (See comments 1 and 2 under Development Regulations of the February 24, 1995 Concept Plan Comments).

2. The Final Landscape plan should show details of the amenity open space surrounding the building, bridge crossing and boardwalks etc., along the path system.

Division Chief: _____

Ervin M. Daniel

AVA:rdn

Baltimore County
Department of Environmental Protection
and Resource Management
Environmental Impact Review

Development Plan Comments

Project Name: UMBC Research Park
Project Location: S. of UMBC Campus, N. side of Sulphur Spring Road
Date of Meeting: April 12, 1995 - 11:00 A.M.
Watershed: Herbert Run (Patapsco)
Reviewer(s): Michael S. Kulis, Bruce Seeley *MK/pms*

- ☒ The following requirements indicated at the time of the Concept Plan have not been provided and/or approved:
- ☐ A wetland delineation report.
 - ☒ A steep slopes and erodible soils analysis was received on 4/7 but has not been reviewed due to time constraints.
 - ☒ A variance in accordance with Article IX, Section 14-334 has not been provided.
 - ☒ An alternatives analysis in accordance with Article IX, Section 14-342(b)(1) has not been provided.
 - ☐ A Forest Stand Delineation.
 - ☒ A revised Forest Conservation Worksheet was received on 4/7 but has not been reviewed due to time constraints.
 - ☒ A Preliminary Forest Conservation Plan was received on 4/7 but has not been reviewed due to time constraints.
 - ☐ A Findings Plan.
 - ☒ The Development Plan cannot be approved by EIR until such time as the requirements indicated above have been met.
- ☒ The following corrections must be made to the Development Plan prior to approval:
- ☒ The Forest Buffer and Forest Conservation area must be labeled as an Easement or a Reservation.

Development Plan Comments

Project Name: UMBC Research Park

Meeting Date: April 12, 1995 - 11:00 A.M.

- ☒ A Forest Buffer and Forest Conservation Access Easement must be provided. The access should be labeled "Baltimore County Access Easement".
- ☒ Add the standard Forest Buffer or Forest Conservation Easement/Reservation notes.
- ☒ Show a building setback of 25 feet from the Forest Buffer and/or Forest Conservation area.
- ☒ Storm Water Management pond embankments must be 25 feet from Forest Buffer and Forest Conservation Easement.
- ☒ Show existing wells, septic systems and storage tanks; if there are none, add a note indicating that there are none.
- ☒ The Forest Buffer/building setback may need to be adjusted.
- ☐ The Development Plan is approved as submitted.
- ☒ The Forest Buffer and/or Forest Conservation area must be recorded as an Easement or a Reservation.
- ☒ EIR needs to review the following plans during Phase II:
 - ☒ Grading and Sediment Control Plans.
 - ☒ Storm Water Management and Water Quality Plans for:
 - ☒ Suitable outfall.
 - ☐ Planting Plans.
 - ☒ Culvert plans to ensure maintenance of fish passage and minimization of disturbance.
 - ☒ Mitigation plans (must be reviewed and approved prior to Grading Plan approval and included in the Grading Plan) for impacts to the resources and associated Forest Buffer Easement.

Development Plan Comments

Project Name: UMBC Research Park

Meeting Date: April 12, 1995

☐ Restoration plans.

☒ Final Forest Conservation Plan.

☒ Additional Comments:

1. Show all stream threads.
2. Adjust the topography shown on the plan. The field-located wetlands and streams do not agree with the overlaid topography.
3. Overlay the specimen tree locations on the Development Plan.
4. The walkway/trail system shown on this plan has not been approved by this Department. The appropriate configuration will be determined in the field, as per meeting on March 30, 1995.
5. Be advised that a jurisdictional determination has yet to be made by the Corps of Engineers. Any revisions made to the wetland limits will require that the Development Plan be amended to reflect the changes. Additionally, revisions to the plan may require that the variance request and proposed mitigation be amended accordingly.

MSK:BS:sp

UMBC/DEPRM/TXTSBP

DEVELOPMENT PLAN CONFERENCE

UMBC RESEARCH PARK
SULPHUR SPRING ROAD

APRIL 12, 1995 @ 11:00 AM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

NOTE: Comments are advisory in nature and may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. Grading Requirements & Sediment Control Guidelines

- a. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
- b. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.
- c. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
- d. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at 887-3226 for additional information.

2. General Engineering Requirements

- a. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District. Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will not be approved prior to SCD signature on erosion and sediment control plans.
- b. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to

existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- c. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
- d. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' Project Engineer.
- e. Grading plan must be in compliance with development plan.
- f. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.
- h. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
- i. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.

3. Outlines for Development Plan Approval

- a. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.
- b. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 ft of septic reserve areas.
- c. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1000' by proposed grading is not acceptable.

UMBC RESEARCH PARK
PAGE THREE

4. Site Specific Comments

- a. There are no site specific comments, refer to the preceding pages for general requirements.

Steve M. Wallis

April 6, 1995

UMBC.GRD/DEPRM/ESCRG
REVISED 8/93

ZADM

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

April 12, 1995

TO: Arnold E. Jablon, Director
Zoning Administration and
Development Management

ATTN: Don Rascoe
Project Manager

FROM: Walter L. Beaumont, Jr., *WLB*
Division of Real Estate
Office of Law

SUBJECT: UMBC Research Park
ZADM# I-432

A review of the development plan for the above referenced project results in the following comments:

1. Developer will be required to submit a title certificate early in the Phase II process, preferably with the PWA. Make sure that the DRE format is followed.
2. Access approved by DEPRM should be shown for any storm water management facilities, forest buffers, etc.
3. Make sure that the DRE Check List is followed in the preparation of the record plat, and that correct nomenclature etc. is also followed on any needed RW plats.
4. Additional site specific comments (if any):

(1) Include any reciprocal or lease agreements in title certificates.
5. Comments generated by meeting:

SMM/

I-432/ZADM/DRE

File

DEVELOPMENT PLAN CONFERENCE
UMBC RESEARCH PARK
SULPHUR SPRING ROAD SOUTH OF UMBC CAMPUS

APRIL 12, 1995 @ 11:00AM

STORM WATER MANAGEMENT COMMENTS:

1. The Storm Water Management Act:

- a. The Developer is responsible to address the requirements of the Baltimore County Code, Title 14, Article V, Storm Water Management.
- b. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.
- c. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The Developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- a. Peak management of the 2 and 10-year storm events is normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, 100-year peak management may also be required.
- b. Please refer to the Storm Water Management Section of the Baltimore County Design Manual for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- c. Water quality measures are required to some degree on all projects not exempt from SWM. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- d. SWM Facilities are also subject to review and approval by the Baltimore County Soil Conservation District.
- e. SWM Facilities which either outfall to a Baltimore County storm drain system or for which a public road fill serves as a SWM pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.

- f. Site design must maintain, to the extent possible, pre-development drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

- a. SWM facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) Requirements for public ponds given in the Baltimore County Department of Public Works Design Manual are all met.
 - (3) SWM Facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.
- b. Private maintenance of SWM facilities is acceptable. A Deed of Declaration must be executed by the Developer guaranteeing maintenance of and County access to SWM facilities before plats may be recorded and before grading or building permits may be granted. A processing fee is required by the County. SWM facilities in residential subdivisions to be maintained privately by a Home Owners Association shall be designed according to the requirements for public ponds.

4. Guidelines for Development Plan Approval:

- a. Show type, size and location of all SWM Facilities on the Development Plan, including qualitative management facilities. Preliminary computations (hydrology) should be provided to verify that the SWM area(s) on the plan are adequate.
- b. Show that all outfalls from SWM facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- c. Show that the SWM Facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, downstream life or property is endangered.
- d. List on Development Plan any waiver or variances and give date of approval by Baltimore County.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Division of Design and Review, and a set of specific comments will be provided. The Developer is responsible for addressing these site-specific comments, which are enumerated as follows:

- a. 2, 10 and 100 year peak quantity management is required for this area.
- b. Water quality measures consistent with the policy of DEPRM must be provided. Minimum water quality must be provided for the first 0.5 inch of runoff from all impervious areas. Infiltration practices must be investigated and are preferred where practical.
- c. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- d. Proposed outfall for Pond #1 is encroaching the forest buffer. Permission must be granted by EIR or outfall must be relocated out of buffer.
- e. Water quality facilities referred to in analysis report must be shown on development plan. Specify type, size and location. Submit supporting computations for proposed water quality facilities.

Robert T. Wood
April 12, 1995

UMBC2.SWM/DEPRM/ESCRG
Rev. 11/93



COMMUNITY INPUT MEETING MINUTES

Development Name: UMBC Research Park

Date: March 21, 1995

Location: University Center, Ballroom, UMBC Campus

ZADM File No: I-432

District: 1C1

Don Rascoe, Development Manager for Baltimore County and project manager for the UMBC Research Park project, opened the meeting and described the process used to consider and approve development in Baltimore County and the purpose of the community input meeting.

Mr. Rascoe then introduced Dr. Freeman Hrabowski, president of the University of Maryland-Baltimore County, who told the audience of approximately 160 people about the proposed research park and how the presence of such a park on the UMBC Campus would lead to enhancing the area economically and bring needed research opportunities to the campus. He stressed the role of the university in the state as a research institution and told how companies and universities need to forge partnerships to develop jobs and products together.

Dr. Hrabowski then turned the meeting over to Mike Ertel of KCI Technologies, the project engineer, who described the site. Mr. Ertel told the audience the property consists of approximately 93 acres of land owned by the University of Maryland along the south side of Loop Road, along the entrance to the campus from I-95 and Metropolitan Boulevard. He said 32 acres of the property has been identified as forest buffer and can not be used for development. An additional 11 acres of the property will be added as open space, giving a total of 43 acres of land not to be used for development. He stated that there would be one monumental entrance into the park. The plan showed a second means of access to be built based on a Baltimore County comment, but further investigation with the Baltimore County Fire Department showed an existing limited access road presently used to service athletic fields can be used by the Fire Department in time of emergency to access the property. That entrance will not be used for general access to the property.

Mr. Ertel stated that the first phase of the development will be limited to 37 acres of land and will be used to support four buildings. The only building presently planned for construction is for Atlantic Pharmaceutical Services, a subsidiary of Niro Corporation. That facility would require construction of the entrance road and a portion of the internal loop road. Mr. Ertel said the sewer service for Phase I would come via the entrance road and internal loop road.

He said the county normally requires widening on the developer's side of the road, but since the research park will not be using either Shelbourne Road or Sulfur Springs Road, the developer will request a waiver of that requirement.

while the infrastructure will be constructed, no other building sites on the property will be graded or disturbed until tenants are contracted with.

A resident asked why the community input meeting was scheduled during the university's spring break and expressed additional concern for the lack of student involvement in the research park. The resident went on to state it was her understanding that James Brady, Maryland's recently appointed director of economic development, was personally opposed to the research project at UMBC. Dr. Hrabowski responded that Mr. Brady was a major supporter of the project. Dr. Hrabowski related that in a recent telephone conversation with Mr. Brady, Mr. Brady encouraged Dr. Hrabowski to do everything possible to secure the site for Niro.

A resident asked Dr. Hrabowski if he was concerned that there may be conflicts of interest in the fact that Dr. Hrabowski serves on several corporate boards of directors. Dr. Hrabowski stated he served on the board of BGE and several others, but did not serve on the board of Niro. Dr. Hrabowski said he additionally served on the boards of 8-9 civic organizations and that the campus newspaper, *The Retriever*, published a listing of the boards he serves on last semester. He said a listing of those boards is available through his office.

A UMBC student asked if an environmental impact study was being conducted on this property and was the study independent in nature. Mr. Ertel stated that the Economic Development Administration, a division of the U. S. Department of Commerce, asked the Fish & Wildlife Service if an environmental impact study should be conducted. The Fish & Wildlife service wrote a letter stating the environmental impact study would not be required. Mr. Ertel said the engineer and various consultants have gone to great lengths to identify the natural resources on the property, so they can be protected. The student went on to say he believes a third-party environmental impact study should be done on the property. Mr. Ertel went on to indicate the green areas shown on the plan are protected, environmentally significant areas and cannot be built upon.

An area resident asked how the presence of a research park would effect his property taxes. Mr. Ertel stated it would be impossible to make an estimate of the impact and stated the assessed value of property is done as a function of the State, not Baltimore County.

A resident asked why UMBC is so anxious for this project and why aren't other universities vying for such a project. Mr. Behm stated that the Maryland Board of Higher Education recognizes The Johns Hopkins University and UMBC as the comprehensive research institutions in metropolitan Baltimore and are encouraging research park-type developments at each campus. Mr. Behm went on to say that UMBC has the geographic location and large land areas need for such a park. He pointed out that Hopkins has already established the Bayview Research Park and is considering converting the old Eastern High School in Baltimore City to a research park-type facility. He said that the College Park campus would love to have such a research facility, but does not have the land area needed to support such a facility.

A resident of the Cowdensville community expressed concern that Baltimore County has forgotten her community. She said while she supports jobs in her community she does not want to see those jobs come at the expense of the community. She cited the lack of sidewalks along Sulfur Spring Road and Shelbourne Road. She was additionally concerned for the traffic on, what she considers, sub-standard streets. She said she agrees there should be no second means of

A resident questioned the merit of the research park. He said he didn't believe the government should be an employment agency and personally did not approve of government funds being used to fund facilities for research and development programs in private companies.

A resident asked who the developer is in the project. Mr. Behm stated UMBC was going through the development. He said UMBC will continue to own the property, but the first 37 acres, which includes the Niro site, are leased to the RPC who in turn leases the land to each tenant. The questioner asked who is responsible for the project. Mr. Behm again stated UMBC is responsible for the project and has leased the first 37 acres to the RPC. The resident stated the covenants could be withdrawn and she also wanted to know who has standing with the covenants. She also stated UMBC and the county have indemnified themselves against claims in the research park. She said the reason the EDA didn't ask for an environmental impact study was that they would have to fund it.

She went on to say the master plan for the research park doesn't say there will be no classified research done at the park.

Additionally she expressed concern for the funding. She stated that the Westinghouse Corporation had initially expressed interest in the park, but withdrew when the company's business changed. She stated she believes Westinghouse wasn't as committed to the project as the community had been led to believe. She believes what is actually happening is a industrial site is being created within the community. She doesn't believe the research park should be a part of the UMBC campus.

A resident asked why the building locations had changed from a plan she had seen previously. Mr. Ertel explained the buildings are only representative of the footprints. He said the building locations will remain unchanged, but their shapes could change to reflect the needs of the tenant.

Another resident asked why Niro is not funding the building themselves. Mr. Behm responded to the questioner that Niro is in fact repaying the loan on the building by paying rent to MEDCO. Additionally, they will be providing working capital, the cost of equipping the building and paying taxes.

A resident asked if fire flow tests had been done to insure enough water pressure in case of fire. Mr. Ertel said there were two separate water zones in the area. He said the city (they provide water in Baltimore County) wants this project to connect to zone 2, but they had hoped to connect to zone 3. Mr. Ertel said the water pressure in zone 3 is actually very high, and the pressure in zone 2 is adequate to accommodate the new research park. The resident expressed concern that water pressure in the area would diminish as a result of the research park. Mr. Ertel stated the water requirements for an organization such as Niro are not necessarily high.

Another resident asked who would be responsible for the cost of the water connections to the research park. Mr. Ertel said the developers are responsible for costs such as this.

The same resident wanted to know where the sewer system from the research park would connect with the Herbert Run sewer system. Mr. Ertel said it would connect on the north side of the proposed park. The resident said he believes sewer hookups from other new projects in the

A representative of Arbutus Memorial Park asked if public water lines would be extended to his property. Mr. Ertel said the county has asked the developer to extend public water lines to the southern portion of the property.

Residents from the Cowdensville area also expressed concern for any road widening that might be required. Mr. Ertel said the developer was looking for feedback. They university doesn't necessarily want to have to widen the road, and that any widening required would be on the UMBC side of the road only. A representative of the community stated the community doesn't want the road widening, but does desire sidewalks in the community. It was stated the hearing officer would ultimately decide whether or not a waiver of public works standards should be granted after a recommendation by the director of public works.

The traffic consultant from KCI Technologies stated the developer has no motivation to seek improvement to either Shelbourne Road or Sulfur Spring Road, since the project will not be adding traffic on those two roads. He said the two roads are not part of a regional transportation system and appear to handle local traffic only.

A resident asked about the nature of the Niro business. Mr. Steve Caplan, president of Niro, stated his company is in the business of drying and mixing pharmaceutical products. They make dry powders into capsules and tablets and manufacture other types of drugs.

In response to a question, Mr. Ertel stated the public water service for this project will come from Rolling Road.

A resident asked if the project was receiving any special consideration from Baltimore County. Mr. Rascoe stated the county has agreed to begin preliminary reviews of Phase II construction plans pertaining to the project in concert with the Concept and Development plans being submitted for review. Mr. Rascoe said no approvals of any plans would be given until after the hearing officer approves a development plan.

A resident again asked who will own the Niro building. Mr. Behm again stated each tenant will own their own buildings. He said UMBC owns the land and has leased the land to the Research Park Corporation who in turn leases the land to each tenant.

A resident expressed concerns about the possibility of biological hazards within the research park. Mr. Behm stated Level 4 biological hazards will not be allowed within the park and are prohibited under the covenants. A resident stated the president of the university could allow hazardous materials be allowed on the site. Dr. Argersinger, the campus Provost, had stated previously that the UMBC faculty senate has passed a resolution in opposition to classified biological research.

Another resident asked if the shape of any of the buildings shown on the plat will be changed. Mr. Ertel said the buildings shown on the plans are for graphic representation. He said the location of the buildings would remain unchanged, but the footprint of any individual building could change based on the needs of each individual tenant.

In response to an inquiry, Mr. Ertel stated additional buffers could be added along the southeastern border of the property.

Contact Persons

Judy Cosden
234 Kenwood Ave
Catonsville, MD 21228

Kathy Otte
1122 Linden Ave.
Arbutus, MD 21227

Melinda Peugh
1238 Maiden Choice Lane
Baltimore, MD 21229

Kathy Valderas
1229 Elmridge Ave.
Baltimore, MD 21229

Tom Day
1112 Sulfur Springs Road
Baltimore, MD 21227

Garth Dales
820 Sulfur Springs Road
Baltimore, MD 21227

Shannon Murray
UMBC, U.C. Box 99
Catonsville, MD 21228

Kaye White
409 Gun Road
Baltimore, MD 21227

Sandra Siffrin
5504 Sycamore Ave.
Baltimore, MD 21227

Southwest Coalition
Charles Magill, Pres.
319 Gun Road
Baltimore, MD 21227

Kenwood/Paradise Comm. Assoc.
Joe Getzendanner, Pres.
330 Kenwood Ave.
Baltimore, MD 21228

Charles Kucera
1237 Maiden Choice Lane
Arbutus, MD 21227

Brian Towns
1027 Beechfield Ave.
Baltimore, MD 21227

Thomas Keeling
525 Nottingham Road
Baltimore, MD 21229

Arbutus Comm. Assoc.
Bob Wager, Pres.
1349 Steven's Ave
Baltimore, MD 21227

Cowdensville Imp. Assoc.
Evelyn Revels, Pres.
1111 Sulfur Springs Rd.
Baltimore, MD 21227

South Rolling Rd. Comm. Assoc.
Norman Schmuff, Pres
9 Forest Drive
Baltimore, MD 21228

Arbutus Business & Professional
Jim Buckingham, Pres.
PO Box 7357
Baltimore, MD 21227

Catonsville 2000 Inc.
Fran Medicus, Pres.
21 Fusting Ave.
Baltimore, MD 21228

Maiden Choice Comm Assoc.
Mike Kilduff, Pres.
1224 Ten Oaks Road
Baltimore, MD 21228

District 1 Council
Judith Hipley, Pres.
116 Malbrook Rd.
Baltimore, MD 21229

COMMUNITY INPUT MEETING MINUTES #2

Kathy Otte
1122 Linden Ave
Balt. MD 21227

BRIAN TOWNS
1027 BEECHFIELD AVE.
BALTO, MD 21229

Kathy Valderos
1225 Elmridge Ave
Balt., Md 21229

Peter Hilde
1101 W. Boat Ct.
Annapolis, MD 21401

Kaye White
409 Gun Rd
Balt. MD 21227

PAT FOREACS
5201 SHELBOURNE RD.
BALTO, MD 21227

Lana Hinz
5835 Harwood St
Columbia, MD 21044

Sam Walker
9010 Cowenton Ave
Perry Hall, MD 21128

Charles Macgill
310 Gun Rd
Balt. Md. 21227

James Klein
1509 Vera Avenue
Balt. MD 21227



Community Input Meeting

Development: UMBC Research Park

Date of Meeting: 3-21-95

Location: UMBC University Center

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

1.	Tehm: Dager	826 Sulphur Spring Rd		242-8423
2.	GARTH DAVIS	820 Sulphur Spring Rd	21227	242-8994
3	MITCH KILLMAN	111 W. Chesapeake Ave	Baltimore County	587-3391
4.	RICHARD L. SMITH	K.C.I. Technologies		
5	Paul Crampton	KCI Technologies		
6.	Alex Diwan	11727 Bright Passage	21044	
7	NANCY MURPHY	6 BEN WILDS CT	21228	
8	DAKOTA HEDGECOCK	418 Elm Rd	21227	
9	Kathy Valdes	1225 Elmbridge	21227	242-8551
10	Frances Williams	103 Brown Terrace	21227	536-5484
11	Helen P. Moore	105 Brown Terrace	21227	242-7720
12	Barthyl. Braxine	1108 Sulphur Spring Rd	21227	242-5042
13	Sandra Siffrin	5504 Sycamore Ave.		242-8650
14	JUDY COGDEN	234 Kenwood Ave.		747-2081
15	Rose Edwards	754 Ford Rd Cotons Md		887-0996
16	Bill + Paula Boots	828 Sulphur Spring Rd		536-4355
17	KEN VERNON	4522 Ridge DR.	21229	242-7085
18	Chris Polalase	904 Seminole Rd	Goodwin - A552C	301-694-0420





Community Input Meeting

Development: UMBC Research Park

Date of Meeting: 3-21-95

Location: UMBC University Center

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

9	Lawn Dales	820 Sulphur Spring ²¹²²⁷		242-8742
20	STEPHER PARKHILL	905 RAMSCINE DR	NEIGHBOR	785 755
21	Tom Davi	112 Sulphur Spring Rd 21227	Neighborhood	242-8488
22	Melinda Pugh	1258 Maiden Creek 21229	Neighborhood	242-652
23	Ronald Dzykunas	611 Hollow Rd Ell City 21043		461-9065
24	CAROL WILLIAM BRAGE	5TH ST CATONSVILLE 756 FREDERICK RD 21228	BALTO COUNTY FIRE DEPT	887-0917
25	LILLIE LOYERDE	124 LINDEN AVE BALTUSMD 21227		242-7231
26	John McCallum	754 FREDERICK RD		887-0806
27	Larry LaMotte	622 S. Ellwood Ave 21224	Executive Adviser Baltimore County Department of Public Works	732-1715
28	STEPHEN W WHALEN JR	6201 FOXHALL FARM RD 21228	NEIGHBOR	789-4531
29	Shannon Mullins	110 Box #99		
30	Michele + Tom Meseke	1250 Birch Ave	Neighborhood	
31	Kate White	409 Gun Rd	MD Waste/Rec.	242-5845
32	Linda Meyer	1218 Oak Dr	Catonsville	747-4062





Community Input Meeting

Development: UMBC Research Park

Date of Meeting: 3-21-95

Location: UMBC University Center

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

33	Evelyn S. Revers	111 Sulphur Spring Rd. 21227	Wondersville Impr. Assn. & Abolition	247-6974
34	Marius Killian	1127 U. Ave. Dr.		247-6812
35	Birce A. Kent	5734 Mineral Ave 21227		247-5805
36	DON MILLER	33 COLSON CT 21228		744-8558
37	McCann Prognosis	2909 Fox Race Dr		744-8143
38	GILL RAUMAN	114 FOREST DR 21228	PLANNING BOARD	747-6916
39	Bob Scott	3752 E TOWN & GUNN RD		
40	Michael A. Hulis	BALTO CO DEPRM		287-3480
41	BOB SMALL	SKA		333-1350
42	Charles McPherson	1051 Rock Hill Ave		644-6413





Community Input Meeting

Development: UMBC Research Park

Date of Meeting: 3-21-95

Location: UMBC University Center

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

3	Helen Kucera	1237 Maiden Choice Balt. Co. MD 21227	home owner	(410) 43 85 242- ~~5763~~
4	Fran K. Ingram	5003 Cedar Ave 21227	homeowner	242-5763
15	John D. Ingram	5003 Cedar Ave Baltimore 21227	homeowner	"1"
16	LINDA GILLIAN	1937 GRANT RD	HOMEOWNER	242-0170
17	Bob Bowling	111 West Chesapeake Ave	B.C.	887-3751
18	DAVID FREDERICK	7 E. REDWOOD ST. 21202	UMBC	347-7530
19	Lonna Cameron - D1	PO Box 18223 21227	DIST. ONE Comm. Council	247-2597
20	Charles Macgill	319 Gun Rd. Balt, Md. 21202	Coalition for the Preservation of Old Balt City	242 3027
21	BERNIE MARLEY	402 MONTEMAR AVE CATONSVILLE, MD. 21228	COALITION FOR THE PRESERVATION OF S.W. BALTIMORE CITY	747-7419
22	Timos Xorik	5512 Selma Ave Baltimore md. 21222	homeowner	783-1600
23	Miss Brennan / Sen. KENNEDY	Annapolis MD 21044	—	—
24	Frank Fruge	221 Glenview Dr.	SRPCA	747.8484





Date of Meeting: 3-21-95 Location: UMBL University Center

Please PRINT! Attendance Record

Phone #page ____ of ____ pages



Community Input Meeting

Development: UMBC Research Park

Date of Meeting: 3-21-95

Location: UMBC University Center

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

2	Ervin McDaniel	OPZ		887-3211
3	Harold Hedeman	408 Gun Rd. 21227		242-8137
4	GEORGE M. VITAK	411 S. Rolling Rd		747-1598
5	SAM DOUGHERTY	32 N. PROSPECT AVE		788-6246
6	BOB HIGDON	1001 CIRCLE DR.		242-1071
7	Michael Doetzer	5217 Shelbourne		242-6130
8	Caroline Alder	207 S. Rolling Rd. 21228		—
9	George Alder	" " "		—
10	Thomas Keeling	525 Nottingham Rd 21229		947 5509





Community Input Meeting

Development: UMBC Research Park

Date of Meeting: 3-21-95

Location: UMBC University Center

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

1	Lynne Linton & John Linton	21228-5215 437 S. Paradise Ave	Kendall Parkline	747-5870
	~~KATHLEEN OTTE~~			
2	KATHLEEN OTTE	21227 1122 LINDEN AVE	MCC	247-1631
3	Bryan Mackey	715 Marianne La		465-6834
4	GREG BEAN	14 S. BEECHWOOD AV		747-2326
5	Charles Kucera	1237 Maiden Choice Arbutus, Md 21229	MCC	242-4385
6	Tom Bootle	4 Montrose MD		788-5390
7	Isabelle Buckler	1013 Francis Ave		242-8994
8	John Tansley	301 Cedarcrest RD		
9	Nettie Trail	938 Circle Drive 21227	MCCA	242-8487
10	William R. Jones	206 Alhambra Ave 21228		744-3382
11	Barbara Guadagno	405 Frederick Rd 21228	Putnam Publish	788-4500
12	Brian Towns	1027 Beechfield Ave. 21229	MCCA	242-0948
13	Norman Schmitt	9 Forest Drive	SRCA	747-7250
14	Timothy O'Nea	Cherry Chase 8414 Dunwoody Dr.	PAC	301 565-3946
15	Nancy Abell	121 Newburg Ave 21228		788-2497





Community Input Meeting

Development: UMBC Research Park

Date of Meeting: 3-21-95

Location: UMBC University Center

Please PRINT! Attendance Record

Name Full Address & Zip Code Organization (if any) Phone #

6	Peggy Filippino	935 ~~CIRCA~~ ^{BAIT} 21227	MCCA	247-1596
7	LILL CALLIS	1101 Sulphur Spring Rd	Abbots Creek PK	242-2700
8	Brian Sullivan	12 Somerset Rd		744-6841
9	Gabriele Hourticolon	1608 Linden Lane, 21227		448-3543
10	S. Baker		Self	
11	Marly Roschen	5723 Oakland Rd	21227	
12	Brock	"	"	
13	Michael Kilduff	1224 Ten Oaks Road	21227	242-5876
14	Raymond Hall	KOI Technologies		316-7852
15	Dan Rexford	417 Westside Blvd Cato, MD	21228	744-2630
16	Mark Kifkin	1107-F Long Rd	21228	
17	Lynn Barringer	2408 Old Farm Ln	21228	786-8456
18	Theresa Lowry	Md Citizens for Enviro. Inc	21227	247-2325
19	JOSEPH CHILCOAT	14 N. BEAUMONT	CATONSVILLE 2000	788-8695
20	Cathy & Wm Nelson	1116 Selby, New Spring Rd.	Abbeville	242-2244
01	Jedrick Smith	1000 Inglewood 21228	Rel. Leadership	747-6080
02	Darwin Williams	1102 Sulphur Spring Rd	Cowdensville	242-4570
03	Harold Williams	1102 Sulphur Spring Rd	Cowdensville	242-4570





COMMUNITY INPUT MEETING MINUTES

Second Community Input Meeting

Development Name: UMBC Research Park

Date: April 3, 1995

Location: University Center, Ballroom, UMBC Campus

ZADM File No: I-432

District: C2

Don Rascoe, Development Manager for Baltimore County and Project Manager for the proposed UMBC Research Park, opened the meeting and explained that this was the second Community Input Meeting (CIM) for this project. He explained that the first meeting was held on March 21, 1995 for the purpose of providing the community an opportunity to meet with the developer, UMBC, and to learn first hand about the proposed research park on the campus.

Mr. Rascoe stated that since the first meeting was held he had prepared minutes and had mailed them to the persons who asked to receive a copy. Mr. Rascoe also passed out copies to persons in attendance. As a result, Mr. Rascoe asked questions be limited to new questions, since issues raised at the first meeting were recorded in the minutes and there was no reason to re-identify issues. He also stated that if anyone wished to make corrections to the minutes or offer clarifications, they should make those corrections or clarifications in writing and mail them to him.

Mr. Rascoe then turned the meeting over to Michael Ertel of KCI Technologies, Inc., the site engineers for this project. Mr. Ertel described the project for those persons who were not in attendance at the first meeting. After describing the property, he opened the floor for questions.

A resident stated he would like to clarify that the water service for this project would be extended from Selford Road and Rolling Road, not Sulphur Spring Road and Rolling Road as shown on the plan. Mr. Ertel stated he would make that correction on the development plan.

Another resident asked about the pathway system proposed for the southern sections of the property and how it would connect. Mr. Ertel said the pathway system would connect the various parking lots and would pass through the forest buffer easement on the southern end of the property but would not be extended to the southern end of the property as requested by a property owner at the previous CIM. He said the exact location of the walkways would be determined at a later time after consultation with the Department of Planning and the Department of Environmental Protection and Resource Management (DEPRM). They will also discuss the route of the pathway through the wetlands.

In response to a question, Mr. Bob Bowling of the Department of Public Works stated the sewer lines would be brought to the southern end of the UMBC property line. He said residents would not be required to hook-up, but it would be available to them should their septic system fail at some future time.

Mr. Ertel stated only one tenant has been contracted for this project, Atlantic Pharmaceutical. He said the roads in Phase I of the project would only serve the first four proposed buildings and the roadway would not have to cross any wetlands.

In response to another question, Mr. Ertel stated the first building will be built on what is presently a softball field and no steep slopes are involved in construction of the first building. He said the plan being submitted to the county covers the entire 93 acre site and all 12 buildings being proposed in all three phases of the project. He said waivers needed to complete the project will be requested along with the development plan. He stated one of the waivers is for zero set back of the first building from the Office Technology (OT) zone line.

A resident expressed concern for the ultimate build out. Mr. Ertel stated construction plans will be prepared for Phase I only, but all three phases are being considered for development plan approval. A resident reminded everyone that plans can be amended after they have been approved by the hearing officer.

A resident felt the minutes didn't adequately reflect his concerns for potential biological research at the park. Mr. Ertel and Mr. Mark Behm, vice president of UMBC, stated covenants will be in place to protect against hazardous biological research.

A resident requested information on a Master Plan for development of the University. Mr. Behm stated requests about the Master Plan can be directed to his office.

Concern was raised by a resident about when the identification of the wetlands actually took place. He stated he believes the time of year the property is surveyed could impact the finding. Mr. Ertel stated the survey of the wetlands was done in compliance with county and state regulations.

A resident expressed concern that Department of Public Works manholes were cemented shut. Mr. Bowling explained that the manholes are closed to keep stormwater from going into the sewer system. Stormwater management and the sewer system are two separate systems; stormwater doesn't need to be treated, thus, should be prevented from getting into the sewer system. He said it was only the manholes in the floodplains that are cemented shut. In response to another question, Mr. Bowling said the county has a three phase plan to upgrade the sewer system in the southwestern part of the county. He said Phase I calls for 1200 feet of new sewer line to be installed from New Sulphur Spring Road to I-95. This should be completed in January, 1997. Phases II & III go from New Sulphur Spring Road to the Patapsco River. This should be completed by July, 1998.

A resident stated that in August, 1994 county records stated there was no reserve capacity in the sewer system. Mr. Bowling agreed and stated this is why the county is making major capital improvements to the sewer system. It was also stated that the first building at the proposed research park would not go on-line until 1996, about the time the first phase of the sewer upgrade should be completed. The resident stated a 1993 model showed the sewer

capacity to be 125%, if all property was developed according to its zoning. Mr. Bowling stated the present sewer system is adequate, but major improvements were being made to allow for future capacity. He said no manholes in the area are presently overflowing. Mr. Bowling stated he didn't know the cost of the sewer upgrade in the area, but Glen Keller of the Sewer Design Section of the Department of Public Works could provide that estimate.

Mr. Bowling stated plans for the sewer upgrade have been completed since 1985, but the project has been delayed. He said the funds for the project have recently been added to the capital budget. He said funds would come from *Metropolitan District funds*.

A resident stated he was concerned that no environmental impact review has been done of the site. Mr. Ertel stated that no environmental impact review is required for this site. Mr. Ertel stated the environmental impact on the site is minimal, with only the sewer crossing the wetlands in Phase I. Mr. Ertel stated the project will require U.S. Army Corps of Engineer permits for the new loop road to cross the wetlands. He stated some permits have been applied for, while others will be applied for when contracts are let. He said Baltimore County DEPRM inspectors will insure sediment control is in place when the wetlands and other areas of the project are disturbed.

In response to a question, it was stated the Research Park Corporation (RPC) is responsible for acquiring permits for Phase I and the RPC is only responsible for Phase I development.

A resident expressed concern for the environmental impact and asked the university to go beyond minimum standards for the project. He also expressed concern for what he believes are specimen trees in Phase III.

Another resident suggested the project be built on the Spring Grove Hospital site across Wilkens Avenue from the university campus. Mr. Behm stated the university's plan is to have the campus and the research park on one contiguous site. A resident pointed out that The Johns Hopkins University is planning a research complex that is not adjacent to its campus. A resident said he preferred re-development to development of undeveloped land.

A student stated he was concerned no survey of students was taken to determine student support for the project. Dr. Freeman Hrabowski, president of UMBC, stated that open forums with students have been held and he has met with student leaders. He said student leaders have supported this project before the board of regents.

A resident asked why only one company has been contracted with for the research park. Mr. Behm stated other companies want to see infrastructure in place before making commitments to the research park. Mr. Behm said the State Department of Economic Development has identified the site as a desirable location and will be marketing it to companies planning to move into or expand in Maryland.

A resident asked if the athletic fields have to be moved to accommodate this project. Mr. Behm said that at least one soccer field will be lost and two more may have to be moved. Mr. Behm stated he was unsure of the cost to move the ball fields, but money to do that was part of the UMBC Research Park development costs.

In response to another question, Mr. Ertel stated the wetlands identification took place in January. He said to determine if an area is wetlands, three determinations are done; the presence of wet soils, the kinds of plant materials on the site, and the types of soils found. The presence of all these could indicate wetland conditions.

A question was asked about the water to be released by the Atlantic Pharmaceutical into the sewer system. Mr. Ertel stated that if certain thresholds were achieved, Atlantic Pharmaceutical would have to pre-treat their discharge water. Mr. Ertel said that the water to be released would not have any hazardous chemicals, but could have a high acidity and will have to be neutralized before discharge into the public sewer system. Mr. Ertel went on to state that Atlantic Pharmaceutical would have to comply with all state and federal laws governing air and waste water discharge and material storage.

A resident expressed concern for the legal relationships between UMBC and the Research Park Corporation. Mr. Scott Barhight, an attorney representing UMBC, stated UMBC will remain the owner of the land, and a ground lease is being agreed upon with the Research Park Corporation.

A resident stated there was concern from the Maryland Attorney General's office about the relationship between UMBC and the Research Park Corporation. Rachel Zelkin, an assistant attorney general representing UMBC, said if there are concerns for the project, the community can bring legal action against anyone they believe is not acting within the law. She said the state is not exempt from compliance with environmental requirements and communities can report violations to state or county authorities for an investigation. She said the community doesn't have property rights in this project.

A resident stated that \$450,000 in capital improvement bond money is being used for this project and she was under the impression this was for community revitalization. Mr. Behm stated that the \$450,000 is being used to upgrade the existing sewer, water lines and roads in the area and was part of the community revitalization. The questioner took exception that the money was being used to develop "virgin" land. The same questioner stated she does not believe the OT zones allow for this type of manufacturing use. In response to a question, Mr. Behm stated Atlantic Pharmaceutical will produce small batches of solid pharmaceutical products.

A resident wanted to know if a water tower would be required to insure water pressure. Mr. Ertel stated it wouldn't. He said there is actually too much pressure in Zone III and they will have to use valves to reduce the water pressure in the lines. He said fire flow tests would be conducted before the water connections are made.

A resident asked when UMBC would be requesting a hearing on this project. Mr. Ertel stated the developer would be submitting its development plan to the county on April 4 and that the hearing before the hearing officer was scheduled for May 2-5, 1995.

A resident asked that a third community input meeting be scheduled. Mr. Rascoe stated he is not authorized to grant a third community input meeting, but a request could be made to the Director, Office of Zoning Administration and Development Management.

A resident expressed concern for the number of parking spaces needed to support the development. Mr. Ertel stated 1750 parking spaces would be provided at ultimate build out. He

said he didn't know the hours of operation of the research park, that would depend on the tenant, but it could be a 24 hour operation. In response to a question, it was stated the second formal means of access to the property has been eliminated and the present service road across the baseball fields could be used by emergency vehicles, if necessary.

In response to questions, it was stated that all 1750 vehicles would not be leaving and entering the area at the same time. It was stated the number of trips each day would be less than the number of parking spaces provided. A traffic engineer from KCI stated that at full build out in 2005 the level of service at the entrance to the park would be Level "C", and Level "C" would warrant traffic signalization.

A resident stated that there is a proposed technical school at Poplar Avenue and Shelbourne Road. He wanted to know if the university had considered that site for the research park. Mr. Behm said the university is developing the research park at what they believe is the best location.

A resident asked about incineration. Mr. Ertel said no incineration's were planned. He said if one was to be proposed later, the tenant would have to secure state and county permits. Mr. Behm said the covenants prohibit noxious activities on site, including smoke and release of particulate matter. Mr. Behm again stated no incineration was proposed for the site.

Mr. Behm also said there were no plans for animal testing at the research park and any housing of animals at the site would have to be approved by the University's design review board.

A resident asked if the state could force the research park to take a tenant. Mr. Behm said that federal government can restrict the state uses and the federal Economic Development Commission will govern uses.

A resident expressed opposition to the development stating she has been a long time opponent to the project and didn't feel the minutes to the March 21 meeting adequately captured the opposition from the community.

A resident asked if Atlantic Pharmaceutical would be hiring displaced workers from other industries. Mr. Behm said he didn't know, but Atlantic Pharmaceutical would be creating 29 new jobs in the building, not moving existing jobs from Howard County.

A resident from the Maryland Conservation Council expressed her opposition to the project.

A resident want to know if there will be noise generated by moving the athletic fields. Mr. Behm acknowledged that some athletic fields will be moved closer to residential areas, but doesn't feel they will generate undue noise.

A resident asked that the Hearing Officer's Hearing be conducted during the evening and in Catonsville. Mr. Rascoe stated the resident could make such a request to the Hearing Officer, Mr. Lawrence Schmidt. Mr. Rascoe said previous requests such as this have been turned down. He said the county's business is conducted in Towson during normal working hours. He

suggested the resident contact her county council person about having such hearings during the evening hours.

Another resident wanted to know who was on the research park board of directors. One member of the board in attendance introduced herself. Mr. Behm stated the directors were business persons from the area.

A resident asked where the money to move the athletic fields would come from. Mr. Behm said it was part of the federal Economic Development Commission's grant to develop the project.

A resident asked what other retail uses would be included in the park. It was stated limited food facilities would be offered in each building, but dry-cleaning, restaurants and other such businesses would be prohibited.

A resident stated much of the community's anger over the project stems from the fact that \$450,000 in community revitalization funds are being used to develop the project.

A resident expressed concern for the archeological sites within the campus. Mr. Chris Polglase, a representative of R. Christopher Goodwin Associates, an archeological consulting firm, stated in response to a question, that Phase II and Phase I investigations are not the same. He said Phase I was completed about three weeks ago and Phase II was just beginning. He said the Phase II surveys would identify areas to be preserved for preservation or registration. Mr. Polglase said his firm has been contracted to do Phase I surveys over the entire 93 acres.

A resident asked if there were plans for a natural history museum on the site. Mr. Chris Polglase, said his firm will interpret any resources found on the site, but a museum was outside the scope of the survey and it was too early to determine the significance of any findings. He said there are a total of 14 sites being surveyed.

A resident asked the size of the water mains serving the area. Mr. Bowling said he didn't know for sure, but he believed it to be 16 inch mains. A resident expressed concern for water pressure in light of other developments in the area. Mr. Bowling said there was adequate pressure in Zone III and additional developments in the area would not cause loss of pressure in Zone III.

A question was asked about the existing pond on site. Mr. Mike Kulis of DEPRM stated the pond appears to be spring fed and the area is excluded from any proposed development. The pond will remain on the site.

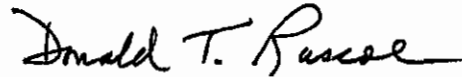
A question was asked about the source of money for the archeological surveys. Mr. Behm said funds for that are being provided by the Maryland Economic Development.

Several questions were asked as to why UMBC and not the Research Park Corporation are the developers of Phase I. Mr. Barhight stated UMBC is the legal entity and they can legally build the buildings. In response to a question, Mr. Ertel stated no contractor has been selected to do the actual construction of the Atlantic Pharmaceutical building.

With no additional questions, Mr. Rascoe thanked everyone for their attendance and stated the development plan conference for this project would be at 11:00 am on Wednesday, April 12 in the County Office Building in Towson and the hearing is scheduled for May 2-5, 1995. Four days have been set aside to provide adequate opportunity for residents to testify, but all four days may not be needed. The hearings will start at 9:00 am each day. The first three days of hearings are in Room 118 of the Old Courthouse, 400 Washington Ave., Towson, MD. The fourth day, if necessary, is in Room 106 of the County Office Building, 111 W. Chesapeake Ave., Towson, MD.

Mr. Rascoe adjourned the meeting at 10:45 pm after asking persons who wish to receive copies of these minutes to provide him with their names and addresses. Those names and addresses are listed below.

Respectfully submitted,



Donald T. Rascoe
Development Manager

4/13/95
c: Hon. Stephen G. Samuel Moxley
County Council, D1 - M.S. 2201
UMBC and UMBC Research Park Corporation
KCI Technologies, Inc.
10 N. Park Dr., Hunt Valley, MD 21030
Reviewing Agencies: OPZ, ZADM, R&P, DPW, DEPRM, EDC, CDC,
Bd. of Ed., Fire, SHA- Please distribute as necessary within
your agency.

Contact Persons

Sandra Siffrin
5504 Sycamore Ave.
Baltimore, MD 21227

Susanne Buchta
1013 Francis Avenue
Baltimore, MD 21227

George Adler
207 S. Rolling Road
Catonsville, MD 21228

Judy Cosden
234 Kenwood Avenue
Catonsville, MD 21228

Melinda Reush
1239 Maiden Choice
Baltimore, MD 21229

Kathy Valderas
1225 Elmridge Avenue
Baltimore, MD 21229

Garth Dales
820 Sulphur Spring Road
Baltimore, MD 21227

Tom Meske
1250 Birch Ave.
Baltimore, MD 21227

A. A. Connor
902 Wilton Drive
Baltimore, MD 21227

Shannon Murray
UC Box 99
UMBC
Catonsville, MD 21228

Kathy Otte
1122 Lidnen Ave.
Baltimore, MD 21227

Kay White
409 Gun Road
Baltimore, MD 21227

Dana Hinzman
5823 Harness Ct.
Columbia, MD 21044

Sam Walker
9010 Cowenton Ave.
Perry Hall, MD 21128

Charles Magill
319 Gun Road
Baltimore, MD 21227

James Kline
1509 Vera Ave.
Baltimore, MD 21227

Brian Townes
1027 Beechfield Ave.
Baltimore, MD 21229

Peter Hyde
1107 Riverboat Ct.
Annapolis, MD 21401

Pat Forgas
5201 Shelbourne Road
Baltimore, MD 21227

MINUTES

• M II

Name

Add

Zip

~~Sandra Siff~~		
Sandra Siff	5504 Sycamore AVE	21227
SUSANNE BUCHTA	1013 FRANCIS AVE	21227
GEORGE ALDER	207 S. ROLLING ROAD	21228
JUDY Cosden	234 Kenwood Ave.	21228
Melinda Reugh	1238 Maiden Choc Ln	21229
Kathy Valderas	1225 Elmridge Ave	21229
GARTH DAZES	820 SUCPARK SPRING RD.	21227
JOAN MESERKE	1350 BIRCH AVE.	21227
A.A. CUNNING	902 WILSON DR. BALTO MD.	21227
Shannon Murray	CC Box #99 UMBC	21228



Community Input Meeting

Development: UMBC Research Park

CIM #2

Date of Meeting: 4-3-95

Location: Faculty Dining

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

EARTH DALES	21227 920 SULFUR Spring Rd		242-8942
Geoff Wozis KRHUS	1253 Circle Dr.	Retired	242-6262
JUDY COSEN	234 Kenwood Ave.	Community/UMBC	747-2081
Charles Kucera	1237 Maiden Lane	MCC	242-4385
Kelvin Frugo	221 GLENRAE D	SRPCA	747-8888
DON & PAT BLAIR	1209 Locust Ave		247-1575
TERENCE & BARBARA CLIVER	927 RAMBLING DRIVE	RETIRED	744-3057
MICHAEL KULIS	BALTO & D.E.P.R.M		887-3980
Jim Joyner	405 Fendrich Rd. Catons.	Catons. Times	788-4500
Jackie Newman	408 Glen Rd 21227	Relay Imp drive Glen Rd (Koon)	242-8137
David Flaim	4403 Highway Ave. 21229	UMBC	255-3570
Judith Smith	1017 No. Rolling Rd 21228	Dist. 47-B	841-3328
Dana Hinzman	5823 Harpers Ct Columbia MD	Student 21044, MD	730-7786
James Griffith	Po Box 88 Ft. Meade, MD 20755	Student Philanthropy	551-4955
Fred Merrill	5191 Westland Blvd 21227		242-9074
David Johnson	Planning Office		887-3480
SHVEY, CAROLYN	1148 Linden Ave		2474004





Community Input Meeting

Development: UMBC Research Park

CIM #2

Date of Meeting: 4-3-95

Location: Faculty Dining

Please PRINT! Attendance Record

Name	Full Address & Zip Code	Organization (if any)	Phone #
Sandra Siffert	5504 Sycamore Ave	home owner	242-8650
Doris Cooper	5504 Sycamore	"	242-8650
David Myers	1226 Poplar Ave	"	247-4084
PAUL SCHWARTZBERG	1229 Briggs Chantry Rd Silver Spring, MD	Business/owner 1st floor	301 989-7372
PAULA KRIZEK	1215 Poplar Ave Baltimore MD 21227	Home owner	410- 247-6907
PETE FRANKOZ	1215 Poplar Ave Baltimore MD 21227	Home owner	410 247-6907
Dorothy Kouse	1166 Linden Ave	Home owner	247-0396
Bob Heddon	1001 Circle Dr.	"	242-0071
Andy Baumgardner	413 Putnam	Student	455-1449
Tom Moske	1250 Birch Ave	Home owner	UNLISTED
ALICE FRUBE	221 GLENE DR	SRR CA	410-747-8484
Bethany Nikfar	Chesapeake 312	Retriever	x1863
Susanne Buchta	1013 Francis Ave. 21227		242-8984
VALERIE McCARTEN	5140 WESTLAND BLVD 21227		242-2582
Eugene - Mark L. Simon	1222 Lebo 3rd		247-4408
Mark Rifkin	You have it!		
OFF. STEVE DIEBOY	901 WALKER AVE 21228	BALTO CO. P.D.	887-0872
K. Jackson	5155 Westland Blvd	Home owner	





Community Input Meeting

Development: UMBC Research

1/11/95

Date of Meeting: 4-3-95

Location: Faculty Dining

Please PRINT! Attendance Record

Name

Full Address & Zip Code

Organization (if any)

Phone #

Bill Franswick	1701 E. W. GARY GARTH 21093	KCI	316-7810
Earl Millett Jr	2315 NE Alvert Apt 2A Baltimore MD 21212	Students for Environmental Awareness	366-5846
Clare Nuccio	1852 St. Margarets RD Annapolis MD 21401	Students for Environmental Awareness	979-4349
Theresa Peugh	1238 Maiden Church Ln 21229	Southwest Community Center	247-6812
PAT FORGACS	5201 SHELBOURNE RD 21227	NEIGHBOR	242-1951
Kathy Valderas	1225 Elm Ridge Ave 21227	Neighbor	242-8521
Barbara Myers	1226 Poplar Ave	Neighbor	247-4084
James Klein	1509 Vera Ave	Neighbor	247-4336
Conrad Bosley	DUNTON RD. 21227	"	
Michelle Laverde	1124 LINDEN AVE 21227	NEIGHBOR	242-7231
Kate White	409 Gun Rd.	MWC	242-5845
Norman Schmitt	9 Forest Dr	SRCA	747-1250
Evelyn S. Revels	1111 Sulphur Spring Rd.	Cowdensville Impr. Assoc. of Architects	247-0974
Barth V. Briscoe	1108 Sulphur Spring Rd.	Cowdensville Impr. Assoc. of Architects	242-5042
John Tanksey			





Community Input Meeting

Development: UMBC Research Park

CIM #2

Date of Meeting: 4-3-95

Location: Faculty Dining

Please PRINT! Attendance Record

Name	Full Address & Zip Code	Organization (if any)	Phone #
Shannon Murray	UCBox #99 UMBC	—	—
University Chief	8414 Downhollow Rd Pleasant Grove MD 21067	PAC	202-565-3146
MATHE KENNER	1237 K. PLACE	neighbor	247-2791
Mary Crawford	5506 Locomotive Ave.	neighbor	242-6461
Don Crawford	5506 Locomotive Ave	Neighbor	242-6461
GEORGE M VITAK	411 S Rolling RD	B.H. 21228	
Michelle A. Eanes	233 Furcraoke	to the left	X14151
A. M. WAGZ, FAN	1244 E. CARSON, 21222	CITIZEN, S.A.	242-5313
Dennis Carroll	1210 Poplar Ave 21227	neighbor	242-8725
GLORIA CONNOR	1164 LINDEN A. 21227	neighbor	242-5376
AL CONNOR SR	1164 LINDEN A. 21227	neighbor	242-5376
CHRIS BRUNN ^{Sgt. Kaiser}	102 Rosewood Ave		754-8121
Walter Prince	1735 Arlington Ave 21221	neighbor student	202-5677
STEPHEN MURZOV	Potomac 373	PAC	18976
Annette Davis	2226 West Rd 21209	MD Conservation Council	301-5521
PHYLLIS PATE N	304 S ROLLING	S S R A	242-5-
Ron Edwards	754-7 Reed Rd 21228	County Council	410-6546
EDWARD L SMITH	KCI TECHNOLOGIES		316-7931





Date of Meeting: 4-3-95 **Location:** Faculty Dining

Please PRINT! Attendance Record

Phone #

page ____ of ____ pages



COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: UMBC Research Park, Inc. Case No. CBA-95-154
/ZADM I-432 and Case No. 95-340-SPHA

DATE : July 19, 1995 /At conclusion of hearing /Day #2

BOARD /PANEL : Robert O. Schuetz (ROS)
Charles L. Marks (CLM)
Margaret Worrall (MW)

SECRETARY : Kathleen C. Weidenhammer
Administrative Assistant

Those present included G. Scott Barhight, Esquire, on behalf of UMBC, Petitioner; and Thomas E. Dernoga, Esquire, on behalf of Peter Hyde, Charles Macgill, Charles A. Kucera and Berchie L. Manley, Protestants /Appellants.

PURPOSE --to deliberate issues and matter presented to the Board; hearing dates of July 11, 1995 and July 19, 1995. Written Opinion and Order to be issued by the Board.

Opening comments by Chairman Schuetz: As indicated, this is the portion of the proceeding which, according to Maryland law, the Board is compelled to deliberate cases before it openly. Like my predecessor, I have a great amount of disdain for this part of the process; justice is not necessarily served. I just wanted to get that on the record.

ROS: This particular case causes great deal of concern for me. I think that we have before us what could be characterized as an excellent plan. The Council saw fit to zone this particular parcel as it did, and in reading Mr. Schmidt's opinion below, he even mentions that he cannot substitute his judgement, nor should he be asked to substitute it, for the appropriateness of OT zone; seen by the Council as an opportunity. Therefore, it's not an issue but speaks volumes for what the Council believes is an appropriate use for this site. I say that for the benefit of all in the room to see that, while I appreciate your position and opposition to the park in general, the Council wants this thing to go through at some point. I'm trying to help those in the room understand that what the Board is asked to do in this matter is not determine if park is appropriate use. Board is being asked whether or not what has been proposed is appropriate given current zone; whether or not the Commissioner was correct in approving the plan and correct in granting the special hearing and variances requested. Our standard of review on the development plan consists almost exclusively of the review of what was provided below. I say almost because we hear oral argument provided by counsel for both sides, and on the odd occasion as Mr. Barhight indicated, allow other testimony and evidence to be presented. Then we have the standard of review which is truly not a standard of review, we have what is called "de novo"

/heard anew before this Board on special hearing and variances. What is troubling to me and truly what I have fit together so far is that in these particular matters where we have a development plan with zoning riding with it, we have to separate the issues that were heard jointly below. Very difficult position in which to be placed. At this point, in reviewing the evidence and testimony below, as well as the Commissioner's Opinion and Order, I would have to agree with him that the development plan should be approved. However, that is where the standard of review parts company with the development plan, when the case is heard on its merits for the variances and special hearing.

I have reviewed all of the information which has been brought to us in this matter de novo and am compelled to deny the variances which were granted below. I found the testimony of Mr. Smith to be less than compelling. Mr. Dernoga made very good cogent question of Mr. Smith when he asked him if he was familiar with case law. He started talking about Cromwell v. Ward and other things to which Mr. Smith was led down the path to ostensibly step in hole that says "we can put it anywhere on the site." That, to me, constitutes self-imposed hardship. Secondly, Mr. Dernoga was absolutely correct in that the Board now has a great deal of guidance from the upper courts within Maryland's court system in determining how variances are to be viewed and the tests which must be passed in order to allow variances under the County code. It is true that this is a unique site. There are very few sites in the County, much less central Maryland, in what I would call the metropolitan area of Baltimore /Washington corridor, of this size with this type of zoning, with the ease of access to the major interstates, and with this type of zoning, taking into account the proximity to the university, research offices, and employee base. All factors are unique; what is not unique is the zoning line. The zoning line is not a feature of the land nor of any building, in that the design to place a building there does not constitute a uniqueness. Mr. Smith's testimony essentially puts the Board into believing and tries to get the Board to believe that the design is what makes it unique, and therefore the Board must find that it is not unique, and therefore the test stops there under Cromwell v. Ward. Practical difficulty likewise, however, I'd like to speak to simply because I believe that practical difficulty (frankly this is where I differ from the upper courts; however, we are guided to follow what has been provided above) /practical difficulty is an issue which should be addressed case by case. I say "should" but the Board is compelled to stop under Cromwell v. Ward under uniqueness issue. Site does have environmental constraints and with dwindling supply of tracts such as this those issues become more and more important to any development. What was proposed by KCI is obviously after what seems to be a fairly protracted process in which KCI and UMBC dealt with appropriate authorities in DEPRM. I think

that what they have proposed is laudable. My approach is purely as a matter of law that the variances should not be granted; setback variance for the building should not be granted; the drive aisle and the special hearing are moot. Special hearing, I believe, does not need to be addressed because of the denial of the variance that would substantially change the layout of the entire development plan as indicated by Mr. Smith in his cross-examination. He admitted that were they to move building 3 to another site or eliminate building 3 altogether and use another site for tenancy of NIRO company would substantially alter the plan.

Preferably, of course, the Developer would like to see that all 12 buildings are buildable. If that is so, the engineers and architects will put their heads together. If it works out that way, or if it works out that the Developer, during the Comprehensive Map Process, is able to obtain zoning on the adjacent property regardless of leasehold arrangement, it will be built; the project will proceed.

However, as a matter of law, I find that zoning line is not a unique feature to the land. Therefore the variance for the setback shall be denied. The special hearing is therefore moot, and I believe that the variance for the drive aisle and the variance for the parking setback from that zoning line shall also be denied for the same reasons.

I believe that there were a couple of issues that were raised during closing argument that I should address. One is Mr. Dernoga's contention that this case should be quite possibly remanded. I've been mulling that over for several days actually. If we were going to deny this, should it be remanded, denied, etc. It's my belief that the remand would be inappropriate. I believe that the Zoning Commissioner in granting the variance and special hearing then acted properly in granting the approval of the development plan. We are not in a vacuum here though. So by denying the variances, I cannot remand it back to Mr. Schmidt for he found contrary to what I did. It would be inappropriate for me to remand it to him to make corrections to his zoning findings. The zoning portion was de novo. Therefore, it is appropriate to overturn the development plan; findings of the zoning commissioner. I think I've probably said enough.

MW: As Mr. Schuetz has pointed out, there was a lot to look at in this case; a tremendous amount of arguments. But the situation basically is that the property is zoned O.T. and the research park is permitted on that property as it exists. It's a permitted use on the property. What has concerned me most is the idea that perhaps because the applicant also owns the adjoining property which is zoned for residential use that somehow or another it is alright for that property to be used as part of the research park. It does not seem to me that the

Deliberation /UMBC Research Park /95-340-SPHA /CBA-95-154

variances can be granted on these grounds. That can only be granted through the legal process as it's read, and I would agree that I simply do not feel that the applicant has met that burden on those variances, and for that reason the variances are not to be granted, and from the other standpoint, it follows, as Mr. Schuetz explained, that the development plan would have to be overturned as well.

CLM: Just simply, for the record and these deliberations, let the record reflect I agree with co-members' comments entirely.

ROS: Before we conclude the deliberations, I want to point out for the benefit of the audience the issue concerning the five-day requirement not being met, I agree with Mr. Barhight. Protestants' counsel asserts that they have been prejudiced below. I am here to tell you that it is your responsibility as protestants to find out what the requirements are. If you are going to go before the Zoning Commissioner or this Board, it is your responsibility as the litigant to find out what the requirements are, raise them as argument. If you believe you have been prejudiced, so state. It's a little late in the game to be making that argument. I say that because I believe that you went through the Zoning Commissioner's hearing unwittingly committing yourselves to 1200 pages of transcript; it was self-inflicted that you had 1200 pages of transcript, and in my view UMBC and the State of Maryland handled that in a very professional and gentlemanly fashion. It is not often that you get a freebie before this Board. I wish to thank Mr. Barhight and UMBC for that. Made presentation of the case much easier.

Closing statement Chairman Schuetz: This concludes deliberation. Board will issue written Opinion and Order. Said Order will be issued within 15 days from today's date, and any petition for judicial review will be taken from the date of that written Order, and not necessarily from today's date.

Respectfully submitted,


Kathleen C. Weidenhammer
Administrative Assistant

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: UMBC Research Park, Inc. Case No. CBA-95-154
/ZADM 1-432 and Case No. 95-340-SPHA

DATE : August 30, 1995 /MOTION FOR RECONSIDERATION

BOARD /PANEL : Robert O. Schuetz (ROS)
Charles L. Marks (CLM)
Margaret Worrall (MW)

SECRETARY : Kathleen C. Weidenhammer
Administrative Assistant

Those present included Thomas E. Dernoga, Esquire, on behalf of Peter Hyde, Charles Macgill, Charles A. Kucera and Berchie L. Manley, Protestants /Appellants; and Rachel Zelkind, Assistant Attorney General, on behalf of the State of Maryland.

PURPOSE --to deliberate Motion for Reconsideration filed by G. Scott Barhight, Esquire, on behalf of UMBC Research Park, Inc.; and Motion for Reconsideration filed by the Office of the Attorney General on behalf of UBMC.

Opening comments by Chairman Schuetz: We are here to deliberate Case No. CBA-95-154, UMBC Research Park, Inc. This is to deliberate the Motions for Reconsideration brought by Petitioners through Mr. Barhight. This deliberation is in accordance with the open sessions law. I'm going to go first.

ROS: Yesterday we heard from Mr. Barhight and Mr. Dernoga concerning the Motion, and it's Petitioner's contention that under Rule 10 of the Board's Rules of Procedure there was mistake and irregularity in the Board's findings and opinion. Further, that Petitioners have withdrawn variance relief requested, and therefore the development plan approval or denial ought to move forward on that basis; further, that the five criteria under Baltimore County Code Section 26-209(d)(3) a to e were not met. In the issue of irregularity, that the Baltimore County Zoning Regulations and the Code in the legislative findings and in the preamble to pertinent sections, that the development regulations are supposed to foster development in Baltimore County. Further on the issue of irregularity, there is an issue of fairness /where the protestants would not be prejudiced by remand but the Petitioner is prejudiced by reversal, which the Board found in the instant case. Further, that in light of Petitioner's withdrawal of variance relief requests, the uses on the development plan would be accomplished as a matter of right. Protestants contend no legal basis for reconsideration; essentially that the Board found that by denying variances requested constitutes substantial change in plan; that,

therefore, there was an error of law by the hearing officer; therefore protestants contend that 26-209(d) was met. Protestants brought a number of cases for Board's consideration relative to the admissibility of additional evidence following closure of evidentiary portion of hearing, and in Board's course of reconsideration, as well as other issues. The Board does note however that protestants indicated, and in fact reiterated what was said, in closing argument, that remand may have been arguably correct.

I have read the case over /all of my notes; re-read opinion which I had re-read back and forth so many times in initial drafting, as well as all the cases brought by Protestants in their argument yesterday, as well as Mr. Barhight's writing in motion for reconsideration on behalf of Petitioner. Further, I have read the applicable sections of Code and BCZR. And in my opinion, it boils down to a couple of simple issues. First of all, where Mr. Barhight and Petitioners contend that the five criteria are not met, I do not agree. I think that the opinion is very clear that the hearing officer below made a finding in granting the variances which, under Section 26-209(d)(3) is essentially unsupported by competent, material and substantial evidence in light of complete record as submitted. We did not, however, find the hearing officer to be arbitrary or capricious; only that record did not support variance. Nonetheless, I believe Mr. Barhight is correct when he argues that the development regulations are intended to foster development. Therefore, the Board is placed in a situation of having to balance issues of intent where the Code is concerned as opposed to finding errors of law below. That's one of the few opportunities that the Board has in providing some degree of interpretation as opposed to simple application of law. In light of that, it becomes then an issue of who is prejudiced on the issue of remand versus a reversal. And that's where the development regulations themselves come into play. The Board is not results-oriented; only to look where the process winds up once it leaves this Board. On the reversal, the plan gets killed. Possible that the reversal is appealed and the Circuit Court remands it back to us with instructions or the Circuit Court affirms. On the remand, could similarly be appealed; same thing applies. Or it goes back on remand and goes back through development plan process, and in my view, there are ways to handle issues of dicta provided in Board's original opinion. I believe that it's abundantly clear from our opinion that the Board views denial of variances substantial change to development plan. Board also provided dicta indicating the Board's belief that the plan as proposed and ultimately as altered has substantial merit.

Therefore, it is my position that, as an issue of fairness and not being inconsistent with development regulations' intent, it's my belief that there is irregularity in this particular matter. Several protestants in the initial hearing

acknowledged that a remand is appropriate and substantially confirmed in yesterday's motion hearing. Therefore, it's my position that irregularity is in the Board's application of the position to reverse the matter where the Board, at the same time, indicated its support in the merits of the development plan. Therefore, it would be my position that we ought to remand the case to the hearing officer. However, in the opinion I would provide substantial dicta to indicate that the changes would be substantive to the plan. Therefore, rather than going to the very beginning of the process, at least it would put them through the rigors associated with substantive change. That's all I have to say at this point.

CLM: Subsequent to yesterday's motion for reconsideration by UMBC Research and Motion for Reconsideration by UMBC, I took the time to review notes taken; the opinion/order of the Board dated August 3 and also our complete Board of Appeals file with exhibits, evidence, data from hearing. Arguments in motion of Mr. Barhight were impressive and to the point. I appreciate the legislative and case references supplied by both parties. Opinion and Order issued by the Board denied one variance; dismissed in part and dismissed special hearing; and reversed the hearing officer as to the development plan approval. The Board is required to issue opinion and order in timely fashion due to constraints by law. Law requires any appeal to be made promptly and in accordance with Rules B1 through B13 of the Maryland Rules. Counsel for UMBC and UMBC Research Park now request Board to reconsider that opinion/order in light of significant changes occurring since that date, and in considering request, would be simple request. With the variances withdrawn and no special hearing, development plan would be satisfactorily and should be remanded, and find that in public deliberations, which are not included in order, Board expressed fact that the plan was a good one; hearing officer had considered all facts of case after days of testimony and evidence. Everything to be in plan existed in plan for consideration. Troublesome areas were variances. On page 11, it was stated: "Board finds development plan to have substantial merit." Simple solution, again as suggested by Mr. Barhight, would be to remand to hearing officer, and as he indicated yesterday, would not prejudice protestants. Mr. Dernoga said Protestants would be prejudiced by reversal and remand. Counsel for Petitioner/Developer cited rule 10 concerning reversal power of Board; within 30 days from date of decision, Board shall have revisory power and control over order / fraud, mistake or irregularity. Also cited Baltimore County Code Section 26-209(b)(1); Board has authority to remand to hearing officer. During public deliberation, each counsel pointed out Board suggested it would be outside Board's authority to correct by way of remand. In its Opinion, Board chose not to remand but rather permit appeal by B1 through B13 of Maryland Rules of Procedure. At the present time, the Board has revisory power

over Order in event of fraud, mistake or irregularity. Both parties have agreed that fraud is not in question. Mistake is generally confined to those issues where jurisdictional mistake, in error of judgement; and irregularity is doing or not doing of that in course of action which ought not to be done. In the instant case, there were two days of public hearing. Evidence taken; thereafter public deliberation followed by written opinion and order of Board.

Miles v. McKinney, 1938, bears similarity to instant case. Zoning committee heard at public hearing; Board disapproved zoning. Controversy was whether proposed filling station could be built in 300' buffer of existing church; same day counsel was notified; next regular meeting of Board, minutes were approved and offered; appealed to Baltimore City court. Subsequently church lost lease; relocated close to old location and still within 300' buffer. Board reheard case and approved permit even though church had left prior location but after relocation, was still within buffer. In that case, Court held that zoning Board had right to correct errors by fraud, mistake, surprise or inadversity, which any agency must have in order to perform duties. But whether or not it has right to reconsider its decision in case where it has been heard, decided and tried without fraud, mistake or surprise, or inadversity is another matter. Miles case -- Board decided case by unanimous vote; entered order in minutes. Notified counsel. Situation where church relocated in 300' area wherein in our situation the variances have been removed, nevertheless in my opinion it would appear that Board lacks authority based on rules to now remand case back to the hearing officer having made its final order and opinion. Miles case buttressed by Court of Appeals in 1962, Keith Construction Co. In that case, statute did exist requiring good cause be present for every hearing. Court discussed at length what is remand by "good cause." Cannot be mere change of opinion; comes as to correctness of original decision. No fraud, surprise, mistake or irregularity of facts before it. In the Motion for Reconsideration, certainly new facts have come to light. We do not have a good cause statute to guide us. And even in the absence of one, Court held that County Commission under applicable statute could reconsider zoning case without any such zoning as was necessary in McKinney. This was true in the absence of statute; a rule to contrary. Good cause results from fraud, mistake, inadvertence, not where new facts have developed. In my opinion, had variance been withdrawn prior to entry of order, might have produced different result. Lacking that, however, in my opinion, this Board is required, because of absence of these elements, to deny motion for reconsideration and for remand of case to hearing officer.

MW: As I believe is obvious to everyone, this is a situation which has caused each of us to look very carefully at a great volume

of material, and as Mr. Schuetz said, I too read these cases over as Mr. Marks obviously did; read material over several times. It's incumbent upon us to take it under very very serious consideration. I am concerned that the development plan with the variances removed as indicated by UMBC's Mr. Smith requires a new plan; not just a revision but a whole new way of looking at the property. UMBC, in turn, has indicated they will not pursue initial plan as a result of Board's order and will present another plan without the variances and without special hearing. And since this Board does not hear new plans, I am of the opinion that any new plan can take its regular process through development regulations and regular procedure, as if coming in anew. More to the point is having thoroughly reviewed these issues, it is also my opinion, pursuant to rule 10, and certainly Mr. Marks and Mr. Schuetz have given a great deal of background; order which the Board wrote with regard to this case evidences, in my opinion, no fraud, no mistake and no irregularity, and therefore I agree with Mr. Marks that the Motion for Reconsideration must be denied; no authority for us under that reconsideration to remand it back to the hearing officer.

ROS: We have a split situation here. It's up to my colleagues to try to convince me that the case should not be remanded at this particular point. It's my position that the case should be remanded. I took none of the information which was brought by Mr. Barhight in terms of the withdrawal of the variance requests or any of the zoning relief. I just didn't consider any of that. I looked purely at the record and found that within the Board's own opinion that irregularity exists. Therefore, I believe that, indeed, pursuant to Rule 10, that the Board's own findings, that the plan has substantial merit and that the plan meets the development regulations guidelines, despite the zoning relief denial, in and of itself creates irregularity, because the Board, therefore, ought to have remanded the case at that time. As Mr. Marks very accurately pointed out, issue of fraud is not at issue here. Issue of mistake where the Board is concerned historically has been reduced to even clerical mistake; never anything substantive. Purely on the basis of irregularity do we have something to consider.

It is my contention and will remain so that the case ought to be remanded back to the hearing officer with dicta indicating that amendments to the plan are to be material part of the process before the hearing officer. Therefore, pursuant to 26-211, would have to go through process anyway. Comes down to the issue of prejudice. Where Board has to balance issues before Petitioner as well as protestants; my contention that, because of the irregularity, the Board has prejudiced Petitioner given position on merits of case. One thing which Mr. Dernoga brought into case law is the issue of outside forces on finality; one thing which has been driving this

process has been the fact that there is finality. Motion for continuance was denied because of finality and time constraints before Board. Any other undue influences are absent. There was a lot of press and lot of rumbling; can assure everyone in this room - has nothing to do with the Board; Code is what it is. Board is constrained to decide matter. I've said all there is to say from my point of view.

CLM: Do not have much to say other than the irregularity is not present here; problem is that the Board has its final order on record. Once order is on record, proper approach is for appeal to follow normal course through appeal process.

MW: I suppose that my way of dealing with order we discussed is that it does not appear to me to prejudice either party for new plan to go through or a new plan without variances to simply go through development process.

ROS: That's where we differ. This kicks them back to square one. If they do not appeal and submit to new plan -- instead of going back through the hearing officer. It's a very large difference of opinion. That indeed prejudices not only the Petitioner but the citizens of the County and State, because taxpayers are party to this particular case. Weighs heavily on issue of prejudice. Not question of whether or not they will have to go through hoops; will still have to go through normal development process on remand, but puts them back to where they were prior to coming to the Board.

MW: I do not agree that by remanding it will eliminate process. Because what came to my mind is under what auspices we have power to reconsider that could be challenged. That challenge could be a whole new way to lengthen process rather than shorten it. By going back through development process, it can shorten that process, for example, there is no need for development plan scheme conference, etc. Doesn't get tied up in legal boondoggle or whether or not Board decided question of reconsideration appropriately.

ROS: Factually I think that is not the case. If you kick them back to square one, will have to go through entire development process instead of only part of it. Again, I'm not letting that color my view. I'm saying prejudice exists where the Board already finds substantial merit to put it back to square one; makes all that recognition moot. Frankly, I think that is a little misplaced. I don't believe that what you have said is factually correct. It does not appear we will come to an agreement, unless you have changed you mind, Mr. Marks. I have not changed my mind; will write dissent.

CLM: I'll hold to my original position.

Closing statement Chairman Schuetz: Thank you all very kindly. We have split decision. Look for written opinions and order of Board to come out in very short order. Under serious time constraint; must come out by Tuesday, September 5th; no later than Tuesday.

Respectfully submitted,


Kathleen C. Weidenhammer
Administrative Assistant

J. JOSEPH CURRAN, JR.
Attorney General

NORMAN E. PARKER, JR.
RALPH S. TYLER
Deputy Attorneys General



JOHN K. ANDERSON
Chief Counsel for
Educational Affairs

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
EDUCATIONAL AFFAIRS DIVISION

TELECOPIER NO.
(410) 576-6437

WRITER'S DIRECT DIAL NO.

Dated: July 6 1995

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FROM: Anne L. Donahue

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COUNTY

J. JOSEPH CURRAN, JR.
Attorney General



JOHN K. ANDERSON
Chief Counsel for
Educational Affairs

NORMAN E. PARKER, JR.
RALPH S. TYLER
Deputy Attorneys General

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
EDUCATIONAL AFFAIRS DIVISION

TELECOPIER NO.
(410) 576-6437

WRITER'S DIRECT DIAL NO.
(410) 576-7644

July 6, 1995

VIA FACSIMILE AND FIRST-CLASS MAIL

Kathleen Weidenhammer, Clerk
Board of Appeals for Baltimore County
Old Court Building, Room 49
Towson, Maryland 21204

Re: UMBC Research Park, Inc. et al., v. Berchie L.
Manley, et al.

Case Nos.: CBA-95-154/CBA-95-340-SPHA

Dear Ms. Weidenhammer:

Please find enclosed for filing in the above-referenced case the original Petitioners' Opposition to Request for Continuance.

Very truly yours,

Anne L. Donahue
Assistant Attorney General

Enclosure

cc: Berchie Manley (w/encl)
G. Scott Barhight, Esquire (w/encl)

umbcpark\corr\dlc\clerk.ltr

95 JUL -6 PM 1:36

COMMUNICATIONS SECTION

BOARD OF APPEALS FOR BALTIMORE COUNTY

UMBC RESEARCH PARK, INC. *

and

UNIVERSITY OF MARYLAND
BALTIMORE COUNTY *

Case No. CBA-95-154

Petitioners *

and

Case No. CBA-95-340-SPHA

v. *

BERCHIE L. MANLEY, et al. *

Appellants

* * * * *

OPPOSITION TO REQUEST FOR CONTINUANCE

University of Maryland Baltimore County ("the University"), by J. Joseph Curran, Jr., Attorney General of Maryland, and Anne L. Donahue, Assistant Attorney General, files this Opposition to the Request for Continuance filed by the Appellants and says:

1. The Appellants' request for a continuance of the July 11, 1995 hearing in this matter goes to some length to describe the chronology of events leading to their alleged need for more time to prepare for the hearing. This chronology makes it clear that the Appellants themselves delayed taking the steps necessary to properly prosecute their appeal of the Zoning Commissioner's ruling in this case.

2. The chronology also makes it clear that the transcript will be ready by July 10, 1995, before the date of the hearing, and that this Board will have the record before it which it needs to make a decision in the matter. In addition, Petitioner UMBC Research Park, Inc. has taken all steps necessary to provide the

record to this Board in a timely manner, despite the fact that it was the responsibility of Appellants to do so.

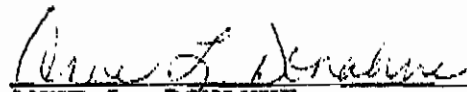
3. Throughout the hearing below, the Appellants were present in full force. Numerous protestants had the opportunity to observe the testimony, take notes, review documents and otherwise be fully conversant with the evidence that will be before this Board. A delay of the hearing for several weeks is unnecessary given this ample opportunity to fully prepare.

4. The interests of the University and the UMBC Research Park are to resolve this dispute as efficiently and quickly as possible. These interests are consistent with the law, which requires the Board of Appeals hearing to begin in a timely manner. The interests of the Appellants are to the contrary, and to delay a resolution as long as possible. They have proven their abilities to delay throughout the proceedings below, and the University asks that it not be tolerated in the appeal process.

Wherefore, it is respectfully requested that the request for continuance of the appellants be denied.

Respectfully submitted,

J. JOSEPH CURRAN, JR.
Attorney General of Maryland



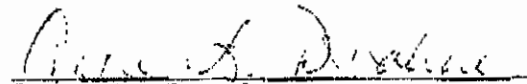
ANNE L. DONAHUE
Assistant Attorney General

200 St. Paul Place, 17th Floor
Baltimore, Maryland 21202
Tel: (410) 576-6450

Attorneys for Defendant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of July, 1995, a copy of the foregoing Opposition to Request for Continuance was mailed, postage prepaid, to G. Scott Barhight, Esq., 210 Pennsylvania Avenue, Towson, Maryland 21204, attorney for UMBC Research Park, Inc., and Berchie Manley, Coalition for the Preservation of Southwest Baltimore County, Inc., 319 Gun Road, Baltimore, Maryland 21227, representative of the Appellants.



Anne L. Donahue
Assistant Attorney General



Informational/Pre-Concept Plan Conference

UMBC RESEARCH PARK

Project Name

UMBC LOOP & UMBC BLVD

Project Address

ICI

Acreage

93.6

Owner

UMBC DEV CORP

Electron/Councilmanic District

KCI

Developer

Engineer

of Units (Residential)

of Sq. Ft. (Commercial)

DATE 24 JAN 95

FEES:

Concept Plan

Development Plan

PWA

Title

Forest Buffer

For discussion of the following items, please see the Department of Public Works, Room 307, County Office Building.

Scope of obligations for improvements under Section 26-236 BCC

- ☒ Streets and necessary Rights of Way... *2.5 MILES... RAILROADS*
- ☒ Drains, Bridges, and Culverts
- ☒ Curb and Gutter
- ☒ Sidewalks/Paths
- ☒ Traffic Control Devices

- ☒ Sewer Lines
- ☒ Water Lines
- ☒ Open Space... *A.O.S. 25%*
- ☒ Landscape Plan
- ☒ Street Lights

To obtain information on the following items, please see the indicated location:

- ☒ Master Plan Intent and/or conflicts (Highways)
- ☒ Basic Services Map
- ☒ Tidal and/or Riverine Flooding, Water Courses
- ☒ Proximity to water and sewer (incl. sewer & water plan)
- ☒ State and/or Federal permits may be required

Room #201 *Barbadian*

Room #207 *A. Thomas*

Room #202 *Veronica Thomas*

WILL BE REVIEWED BY THE DIRECTOR OF D.P.W.

For discussion of the following items, please see the Office of ZADM Counter, Room 109, County Office Building or call 887-3391 for an appointment.

OT Zoning Classification

207-409 BCR

Bulk & Parking Requirements

VARIANCES + SPECIAL HEARING

Anticipated Hearing Requests

IF ANY INCLUDE ON PLANS

Prior Hearings with Case numbers

Account numbers



UMBC

University of Maryland Baltimore County
Office of the Vice President for
Administrative Affairs
5401 Wilkens Avenue
Baltimore, MD 21228-5398

Tel. (410) 455-2939

Fax (410) 455-1096

MARK_BEHM@UMBCADMN.BITNET

Mark Behm
Vice President

Room 406, County Courts Building.

- ☐ Capital Improvement Program
- ☐ Park sites
- ☐ Local master plans
- ☐ Areas of Study
- ☐ Microwave Path (bldgs > 60')

72)

(external)

- ☐ Building elevation drawings
- ☐ Sign elevation drawings
- ☐ RC 4 Requirements
- ☐ Compatibility required
- ☐ Agricultural sites
- ☐ Greenways
- ☐ Scenic Route/View
- ☐ Design Review

possible
light rail connection
restrictive covenants

Orientation of existing & proposed buildings shown on-site and within 200 feet of the site

For discussion of the following items, please see the Department of Environmental Protection and Resource Management, Room 416, County Courts Building.

- ☒ Storm Water Management, Water Quality
- ☒ Chesapeake Bay Critical Area
- ☒ Wetlands, Streams, and Stream Buffers
- ☒ Forest Conservation
- ☒ Agricultural Preservation, Conservancy Areas
- ☒ Hydrogeological Study, Environmental Effects Report
- ☒ Wells & Septic Systems

(887-3768)

(887-3980)

(887-3980)

(887-3980)

(887-2904)

(887-3980)

(887-2762)

FSD as soon as possible

CC: Council 4/12/95

Next step is to submit two (2) check prints of both the site constraints & the site proposal plans or, combined plan and this checklist to Room 123, County Office Building.

Applicant's Signature *Michael J. Egan*

ZADM Representative *Kurt L. Kugelberg*

OPZ Representative *James J. Kugelberg*

DPW Representative *James J. Kugelberg*

DEPRM Representative *Lawrence Wilson*

Zoning Representative *John D. Harris*

Checklist

UMEC Research Park
N/S Sulphur Spring Road S of UMBC Campus
District 1C1

CONCEPT PLAN ATTACHMENT

WATER COMMENTS/ALTERNATIVES

1. The second zone 12" water main would be extended from the intersection of Sulphur Spring Road and Shelbourne Road over to the proposed 12" water main between buildings "7" and "8". A division valve would be located at this spot. This main would provide additional fire protection and a second source of water should it ever be needed. A hydrant will be needed near the division valve.
2. If the western Third Zone is used, the static pressure will be as high as 172 PSI. All piping, meters, hot water heaters, etc. should be chosen to withstand this high pressure.
3. A second alternative would be to convert all piping to the second zone. This would create a loop from the intersection of Selford & Metropolitan to the intersection of Sulphur Spring & Shelbourne. The only problem with this would be the question of fire protection. Would there be enough available? If this alternative is pursued, then a fire flow test should be done at two locations:
 - a. Elm Road & Selford Road
 - b. Sulphur Spring & Shelbourne

Static pressure from the second zone will be as high as 80 PSI.

4. A third alternative would be to run a western third zone 12" water main to the site for fire protection and a 12" second zone water main for normal daily demand.
5. Which alternative is chosen should be dependant upon the KCI's engineers' requirement for fire protection for the buildings in the research park.

/jrb

2/22/95

Postmaster, please deliver to:

SOUTHWEST COALITION INC.

% MAIDEN CHOICE COMMUNITY ASSOCIATION

P. O. Box 18262, Hialeah, FL 33157

Your Address

SOUTHWEST COALITION, MAIDEN CHOICE COMM. ASSOC., COLLEGE HILLS COMM. ASSOC., KENWOOD/PARADISE COMM. ASSOC.,
 COMDENSVILLE IMPROV. ASSOC. OF ARBUTUS, RELAY IMPROV. ASSOC., CENTRAL CATONSVILLE NEIGHBORHOOD ASSOC.

PLEASE FOLD AND TAPE SO THAT THE ABOVE ADDRESS SHOWS!

(Fold line) (Fold line) (Fold line)

THANK YOU.

SURVEY QUESTIONNAIRE

(Check all that apply)

Before receiving this survey, did you know about the UMBC Research and Development Park?

() NO (✓) YES If yes, when (approximately) and how did you find out?

WORD OF MOUTH

I am OPPOSED to the Research and Development Park because:

- (✓) Private Industry should not be allowed in a stable residential neighborhood.
- (✓) State and County tax dollars should not be used to subsidize Private Industry (for example, Westinghouse).
- (✓) The proposed park may pose environmental dangers to our community.
- (✓) Public services/facilities problems, such as traffic should be solved before any further development is started.
- (✓) These 95 acres should be used for a nature conservatory, public open space, or be used only for academic buildings.

OTHER OPPOSING REASONS:

Already over building of R&D which will lead to increased % of failure.

I am IN FAVOR of the Research and Development Park because:

- () The Research and Development will create new jobs.
- () Baltimore County will benefit economically.
- () This represents a wise expenditure of our tax dollars.
- () Traffic will not be adversely affected.
- () UMBC will become a stronger academic institution due to industry and school ties.
- () OTHER FAVORABLE REASONS:

THEREFORE I AM: (✓) OPPOSED TO THE RESEARCH AND DEVELOPMENT COMPLEX

() IN FAVOR OF THE RESEARCH AND DEVELOPMENT COMPLEX

*****IMPORTANT*****

The following must be completed in order to make this survey valid.

(Please print)

Name: John B. White Jr Phone #: 242-8431

Address (Including ZIP): 409 GUN Rd Balto MD 21227

Signature: John B. White Jr Date: 3/10/91

If known, what Community Association boundaries do you live within?

GUN Rd Assn - Southwest Coalition

Are you already a member of that association? YES

27

TO: Shirley M. Murphy, Esq., Chief
Division of Real Estate, Office of Law
County Office Building, Room 300A
111 W. Chesapeake Avenue
Towson, Maryland 21204

PROFESSIONAL LIABILITY INSURANCE
COMPANY _____
POLICY # _____
LIMITS OF LIABILITY _____

CERTIFICATE OF TITLE

The undersigned Attorney at Law, duly admitted to practice before the Court of Appeals of Maryland, having established office at _____, being familiar with the Land Records, Circuit Court Records, Orphans Court Records and other records of _____ County, has examined the foregoing records, or such of them that may relate to the title and encumbrances thereon of the land hereinbelow described and certifies to Baltimore County, Maryland that said records disclose the following:

LOCATION AND GENERAL DESCRIPTION OF LAND
AS APPEARING FROM LAND RECORDS AND NAME
OF PLAT AND SECTION TO BE RECORDED OR AS
RECORDED:

OWNER OF LAND AS APPEARING FROM THE
ASSESSMENT RECORDS AND TAX ACCOUNT NO.
FOR TRACT:

FEE SIMPLE TITLE VESTED IN:

OTHER TITLE INTERESTS OF RECORD:

REFERENCE TO DEEDS AND OTHER INSTRUMENTS
BY WHICH TITLE WAS ACQUIRED:
(Attach photo copy of all Deeds and
other instruments relied upon).

EASEMENTS:
(Attach photo copy of instruments creating).

MORTGAGE LIENS:
(Attach photo copy of instruments).

OTHER LIENS, ENCUMBRANCES OR PENDING
CASES (U.S. AND BALTIMORE COUNTY):
(Attach photo copies of any recorded
among Land Records).

It is the opinion of the undersigned that good and merchantable title vests in the aforementioned title holders of record, subject only to such easements, restrictions, covenants, and liens and encumbrances as are above mentioned; and subject also to the following: (further comments).

DATE: _____

Attorney

ANY QUESTIONS CALL

Dennis F. Maloney, Esq.
Title Examination Supervisor

Baltimore County
Department of Public Works
Bureau of Land Acquisition
County Office Building, Room 300
Towson, Maryland 21204

(301) 887-3293



SUBJECT: Right-of-Way Clearance Checklist

In order to maintain an expedited schedule for public construction contracts, the Division of Real Estate (DRE) needs the following assistance from developers and their engineers.

A. Provide a Title Certificate and a Title Plat showing all properties (with their title lines) being combined to create the development site. In addition, show any mortgage lines which cover only a portion of the site. Copies of deeds and mortgages will also help. In the event of an assemblage, providing a copy of the consolidation deed will expedite clearance.

B. Time required for acquisition of offsite rights-of-ways is beyond the control of the County and therefore cannot be guaranteed. Offsites discovered by DRE will set a "Flag." Be sure to provide DRE with a Title Certificate and copies of any agreements with offsite property owners, especially dealing with the value of takings (Please state if offsites are to be dedicated at no cost, or with any special conditions.)

C. Existing easements establishing prior rights by another party will set a "Flag " and the crossing of these easements may not be legally possible by the County. Utility companies, railroads or private parties will be considered offsites even though the developer may own the underlying fee, and this will also set a "Flag."

D. The recorded subdivision must show (with proper nomenclature) all necessary easements, rights-of-way, storm water management, forest buffers, and greenways (see check list). The construction plans and recorded plats must agree for all takings to be conveyed to the County or Right-of-Way plats will be needed. Revised construction drawings, amended record plats, or easements improperly shown will set a "Flag" and may require a renegotiation of progress schedule. When exchanges are needed due to previous acquisition from recorded plats or otherwise a "Flag" will be set. See attached "Record Plat Checklist".

E. The Customer is fully responsible for all non-county signatures necessary for deeds. The DRE project schedule is complete when the deed is delivered to the Customer. See "Checklist For Legal Instruments".

F. Due to the delay in posting recorded instruments in the Land Records of Baltimore County, DRE must receive notice of any change in title or the recordation of any instruments which affect the project from the time of the submittal of the PWA to the time of recordation of Baltimore County instruments. It is suggested that a certified copy of any instruments (showing the liber and folio numbers) recorded during this period be delivered to DRE to expedite processing (deeds, mortgages, releases, etc.).

G. All taxes are to be paid prior to the recording of the record plat. Failure to comply will withhold recordation of document.

RECORD PLAT CHECK LIST

- 1) North Arrow and Scale.
 - 2) List all parties of current ownership (Husband and wife, partners, etc.) with all deed references and tax account numbers. Note: On recently re-recorded plats, list the series of tax account numbers. In the advent of a contract purchaser, both the contract purchaser and the legal owner must sign. Owners of lot already conveyed off prior plats must be joined in.
 - 3) Constant nomenclature with no abbreviations except as follows:
 - a) Highway Widening Area = Ac.±
 - b) Drainage and Utility Easement
 - c) 100 Year Flood Plain Reservation /or Easement
 - d) Forest Buffer, and/or Conservation Reservation /or Easement
 - e) Greenway Reservation /or Easement
 - f) SWM as follows:
 - Storm Water Management Reservation
 - H.O.A. Storm Water Management Area
 - C.O.A. /or Condominium Storm Water Management Area
 - Storm Water Management Easement
 - Joint Industrial Storm Water Management Area
 - Joint Commercial Storm Water Management Area
 - g) Revertible Slope Easement
 - h) Local Open Space
 - i) Access Easement for Baltimore County
- In addition, NO dimensions should be made a part of labels.
- 4) All easements, etc., clearly labeled and be clearly identified by arrows, leaders, and symbolic lines. They should have definite points of beginning and termination making an enclosed figure.
 - 5) Highway widenings labeled and area given; all roads clearly named with appropriate bearings, distances, curve data, and widths; area of total highway acquisition; revertible slope easements labeled and hatched.
 - 6) 100 year flood plain reservations will be owned by Baltimore County: give area. If it is to be part of the lots or other areas on the plat, it should be an easement NOT a reservation.
 - 7) Storm Water Management Reservations will be owned by Baltimore County. All other SWMs will be privately maintained; also add in the "Note Section" of the record plat: "Storm Water Management to be privately maintained." All areas should be computed.
 - 8) H.O.A. areas clearly shown and labeled; private easements and roads clearly shown and labeled. Ingress, egress, maintenance, and utility easements encompassing panhandles should be labeled "private," and public easements within these private easements should be avoided.

- 9) Slopes (revertible or temporary) and drainage & utility easements should run through each other, if necessary, for continuity.
- 10) Any existing easements or fee areas should be hatched , and identified with R/W number and Deed Reference.
- 11) If Record Plat is a resubdivision or amended plat, the reason for the re-subdivision or amended plat along with the old record plat recording reference must be given. Also, were any easements, roads, etc. previously acquired from old plat? If yes, a release or exchange of acquisitions may be necessary if conflicts arise. Also see #2 above.
- 12) Boundary of entire subdivision or "section" of subdivision which is actually being shown on the record plat in question should be clearly shown and its area given. Only easements, roads, etc. shown inside of that boundary can be acquired from the record plat.
- 13) Local open space is to be owned by Baltimore County. Private open space should be labeled with appropriate entity, such as H.O.A. Open Space. Areas must be computed for each of these.
- 14) Each lot should show its lot number and house number. Lot areas are preferred.
- 15) Forest Buffer Reservations will be owned by Baltimore County. Forest Buffer Easements will have covenants placed on them. Both reservations and easements will be labeled and fully defined by bearings and distances. Provide area of the Reservation.
- 16) State Roads clearly identified with Route numbers and separate Highway Widening Area, if necessary.
- 17) All plats must have the latest version of the "Highway" note:

"Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, forest conservation areas in fee or easement, greenway areas in fee or easement, and storm water management areas, no matter how entitled, shown hereon are reserved unto the owner and, except for those indicated as private, are hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives and assigns shall convey said areas by deed to Baltimore County, Maryland, at no cost."
- 18) Vicinity sketch should be shown on every plat.

Questions should be directed to Walter L. Beaumont, Supervisor of Drafting
(410) 887-3217.

CHECKLIST FOR LEGAL INSTRUMENTS, POST EXECUTION

Legal instruments prepared by DRE may be changed, altered, or by DRE. All executed documents are checked and/or reviewed for completion.

Items are specifically checked:

Execution(s) of the instrument, acknowledgment(s), and approval(s) by all required parties.
Correction(s), amendment(s), addition(s), insertion(s),
Underline(s) in body of instrument and/or in signature(s),
Acknowledgment(s), approval(s)
Names and capacities of executing parties completed in
Acknowledgments
County, City, State completed in acknowledgment(s)
Notary Seal properly affixed to each acknowledgment
Approval(s) by Director of Public Works or other Agency approval
Notary of Law approval as to legal form/sufficiency.
Exhibit(s) referred to are attached to instrument
Certificate of Preparation included and signed
Requested; that all copies are signed by all parties, etc.
Revision of change(s) in Trustee(s), Mortgage(s) properly
Reflected in Reference Clause.

Should be directed to Dennis Maloney, Supervisor of Title
(408) 887-3293.

SKULLNEY, GRAY & DERNOGA

ATTORNEYS AT LAW
217 MAIN STREET
SECOND FLOOR
LAUREL, MARYLAND 20707
(301) 725-1023

THOMAS E. DERNOGA
SUSAN B. GRAY
KATHLEEN S. SKULLNEY

BALTIMORE
(410) 792-7205
FACSIMILE
(301) 725-2889

January 17, 1996

Suzanne Mensh
Clerk of the Circuit Court
County Courts Building
401 Bosely Avenue
Towson, Maryland 21204-0754

Re: Civil Action No. 03-C-95-8120

Dear Ms. Mensh:

Enclosed please find a copy of the transcripts from the July 11, 1995, July 19, 1995, and August 29, 1995 hearings before the Board of Appeals for Baltimore County. A review of the Court's files revealed that these transcripts were missing. After discussing the matter with Mr. Barhight, we agreed to provide these copies to complete the Court's file. Please call me if you have any questions.

Sincerely,



Thomas E. Dernoga

cc: G. Scott Barhight, Esq.
Anne L. Donahue, Esq.

Box
365

ORIGINAL

1 UMBC RESEARCH PARK, INC./ * BEFORE THE
 2 N/s Sulphur Spring road, * BALTIMORE COUNTY
 3 south of UMBC Campus * BOARD OF APPEALS
 4 1st Election District * OF BALTIMORE COUNTY
 5 1st Councilmanic District *
 6 Re: * Case No. CBA-95-154
 7 Approval of Development Plan *
 8 and *
 9 SPH - Use of D.R. 3.5 * Case No. 95-340-SPHA
 10 residential land for office, *
 11 etc, et meet 409.6 BCZR; VAR- *
 12 structure within 0' of D.R. * July 11, 1995
 13 zone; off-street parking, etc.*

14 * * * * *

15 The above-entitled matter came on for hearing
 16 before the Baltimore County Board of Appeals of Baltimore
 17 Countyat Room 49, Old Courthouse, 400 Washington Avenue,
 18 Towson, Maryland 21204 at 10 o'clock a.m., July 11, 1995.

19 * * * * *

20 Reported by:

21 C.E. Peatt

ORIGINAL

1 UMBC RESEARCH PARK, INC./ * BEFORE THE
2 N/s Sulphur Spring road, * BALTIMORE COUNTY
3 south of UMBC Campus * BOARD OF APPEALS
4 1st Election District * OF BALTIMORE COUNTY
5 1st Councilmanic District *
6 Re: * Case No. CBA-95-154
7 Approval of Development Plan *
8 and *
9 SPH - Use of D.R. 3.5 * Case No. 95-340-SPHA
10 residential land for office, *
11 etc, et meet 409.6 BCZR; VAR- *
12 structure within 0' of D.R. * July 19, 1995
13 zone; off-street parking, etc.*

14 * * * * *

15 The above-entitled matter came on for hearing
16 before the Baltimore County Board of Appeals of Baltimore
17 Countyat Room 49, Old Courthouse, 400 Washington Avenue,
18 Towson, Maryland 21204 at 10 o'clock a.m., July 19, 1995.

19 * * * * *

20 Reported by:

21 C.E. Peatt

ORIGINAL

1 UMBC RESEARCH PARK, INC./ * BEFORE THE
2 N/s Sulphur Spring road, * BALTIMORE COUNTY
3 south of UMBC Campus * BOARD OF APPEALS
4 1st Election District * OF BALTIMORE COUNTY
5 1st Councilmanic District *
6 Re: * Case No. CBA-95-154
7 Approval of Development Plan *
8 and *
9 SPH - Use of D.R. 3.5 * Case No. 95-340-SPHA
10 residential land for office, *
11 etc, et meet 409.6 BCZR; VAR- *
12 structure within 0' of D.R. * August 29, 1995
13 zone; off-street parking, etc.*

14 * * * * *

15 The above-entitled matter came on for hearing
16 before the Baltimore County Board of Appeals of Baltimore
17 Countyat Room 49, Old Courthouse, 400 Washington Avenue,
18 Towson, Maryland 21204 at 9 o'clock a.m., August 29, 1995.

19 * * * * *

20 Reported by:

21 C.E. Peatt

VOLUME I OF FOUR VOLUMES

IN RE: * BEFORE HEARING OFFICER/
DEVELOPMENT PLAN & PETITION
FOR SPECIAL HEARING & VARIANCE * ZONING COMMISSIONER
N/S Sulphur Spring Rd,
South of UMBC Campus * OF BALTIMORE COUNTY

1st Election District * No. 1-432 & 95-340 SPHA
1st Councilmanic District
UMBC Research Park Corp, Inc. * May 2, 1995
Applicant Developer
* * * * *

The above matter came on for hearing before the
Zoning Commissioner of Baltimore County at Room 118,
Courthouse Building, Towson, Maryland on May 2, 1995 at
9:30 a.m.

* * * * *

BEFORE:

LAWRENCE SCHMIDT, Esquire
Zoning Commissioner

APPEARANCES:

G. SCOTT BARHIGHT, Esquire
RACHEL E. ZELKIND, Esquire
ANNE DONAHUE, Esquire
On behalf of Petitioners

Reported by:

Heather R. McLauchlin

VOLUME II OF FOUR VOLUMES

IN RE: * BEFORE HEARING OFFICER/
DEVELOPMENT PLAN & PETITION
FOR SPECIAL HEARING & VARIANCE * ZONING COMMISSIONER
N/S Sulphur Spring Road,
South of UMBC Campus * OF BALTIMORE COUNTY
1st Election District * No. 1-432 & 95-340 SPHA
1st Councilmanic District
UMBC Research Park Corp, Inc. * May 3, 1995
Applicant Developer

* * * * *

The above matter came on for hearing before the
Zoning Commissioner of Baltimore County at Room 18,
Courthouse Building, Towson, Maryland on May 3, 1995 at
9:10 a.m.

* * * * *

BEFORE:

LAWRENCE SCHMIDT, Esquire
Zoning Commissioner

APPEARANCES:

G. SCOTT BARHIGHT, Esquire
ANNE DONAHUE, Esquire
For the Petitioners

Reported by:

Heather R. McLauchlin

VOLUME III OF FOUR VOLUMES

IN RE: * BEFORE HEARING OFFICER/
 DEVELOPMENT PLAN & PETITION
 FOR SPECIAL HEARING & VARIANCE * ZONING COMMISSIONER
 N/S Sulphur Spring Road,
 South of UMBC Campus * OF BALTIMORE COUNTY

1st Election District * No. 1-432 & 95-340 SPHA
 1st Councilmanic District
 UMBC Research Park Corp, Inc. * May 4, 1995
 Applicant Developer

* * * * *

The above matter came on for hearing before the
 Zoning Commissioner of Baltimore County at Room 118,
 Courthouse Building, Towson, Maryland on May 4, 1995 at
 9:10 a.m.

* * * * *

BEFORE:

LAWRENCE SCHMIDT, Esquire
 Zoning Commissioner

APPEARANCES:

G. SCOTT BARHIGHT, Esquire
 ANNE DONAHUE, Esquire
 For the Petitioners

Reported by:

Heather R. McLauchlin

VOLUME IV OF FOUR VOLUMES

IN RE: * BEFORE HEARING OFFICER/
DEVELOPMENT PLAN & PETITION * ZONING COMMISSIONER
FOR SPECIAL HEARING & VARIANCE * OF BALTIMORE COUNTY
N/S Sulphur Spring Road, * Case No. 95-340-SPHA
South of UMBC Campus * May 5, 1995
1st Election District
1st Councilmanic District
UMBC Rewearch Park Corp, Inc.
Applicant Developer

* * * * *

The above matter came on for hearing before the
Zoning Commissioner of Baltimore County at Room 106, Old
Courthouse, Towson, Maryland on May 5, 1995 at 9:10 a.m..

* * * * *

BEFORE:

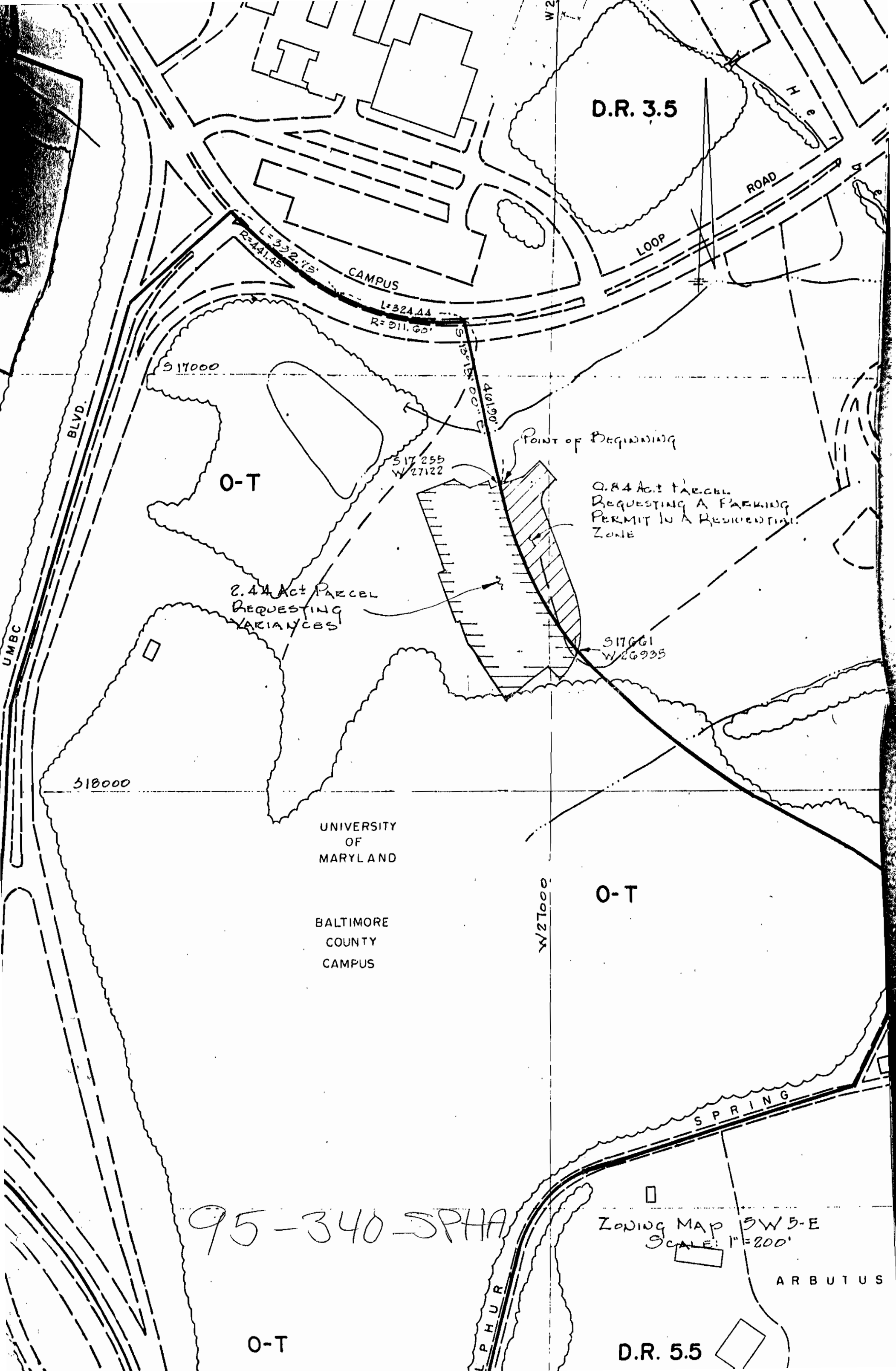
LAWRENCE SCHMIDT, Esquire
Zoning Commissioner

APPEARANCES:

G. SCOTT BARHIGHT, Esquire
ANNE DONAHUE, Esquire
For the Petitioners

Reported by:

Barbara A. Ely, CSR



D.R. 3.5

ROAD

LOOP

CAMPUS

L=324.44
R=911.60'

O-T

Point of Beginning

0.84 AC± PARCEL
REQUESTING A PARKING
PERMIT IN A RESIDENTIAL
ZONE

2.44 AC± PARCEL
REQUESTING
VARIANCES

S17661
W26935

UNIVERSITY
OF
MARYLAND

BALTIMORE
COUNTY
CAMPUS

O-T

SPRING

ARBUS

D.R. 5.5

O-T

95-340-SPHA

Zoning Map SW 5-E
Scale: 1"=200'

PROFESSIONAL RESUME

Richard L. Smith

Mr. Smith was born in Baltimore, Maryland and has principally lived in Maryland, graduating from Westminster High School in 1951. At this time he joined the firm of Whitman, Requardt and Associates as a Jr. Draftsman. Mr. Smith rose from that position to that of a Structural Layout Draftsman in the four year period he was with that firm.

In 1954, Mr. Smith was employed by the Bureau of Engineering for Baltimore County in the design of small utility extensions for that County.

In 1955, Mr. Smith joined the firm of KCI Technologies, Inc. (formerly Matz, Childs and Associates, Inc., and Kidde Consultants, Inc.) and has been associated with this firm to date, rising from a Designer-Draftsman in the area of utility design work to his present position of a Senior Associate in the Electrical Division of the firm, and Project Manager in the Urban Planning and Development Division, supervising land planning, zoning, and civil work related to projects in that division. Previous assignments include those of Design Engineer, Quality Control Officer, and Assistant Chief of the Planning and Zoning Section within the division. Additionally, Mr. Smith has supervised civil related work in conjunction with KCI's Mechanical and Electrical Division and several of KCI's Regional offices. Mr. Smith is active with the Baltimore County Chapter of the Home Builders Association of Maryland and is currently serving on the Planning Committee, the Zoning Administration and Development Management Committee and is a member of the Executive Board of the Commercial Builders Council. Mr. Smith has been principally associated with commercial and residential land development for over 35 year and currently assists in the supervision of other planners, engineers and designers and draftsmen in the preparation of engineering plans, land use plans, site plans and studies, landscape plans and supervises the preparation of zoning plats and petitions.

Mr. Smith in this regard has testified as an expert witness for over 20 years in the areas of site planning, site engineering and all phases and matters of land development before The Baltimore County Zoning Commissioner, The Baltimore County Board of Zoning Appeals, The Carroll County Zoning Officer, The Anne Arundel County Zoning Officer, The Howard County Zoning Board, The Harford County Zoning Officer and The Board of Zoning Appeals of Baltimore City.

Mr. Smith has also been responsible for the preparation of plans and studies relative to numerous property condemnation cases and has testified as an expert witness before the Baltimore County Circuit Court and the Baltimore City Circuit Court in the areas of land development, site planning and engineering.

Mr. Smith has attended McCoy College and has graduated from the U.S. Army Command and General Staff School and The U.S. Army National Defense University. Mr. Smith is retired from the Maryland Army National Guard holding the rank of Colonel.

Some of the representative projects which Mr. Smith has been associated with are as follows:

SUBDIVISIONS

Kings Park
Blackthorn
Belle Farm Estates
Dumbarton Heights
Stevenson Ridge
Perring Park
Springbrook
Ruxton Crossing Townhouses
Five Springs

Springwood Valley
Velvet Valley
Midfield
Fox Ridge Manor
Randall Ridge
Highpoint
Rippling Estates
Pinedale Woods
County Hill Estates

COMMERCIAL

One Mile West Shopping Center
40 West Shopping Center
Parkville Shopping Center
Greenspring Mall
Yorkridge Shopping Center
Golden Ring Mall
North Plaza Mall
Heckinger Stores
Giant Foods Stores
Jiffy Lube International, Inc.
Car Wash Sites for Various Companies

Holiday Inns
Loch Raven Shopping Center
Restaurant Sites for Various Local and
National Restaurant Chains
Ramada Inns
Gas Station Sites for Various Oil Companies
Timonium Crossing Shopping Center
Radcliff Center
Harbor Exchange
WCAO Radio Tower Site

CONDOMINIUMS, GARDEN APARTMENTS & MID-RISE APARTMENT BLDGS.

One Slade Avenue
Seven Slade Apartments
King's Court
Twin Lakes Apartments
Greenspring Apartments
Balmoral Apartments

Brookshire
Stillpond
130 Slade Apartments
Hillcrest Apartments
Woodholme Manor
Pomona

RECREATIONAL AND COMMUNITY FACILITIES

Woodholme Country Club	40 West Racquet Club
Greenspring Racquet Club	Mercantile Club
Beth Tfilon Day Camp	Jewish Community Center (Owings Mills)
Beth Tfilon Day School Expansion	Essex Elementary School
Chizuk Amuno Day School Expansion	

INDUSTRIAL PARKS AND SITES

Baltimore Spice Company	Federal Armored Express
Maryland Cup Company	Ryder Truck Company
Malco Plastics	Maryland Milk Cooperative
Security Industrial Park	Pulaski Industrial Park
Canton Industrial Park	White Truck Company
Hertz-Penske Truck Leasing	Nabisco Company
Owl Corporation	

OFFICE BUILDINGS AND BANKS

Beacham Square Office Complex	Security Office Park
Grempler Building (Towson)	Union Trust Company
Pikesville Plaza Building	Standard Federal Savings & Loan Association
Greenspring Station	Bosley Building (Towson)
Charles Towson Office Building	North Plaza Office Building
Providence Road Office Building	

Appellant's Exhibit A
No. 95-340-SPHA

Coalition for the
Preservation of Southwest Balt. Co., Inc. ASSOCIATION

RESOLVED: That at the July 7, 1995 meeting of the
Coalition for the Preservation of Baltimore County Association held on
July 7, 1995, it was decided by the
Association that responsibility for review and action on all zoning
matters for the period July 7, 1995 - May 31, 1996 be
placed in the (Board of Directors) (Zoning Committee) consisting of
the following members:

Sandra Siffrin - Sandra Siffrin

AS WITNESS OUR HANDS AND SEAL THIS 11TH day of
July, 19 95.

ATTEST:

Coalition for the Preservation of Baltimore County Association

Caroline E. Alder
Secretary

Peter R. Roper
President

AFFIDAVIT

STATE OF MARYLAND
BALTIMORE COUNTY, SS:

TO WIT:

I hereby swear upon penalty of perjury that I am currently a
duly elected member of the (Board of Directors) (Zoning Committee)
of the COALITION FOR THE PRESERVATION OF SOUTHWEST BALTIMORE COUNTY
Association.

Sandra Siffrin - Sandra Siffri

ATTEST:

Coalition For the Preservation of Southwest Baltimore County
Association

Caroline E. Alder
Secretary

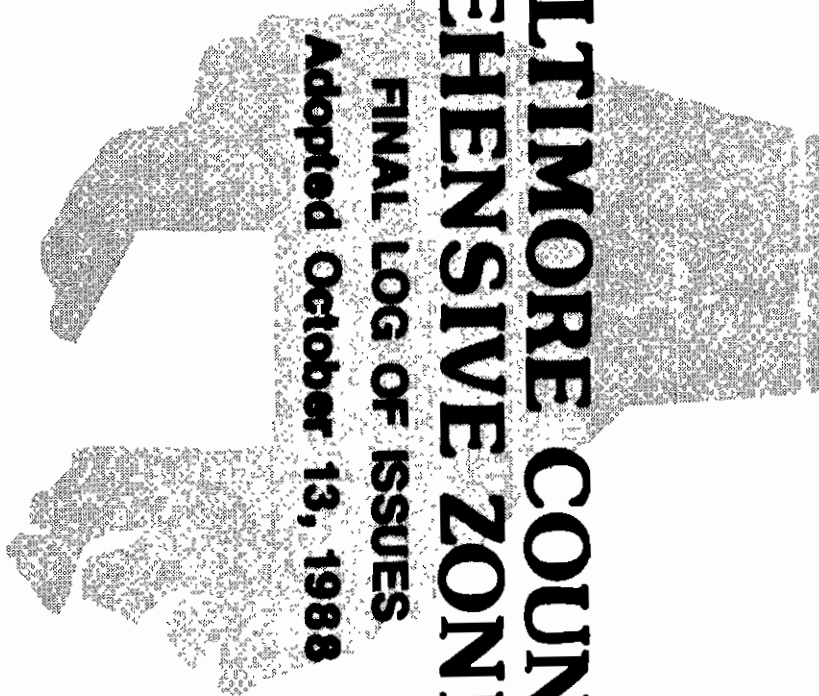
Peter Heyle
President

DATE: *July 11, 1995*

BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

FINAL LOG OF ISSUES

Adopted October 13, 1988



OPEN LETTER TO THE
CITIZENS OF BALTIMORE COUNTY

Every four years Baltimore County conducts a comprehensive review of the countywide zoning maps and adopts ordinances to implement changes that have been subjected to intensive and open public review.

This report is intended to be an informational brochure that summarizes the 1988 process. The maps thus enacted will, subject to some changes that might be made by the County Board of Appeals, remain in effect for four years until changed by the Council in 1992. That process will begin in the Office of Planning sometime around May of 1991. The official record is represented by the overlay maps and actions taken by the County Council at its October 13, 1988 legislative session.



HON. DALE T. VOLZ
CHAIRMAN
BALTIMORE COUNTY COUNCIL

On behalf of the County Council, I would express their deep and sincere appreciation to all those who contributed so magnificently to what we believe was an outstanding effort to listen to all participants and achieve a solution that will meet both the short term needs and the long range plans of the county and its residents. We are mindful of the many hours donated by Harold Reid and the citizen Planning Board through the exhaustive process. We are grateful to Dave Fields, his community planners and staff for their yeoman efforts for the Council, Planning Board and public. We are deeply appreciative of the additional burdens placed upon our aides and staff in this quadrennial undertaking and their predictably excellent response. Lastly, and most importantly, we are cognizant of the immense contribution made to the success of the procedures by those we humbly represent, our constituents. Once again, we thank you for your participation.

Sincerely,

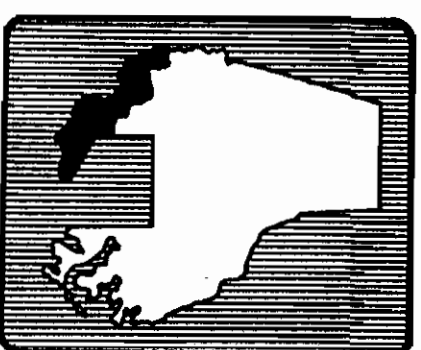
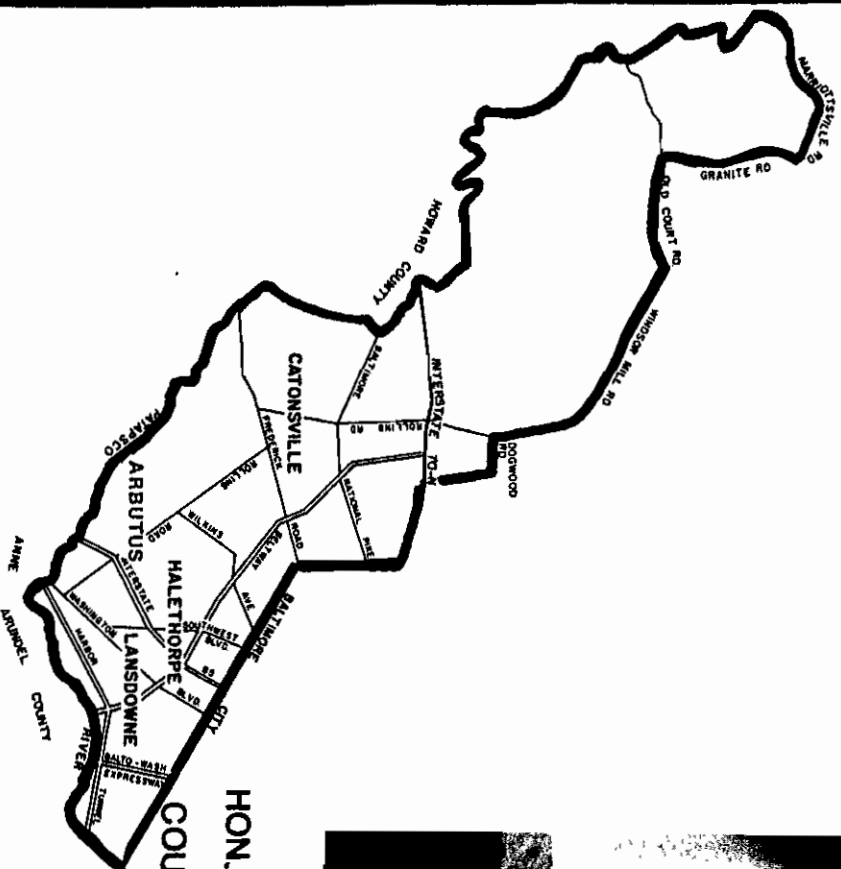
BALTIMORE COUNTY COUNCIL

Dale T. Volz
Chairman

BALTIMORE COUNTY COUNCIL 1988 REZONING



HON. RONALD B. HICKERNELL
COUNCIL OFFICE 887-0896



FIRST COUNCILMANIC DISTRICT

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUES

Date: 10/27/88
Sheet: 1

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	PLAN RD RECOMMEN- DATIONS	ZONING COUNTY COUNCIL DECISIONS	COMMENTS
1-001	307 Inc.	SE Corner Frederick Rd & Holmehurst	0.28	RO 0.28	RO	RO 0.28	DR 5.5	V-1 (R87-451) CBA-granted 9/22/87; Ctr. Ct. - Remanded 2/23/88; CBA granted 6/15/88 Prior Zoning DR 5.5 Part of Issues 1-098 & 1-111 (Central Catonsville)
1-002	Ropey Partnership	NW Side of Ingleside, Corner NE Side of I-695	0.61	DR 5.5 0.61	RO	DR 5.5 0.61	DR 5.5	V-2 (R87-452-X) CBA-Dismitted-11/4/87 See Issues 1-077, 1-103
1-003	John H & E Ruth Kelber by Newton Williams, Esq	N end Tuckersbury Rd W of Rolling Rd	4.59	RC 3 4.59 or DR 10.5 4.59	DR 16	DR 10.5 4.59	DR 10.5	Part of Issue 1-110 ("Patapsco")
1-004	Elton C & Mary R Planery	W Side of N Rolling Rd, N of Dogwood Rd (2320 & 2324 N Rolling Rd)	1.61	DR 5.5 1.61 DR 16, DR 10.5 O-T or BL	RO	RO 1.61	RO	Part of Issue 1-110 ("Patapsco")
1-005	Ester M. Levin et al by William W Hesson Jr	N of Dogwood Rd W of Ridge Road	106.61	RC 3 106.61	RC 5 106.61	RC 3 106.61	RC 3	Part of Issue 1-110 ("Patapsco")
1-006	Lillian & Company	S of Frederick Road between Hilltop Rd & Maple Ave	8.95	DR 2 8.95	DR 5.5 8.95	DR 2 8.95	DR 2	
1-007	Charles L., Jr & Mary Katherine Still	S Side of Clays La W of Rolling Road (7620 Clays La)	11.58	RC 3 11.58	DR 10.5	RC 3 11.58	RC 3	Part of Issue 1-110 ("Patapsco"); see Issue 1-024

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 2

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	PLAN BD RECOMMEN- DATIONS	ZONING COUNTY COUNCIL DECISIONS	COMMENTS
1-008	John E Sauter	SW side of Ridge Rd 1700' N of Dogwood Rd	4.26	RC 3 4.26	RC 5 4.26	RC 3 4.26	RC 3	Part of Issue 1-110 ("Patapsco")
1-009	Allen Lee Parsons by Bruce Alderman	N Side Frederick Rd 500' W of S Rolling Rd (1600 Frederick Rd)	1.43	DR 3.5 1.43	BL 1.43	BL 1.43	DR 3.5	See Issues 1-048, 1-101
1-010	Linda R Lloyd	SE cor Frederick Rd & Shady Knock Ave (6601 Frederick Rd)	0.96	DR 10.5 0.96	RO 0.96	DR 10.5 0.96	DR 10.5 RO	Request withdrawn by new owner 1/18/88 OVERLAY adopted
1-011	Jeffrey Follweiler	NE Side of Dogwood Rd 2,000' NW from Intersection of Dogwood & Hollifield Rds (8230 Dogwood Rd)	15.90	RC 3 15.90	RC 5 15.90	RC 3 15.90	RC 3	Part of Issue 1-110 ("Patapsco")
1-012	James P Knott Dev Corp by D S Thaler	S of Dogwood Rd W of Rolling Rd	80.30	DR 5.5 78.85 DR 16 1.45	0-2, ML or MLR	DR 5.5 22.80 MLR 57.50	DR 5.5 MLR	Part of Issue 1-110 ("Patapsco"); see Issue 1-065 Request amended from 0-2, 4/14/88
1-013	Maiden Choice Assoc by David A Carney	W of Maiden Choice Rd; SE of McTavish Ave	8.85	DR 5.5 8.85	0-1 8.85	DR 5.5 6.76 0-1 2.09	DR 5.5 0-1	
1-014	Richard Azrael	S Side Johnny Cake Rd W of Winder Rd N Side of I-70	37.50	DR 5.5 37.23 RC 3 0.27	DR 10.5 or 0-2 37.50	0-2 24.50 DR 5.5 13.00	0-2 DR 5.5	Part of Issue 1-110 ("Patapsco"); see Issues 1-026, 1-046 Request amended from DR 10.5, 2/17/88

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 3

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING		REQUESTED		ZONING		COMMENTS
				ZONING and ACRES	ACRES	ZONING and ACRES	ACRES	PLAN NO RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS	
1-015	Joel Kaufman	S of Frederick Rd, E of Locust (1005 Frederick Rd)	0.76	RO 0.37 DR 5.5 0.39	RO	RO	0.37 DR 5.5 0.39	RO	DR 5.5	Part of Issue 1-111 (Central Catonsville)
1-016	Ronald E grill by Mary Lou Tackett	N Side Dogwood Rd 1400' E of Ridge Rd (7332 Dogwood Rd)	25.00	RC 3 25.00	DR 16 25.00	RC 3 25.00	RC 3			Part of Issue 1-110 ("Patapsco")
1-017	Fred Grissner	E Side of Potomac N of Arbutus Ave (1509 Arbutus Ave)	0.96	DR 5.5 0.96	BL	DR 5.5 0.96	DR 5.5 0.96	DR 5.5	DR 5.5	
1-018	Thos H Williams (For) Ellicott Mills Homeowners Asso	N Side of Rolling Rd SW Side Intersection Rolling & Crosby Rds	1.00	RO 1.00	DR 3.5 1.00	DR 3.5 1.00	DR 3.5 1.00	DR 3.5	DR 3.5	
1-019	Thos H Williams (For) Ellicott Mills Homeowners Asso	E side of Intersection Uppermills Cir & Main Falls Circle	3.50	BL 3.50	DR 3.5 3.50	DR 3.5 3.50	DR 3.5 3.50	DR 3.5	DR 3.5	Request corrected from DR 2
1-020	Margaret Riely	SE Cor of Smithwood & Edmondson Ave (125 Smithwood Ave)	0.30	DR 3.5 0.30	RO	DR 3.5 0.30	DR 3.5 0.30	DR 3.5	DR 3.5	Part of Issue 1-046
1-021	Irvin Kordin	NE Side of Lansdowne Blvd W of Clover Ave	1.30	DR 5.5 1.30	RO	DR 5.5 1.30	DR 5.5 1.30	DR 5.5	DR 5.5	OVERLAY adopted
1-022	Mark Wayne Wingley	S Side of Washington St W of Northeast Ave	0.40	DR 5.5 0.40	RM	DR 5.5 0.40	DR 5.5 0.40	DR 5.5	DR 5.5	

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING		REQUESTED		ZONING		COMMENTS
				ZONING and ACRES	MLR-IM 1.59	ZONING and ACRES	BR BL or	BL 1.59	MLR-IM	
1-023	Peter/John Radio Fellowship Inc by Nolan, Plumbhoff & Williams	SE Side of I-95 SW of City Line	1.59	MLR-IM 1.59	BR BL	or	BL 1.59	MLR-IM		
1-024	Coscan/Adler Ltd Partnership by Gail M Stern, Esq	W Side of Rolling Rd S Side of Clays Ln	28.41	RC 3 28.41	DR 10.5		RC 3 28.41	RC 3	Part of Issue 1-110 ("Patapscov"); see Issues 1-007, 1-036	
1-025	Emma M Allen	W Side of Beaumont Ave 550' N of Frederick (7-B Beaumont Ave)	0.23	DR 3.5 0.23	DR 5.5		DR 3.5 0.23	DR 3.5		
1-026	Jonathan A Azrael	S Side of Johnnycake Rd W of Winder Rd N Side of I-70	43.00	DR 5.5 42.12 RC 3 0.88	DR 10.5 or 0-2		0-2 23.60 DR 5.5 19.40	0-2 DR 5.5	Part of Issue 1-110 ("Patapscov"); see Issues 1-014, 1-046 Request amended from DR 10.5, 2/17/88	
1-027	Vernon & Ethel Jean Mathema Sr by Wayne Albrecht	N Side of Davis Ave 6550' E of Old Court Rd	26.40	RC 2 26.40	RC 3		RC 2 26.40	RC 2 RC 5	See Issue 1-097 OVERLAY adopted	
1-028	Emily R & Mary T Lowry	NE cor of Hammonds Ferry Rd & Laverne Ave (2500 Hammonds Ferry Rd)	0.23	DR 5.5 0.23	RO BL	or	DR 5.5 0.23	DR 5.5	Part of Issue 1-117; see Issues 1-029, 1-055, 1-087, 1-088, 1-105 Request amended from RO, 2/7/88	
1-029	Marian Louise Bell	E Side of Hammonds Ferry Rd 100' of Laverne Ave	0.12	DR 5.5 0.12	BL		DR 5.5 0.12	DR 5.5	Part of Issue 1-117; see Issues 1-028, 1-055, 1-087, 1-088, 1-105 Request amended from RO, 2/7/88	

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 5

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING		REQUESTED		ZONING		COMMENTS
				ZONING and ACRES	ZONING and ACRES	PLAN NO and RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS			
1-030	Paul R & Shirlee J Reine Jr	S Side intersection of Sulphur Spring Rd & Willow Ave (2300 Sulphur Spring Rd)	0.95	ML-1M 0.65 DR 5.5 0.30	ML-1M	ML-1M 0.65 DR 5.5 0.30		ML-1M DR 5.5		
					0.95					
1-031	Christian G Kessler	E Side of Hammond Ferry Rd N of Fifth (2817 Hammonds Ferry Rd)	0.23	DR 5.5 0.23	BL	RO 0.23		RO		
					0.23					
1-032	Louis E & Eva M Oberal by EBA Engineering	SW Cor of Park Dr & Glenrose Ave	0.53	RO 0.53	DR 16 0.53	RO 0.53		RO		
1-033	Anna B Lindener	SW Cor Old Frederick Rd & St Agnes Ln (5437 Old Frederick Rd)	2.29	RO 2.29	BM	RO 2.29		RO	Part of Issue 1-112 (Route 40 West)	
					2.29					
1-034	Clarence A & Doris C Hildebrand	W Side of Herwood Rd 1 mile N of Old Court	15.62	RC 2 15.62	RC 5 15.62	RC 2 15.62		RC 5		
1-035	Theodore H Wiltbide by C Michael Nagruder	E Side Ingleside N of Lodge Rd (644 Ingleside Ave)	2.40	DR 5.5 2.40	BL	DR 5.5 2.40		DR 5.5 BL	OVERLAY adopted	
1-036	Edith V Subock	N Side of Clays Ln N of Rolling Rd	5.76	DR 5.5 5.76 BL or 0-1	DR 16, DR 10.5 5.76	DR 5.5 5.76		DR 5.5	Part of Issue 1-110 ("Patapasco"); see Issue 1-024	
1-037	Lawrence L & Mary J Feehely Jr	N of Frederick Rd E of Hillside Rd	0.75	RO 0.75	BL	RO 0.75		RO		
					0.75					

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING		REQUESTED		ZONING		COMMENTS
				ACRES	ZONING and ACRES	ACRES	ZONING and ACRES	PLAN BD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS	
1-038	Elizabeth A McGinty	W Side Ingleside N of Melrose Ave	0.62	RO	0.62	BL-CCC	RO	0.62	RO	Part of Issue 1-111 (Central Catonsville)
1-039	Grace Corp by F Michael Grace, Esq	E Side Hammonds Ferry Rd S of American Ave (2319 Hammonds Ferry Rd)	1.85	DR 5.5	1.85	BL	DR 5.5	1.85	DR 5.5 BL	See Issue 1-117 OVERLAY adopted
1-040	David L Clickner	N Side of Washington Blvd SW of Sulpher Spring (3928 Washington Blvd)	0.50	ME-CS-1	0.50	BR-CS-1	BR-CS-1	0.50	BR-CS-1	See Issue 1-062
1-041	Whalen Properties by Stephen W Whalen Jr	SW Side Beltway N of Kenwood Ave	11.89	RO	8.08 DR 3.5 3.81	0-2	0-2	10.33 DR 3.5 1.56	0-1 ^u DR 3.5	See Issues 1-093, 1-116
1-042	Whalen Properties by Stephen W Whalen Jr	W of Rolling Rd S of Johnnycake Rd	2.60	DR 3.5	2.60	RO	RO	2.60	DR 3.5	See Issue 1-095
1-043	Chas Wheland & Wesley Heron	N Side Rolling Rd NW Side Washington Blvd	2.90	RO	1.83 DR 5.5 1.07	BR	BR	2.90	RO	1-23 & 1-7 1984 Existing Zoning retained
1-044	Gilbert A Parker	W Side Craigmont W of 695 (6435 Craigmont Rd)	1.00	DR 5.5	1.00	BL	DR 5.5	1.00	DR 5.5	

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 7

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	ZONING			COMMENTS
						PLAN BD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS		
1-045	Suzanne D Barrett	N Side of Old Court Rd E of Hartwood Rd	1.00	RC 5 1.00	DR 5.5 1.00	RC 5 1.00	RC 5		Request withdrawn by petitioner, 12/5/87
1-046	David S Singerman	S Side Fairbrook Rd S side Johnnycake Rd	23.15	DR 5.5 23.15	DR 10.5 23.15	DR 10.5 23.15	DR 10.5		Part of Issue 1-110 ("Patapasco"); see Issues 1-014, 1-026
1-047	Harry McGulirk by F Vernon Boozer	N Side of Winters Ln N of Fredrick Rd	0.70	DR 5.5 0.70	BL 0.70	BL 0.70	BL		Part of Issue 1-111 (Central Catonsville)
1-048	Greater Catonsville Junction Assoc by Stephen Gettinger	E Side Rolling Rd S side Edmonson Ave N Side Frederick Rd N of Beechwood Ave	105.10	DR 3.5 104.00 DR 5.5 1.10	DR 2 105.10	DR 2 105.10	DR 2 DR 3.5 DR 5.5		Includes Issues 1-020, 1-085; see Issues 1-009, 1-101 OVERLAY adopted
1-049	Raymond F & Frances C McDonald	E Side of Hammonds Ferry Rd S of Marva Ln	3.11	DR 5.5 3.11	ML 3.11	0-1 3.11	ML		
1-050	Jim Koons Partnership II by S Eric Dikenna, Esq	E Side Rolling Rd 300' S of Glen Spring Rd	21.41	DR 5.5 21.41	BM 14.81 DR 5.5 6.00 DR 16 0.60	BM 14.81 DR 5.5 6.00 DR 16 0.60	BM DR 5.5 DR 16		OVERLAY adopted
1-051	Richard E Jonathan Azaeal by Kilde Consultants	S Side Hollins Ferry Rd 550' E of Hammonds Ferry Rd (4367 Hollins Ferry Rd)	1.80	0-1 1.80	BL 1.80	BL 1.80	BL		See Issue 1-104

21.41

1.80

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 8

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	PLAN BD RECOMMEN- DATIONS	ZONING COUNTY COUNCIL DECISIONS	COMMENTS
1-052	Richard Decker by Lerch & Huesman	NW Cor Frederick Rd & Arbutus Ave	0.79	RO 0.79	DR 3.5	RO 0.79	RO	Part of Issue 1-111 (Central Catonsville)
1-053	Eugene F Osborne Sr	E Side S Hilltop Rd Across From E Woodland Rd	12.70	DR 2 12.70	DR 5.5 12.70	DR 2 12.70	DR 2	1-47 1984
1-054	Harriet A Smyth	NE Cor Washington Blvd & Lansdowne Rd (3427 & 3429 Washington Blvd)	0.40	ML-1M 0.40	BR or BL 0.40	ML-1M 0.40	ML-1M	
1-055	William E Weedon	SE Cor of Hammonds Ferry Rd & Laverne Ave	0.66	DR 5.5 0.66	BL	DR 5.5 0.66	DR 5.5	Part of Issues 1-117; see Issues 1-028, 1-029, 1-087, 1-088, 1-105
1-056	Richard V & Margaret A Piel	E of N Rolling Rd N of Rolling Glen Rd (1453 N Rolling Rd)	1.08	DR 3.5 1.08	RO	DR 3.5 1.08	DR 3.5	
1-057	Geo & Barbara J Tucker by Julius W Lichter, Esq	N Side Washington Blvd SW of Baltimore Beltway	0.15	ML 0.15	BM	BM 0.15	BM	
1-058	Russel Motor Cars Inc by Julius W Lichter, Esq	S Side Powers Ln Approx 950' W of Nutwood Dr	1.13	DR 16 1.13	BR	BR 1.13	BR	
1-059	Ed R & Hester M Wood by Julius W Lichter, Esq	N Side of Malden Choice Ln 400' E of Westland Blvd	0.68	DR 5.5 0.68	RO	DR 5.5 0.68	DR 5.5	

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 9

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	PLAN AD RECOMMEN- DATIONS	ZONING COUNCIL DECISIONS	COMMENTS
1-060	Leonard J & Anna M Nakowski by J B Lattimore	N Side Wrights Mill Rd 640' S Davis Ave (3909 Davis Ave)	2.00	RC 5 2.00	BM 2.00	RC 5 2.00	RC 5	
1-061	Charles L Magandt	Both Sides Oella Ave 700' N of Frederick Rd (1200-1217 Oella Ave)	3.91	DR 3.5 3.67 DR 2 0.24	BM-CCC 3.91	BM 3.91	BM	
1-062	House of the Good Shepherd by George Constable	NW Side Washington Blvd (US 1) SW of Beltway	6.00	DR 5.5 6.00	BR 6.00	BR 6.00	BR	See Issue 1-040
1-063	C Victor McFarland & Charles K Rittenhouse	180' N of Frederick Rd 100' E of Melvin Ave (920, 922 & 924 Frederick Rd)	0.07	DR 5.5 0.07	BL-CCC 0.07	BL-CCC 0.07	BL-CCC	
1-064	James Kopulos	E Side Bloomsbury Ave S of Bloomingdale Ave	2.00	DR 3.5 1.42 DR 5.5 0.58	RO 1.42 2.00 DR 5.5 1.42	DR 3.5 1.42 DR 5.5 0.58	DR 3.5 DR 5.5	Part of Issue 1-111 (Central Catonsville)
1-065	Geo W Helfrich	S Side Dogwood Rd 1/2 Mile W of Rolling Rd	28.41	DR 5.5 28.41	DR 16 28.41	DR 5.5 28.41	DR 5.5	Part of Issue 1-110 ("Patapsco"); see Issue 1-012
1-066	Fertitta & Associates Ltd by Eric Dineema	NE corner Edmondson Ave & Melvin Ave	1.43	DR 5.5 1.43	0-1 1.43	DR 5.5 1.43	DR 5.5	See Issues 1-067, 1-100

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 10

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING		REQUESTED		ZONING		COMMENTS
				ZONING and ACRES	ACRES	ZONING and ACRES	ACRES	PLAN ED RECOMMEN- DECISIONS	COUNTY COUNCIL DECISIONS	
1-067	Fertitta & Associates Ltd by Eric Dikenna	N side Edmondson S of Maywilton St	2.09	DR 5.5 2.09	0-1 2.09	DR 5.5 2.09	DR 5.5			See Issue 1-066
1-068	Howard Chertkof by Jeffery Scherr	NE corner Bloomsbury Ave & Spring Grove La	6.08	DR 3.5 6.08	DR 16, 0-2 or 0-1 ¹	DR 3.5 6.08	DR 3.5			Part of Issue 1-111 (Central Catonsville) Request amended from DR 16, 2/1/88
1-069	Kurt Miller by Julius Lichter Esq	S of Windsor Mill Rd W of Rolling Rd	27.64	RC 3 27.64	DR 5.5 27.64	RC 3 27.64	RC 3			Part of Issue 1-110 ("Patapsco")
1-070	Stephen & Daniel Wecker	S of Westchester Ave 390' E of Hollow Rd (2513 Westchester Ave)	9.00	DR 2 9.00	RM 9.00	DR 2 9.00	DR 2			
1-071	Joseph McDonald Jr	W side Harlem La 150' N of Edmondson Ave (303 Harlem lane)	0.65	DR 5.5 0.65	BL 0.65	DR 5.5 0.65	DR 5.5			
1-072	Central Catonsville Neighborhood Assoc	SW side Winters lane across from Melrose	1.20	DR 16 1.20	DR 5.5 1.20	DR 5.5 1.20	RO			Part of Issue 1-111 (Central Catonsville)
1-073	Central Catonsville Neighborhood Assoc	N side Melrose Ave 320' W of Ingleside	0.95	BL-CCC 0.95	RO 0.95	RO 0.95	RO			1-55, 1984 Part of Issue 1-111 (Central Catonsville)
1-074	Central Catonsville Neighborhood Assoc	E side Winters lane S side Furting Ave	0.55	RO 0.55	DR 5.5 0.55	DR 5.5 0.55	DR 5.5			Part of Issue 1-111 (Central Catonsville)

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 11

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	ZONING		COMMENTS
						PLAN NO. RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS	
1-075	Central Catonsville Neighborhood Assoc	S side Furling Ave 330' W of Ingleside Ave	1.55	RO 1.55	DR 5.5	DR 5.5 1.55	DR 5.5	1-55, 1984 Part of Issue 1-111 (Central Catonsville)
1-076	Central Catonsville Neighborhood Assoc	S side Furling Ave W of Ingleside Ave	1.14	RO 1.14	DR 5.5	DR 5.5 1.14	DR 5.5	Part of Issue 1-111 (Central Catonsville)
1-077	Ingleside Invert/MIE Dvlpment Ctp by Cook Howard Downes Tracy	W side Ingleside Ave N of I-695	2.07	DR 5.5 2.07	0-1	DR 5.5 2.07	DR 5.5	See Issues 1-002, 1-103 Request withdrawn by petitioner, 11/18/87
1-078	Dejitt & Pavenjitt Sawmery by Cook Howard Downes & Tracy	E side Rolling Rd 1200' N of Baltimore National Pike	4.23	DR 5.5 4.23	BL	RO 1.65 DR 5.5 2.58	DR 5.5	See Issue 1-102
1-079	C N Robinson Lighting Supply Co Inc by William Monk	N side Washington Blvd S of Ridge Ave (4318 Washington Blvd)	0.17	DR 5.5 0.17	BR-CS-1	DR 5.5 0.05 BR-CS-1 0.12	DR 5.5 BR-CS-1	Recommended DR 5.5 is 45'-wide strip paralleling center-line of Ridge Avenue.
1-080	William North	W side Rolling Rd N of Security Blvd (2008 N Rolling Rd)	0.20	DR 5.5 0.20	RO	DR 5.5 0.20	DR 5.5	
1-081	Martin Marietta Corp	W side of I-95, E side Gun Rd, 1200' S of Beltway	34.00	DR 1 34.00	0-2	0-2 34.00	DR 1	Request withdrawn by Petitioner, 4/13/88

1st Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUESDate: 10/27/88
Sheet: 12

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	PLAN NO RECOMMEN- DATIONS	ZONING COUNTY COUNCIL DECISIONS	COMMENTS
1-082	Burton Unger et al by K R Truifer	SE corner of Annapolis Rd & Rose Ave (2809 Rose Ave)	1.75	DR 5.5 1.75	BL, 0-1 or RO	DR 5.5 1.75	DR 5.5 RO	See Issue 1-106 OVERLAY adopted
1-083	Thomas McCarty	S side Frederick Rd W side Holmehurst Ave (401 Frederick Rd)	0.78	RO 0.78	BL	RO 0.78	RO BL-CCC	1-18 1984 Part of Issue 1-111 (Central Catonsville) Acreages corrected by staff from OVERLAY for 1-111, 10/20/88
1-084	Paul Minehart by Thomas McCarty	S side of Edmondson opposite Lee Dr W of Rolling (2013 Edmondson Ave)	1.20	DR 3.5 1.20	RO	DR 3.5 1.20	DR 3.5	See Issue 1-107
1-085	Mario Vahos by Thomas McCarty Esq	N side Frederick Rd W side Montrose Manor CT E side of Overhill Rd	0.72	DR 5.5 0.72	RO	DR 5.5 0.72	DR 5.5	Part of Issue 1-048
1-086	Robert & Adelaide Healy by Cook Howard Downes & Tracy	SW of the intersection of Rolling Rd & Fox Hall Farm Rd	57.50	DR 1 57.50	DR 2	DR 2 57.50	DR 2	
1-087	Charles Lake	E side Hammonds Ferry Rd N of Hazel Ave (2507 Hammonds Ferry Rd	0.13	DR 5.5 0.13	BL	DR 5.5 0.13	DR 5.5	Part of Issue 1-117; see Issue 1-028, 1-029, 1-055, 1-087, 1-105
1-088	Edith Hartman	E side Hammonds Ferry Rd N of Hazel Ave (2505 Hammonds Ferry Rd)	0.13	DR 5.5 0.13	BL	DR 5.5 0.13	DR 5.5	See Issue 1-117

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING	REQUESTED	ZONING		COMMENTS
				ZONING and ACRES	ZONING and ACRES	PLAN BD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS	
1-089	Donald Mohler by James Mohler	LT E side Paradise Ave 89' S of Frederick	0.26	RO 0.26	BL 0.26	NO 0.26	RO	reage corrected by
1-090	Mohler Enterprises Inc by James Mohler President	N side Frederick Rd E of Prospect Ave (6352 Frederick Rd -Rear)	0.30	BL-CNS 0.29 RO 0.01	BL 0.29	BL-CNS 0.30	BL-CNS	See Issues 1-092, 1-099
1-091	Dorothy Mohler by James Mohler	E side Montrose S of Ridge Ave	0.69	DR 2 0.69	DR 3.5 0.69	DR 3.5 0.69	DR 3.5	1-077
1-092	Donald Mohler by James Mohler	N side Frederick Rd E of Prospect Ave (6400 to 6414 Frederick Rd)	0.81	BL-CNS 0.62 RO 0.19	BL 0.62	BL-CNS 0.81	BL-CNS	See Issues 1-090, 1-099
1-093	MEDCO by Cook Howard Downes & Tracy	WM side of Rillens Ave SW side of Baltimore Beltway	194.67	0-2 112.00 DR 3.5 72.50 DR 1 0.10 0-2 0.10 6.49 DR 3.5 3.58	0-T 0.10	0-T 194.67	0-T	1-89 1984 See Issues 1-041, 1-068
1-094	Rolling Meadows Assoc by Van F Chew III	S of Old Court Rd betwn Dogwood & Ridge Rds	255.93	RC 2 255.93	RC 5 255.93	RC 2 255.93	RC 2	Part of Issue 1-110 ("Petapaco")
1-095	Robt M & Lloyd L Butler by Michael J Gibson	SW Cor Rolling Rd & I-70; N Side of Johnnycake Rd	1.60	BL 0.37 RO 0.68 DR 3.5 0.55	BL 0.37	BL 1.05 RO 0.55	BL RO DR 3.5	Existing zoning retained
				1.05 RO 0.55				

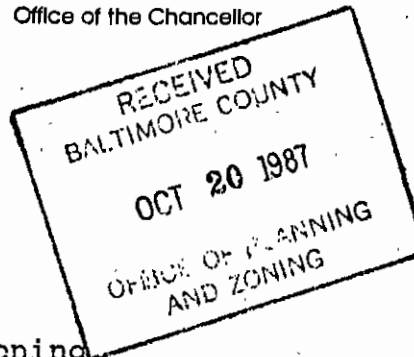
See Issues
-087, 1-088

Appellant # C ID
only



THE UNIVERSITY OF MARYLAND

BALTIMORE COUNTY CAMPUS
Office of the Chancellor



October 16, 1987

Mr. Norman E. Gerber
Director
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Gerber:

As Baltimore County plans for its future growth, the University of Maryland Baltimore County wants to be an integral part of that growth, by providing the educated employees for new and existing businesses, by providing the amenities that enhance quality of life, and, by using our growing research capabilities to transfer technology from the University laboratories to high-tech companies in the County.

UMBC is a comprehensive public research university which offers education through the doctorate. Located on 500 acres at the interstice of I-95 - I-695 and Route 166, we are in the vanguard of biotechnology engineering and research. In appropriate collaboration with business, we have the research and engineering expertise readily available to be a partner in the economic growth of the region.

In preparation for this partnership, UMBC has had several discussions with firms and developers interested in a university-related research park concept similar to those found in the Golden Triangle in North Carolina and in Silicon Valley in California. We are interested in pursuing joint venture efforts on 80 acres on our campus. These 80 acres are located at the Route 166 entrance to our campus.

While the State is exempt from many local requirements in the use of its land for State purposes, we are requesting your assistance as we begin to explore seriously the possibility of these partnership arrangements with the private sector on University-owned land.

UMBC

Catonsville, Maryland (301) 455-2274

My staff has had preliminary discussions with your area planner, Jack Dillon, which were most helpful and encouraging. We know more discussion is necessary and welcome it.

We are, therefore, requesting your assistance in determining what courses of action are necessary to assure our success.

If it is determined that local action is necessary, please consider this as our request for that process to begin.

I have enclosed a map that delineates the area under consideration for a university-related joint venture. I would be pleased to have you visit the campus and review the site with our people.

Thank you for your cooperation in this endeavor.

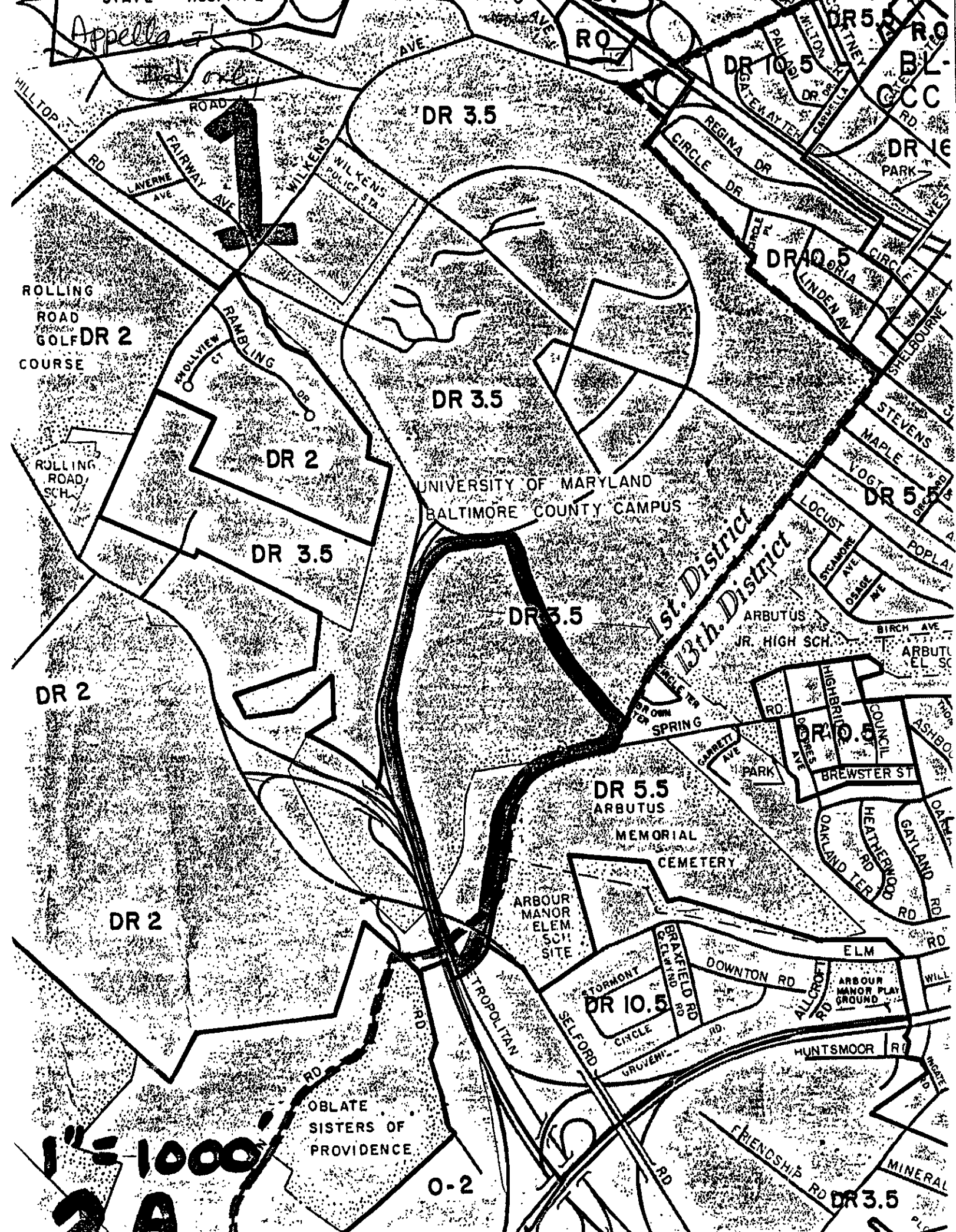
Sincerely,



Michael K. Hooker
Chancellor

MKH:rml

cc: President John S. Toll
Vice President Donald Myers
Senator John Coolahan
Councilman Ronald Hickernell
Mr. Mark Wasserman



it does not guarantee the issuance of plan approval or a building permit. At the time of development processing, all County, State and Federal requirements in effect at that time must be satisfied.

1988 COMPREHENSIVE ZONING MAP Request For Change

Office of Planning and Zoning
Baltimore County, Maryland

COUNCIL DISTRICT	1
ISSUE NO.	1-096
AREA	
PLANNER	SA
RECEIPT DATE	10/2/87

Appellant's E Id. only

1 APPLICANT'S NAME OPZ Staff

2 ADDRESS _____

3 CITY _____ 4 STATE _____ 5 ZIP _____ 6 PHONE _____

7 ORGANIZATION (if any) _____

8 COMMUNITY ORGANIZATION INVOLVED: _____

9 APPLICANT STATUS: (Please Circle one)

Property Owner; Contract Purchaser; Legal Rep.

10 PROPERTY LOCATION Southern Portion UMBC Campus, N/w/3 Sulphur Springs Rd, East Metropolitan Blvd

11 ACREAGE OR LOT SIZE ± 80 acres

12 EXISTING ZONING BY ACRES DR 3.5 - ± 80 acres

13 REQUESTED ZONING BY ACRES OT or OR ± 80 acres

14 EXISTING USE Vacant

15 PROPOSED USE (if known) Office / Research

16 ZONING HISTORY: 17 (a) Comprehensive Zoning Map Process: 18 Issue No. _____ 19 Year _____
(if applicable) 20 (b) Cycle Zoning: 21 Case No. _____

22 WATER SERVICE ZONE Western 2nd & 3rd

23 SUBSEWERSHED NUMBER (If request is located in more than one subsewershed, the number of dwelling units for each subsewershed must be shown, if known.) _____

24 Property information from tax bills - Also available from Assessments Recordation Office, Room 48, Court House, Towson, MD 21204 (494-3691)

District	Property Number	
1	Deed	Folio
	Liber	Folio

Map	Block	Parcel
101	3	1372
Rec. Plat	Liber	Folio
	Block	Lot

25 APPLICANT ACKNOWLEDGEMENT:

I hereby grant permission to Baltimore County for any required field inspections or sign posting of my property in regard to the subject zoning request.

I hereby acknowledge that if the requested zoning is granted, a change in the property tax assessment and/or transfer taxes may result for which the property owner would be responsible

NAME _____ (Type or Print)

(Landowner, Contract Purchaser and/or Legal Representative)

SIGNATURE _____

Application Must be Presented in Person



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

September 13, 1995

Thomas E. Dernoga, Esquire
SKULLNEY, GRAY & DERNOGA
217 Main Street
Second Floor East
Laurel, MD 20707

RE: Civil Action No. 03-C-95-8120
UMBC RESEARCH PARK

Dear Mr. Dernoga:

Notice is hereby given, in accordance with the Maryland Rules of Procedure, that a Petition for Judicial Review was filed on September 1, 1995 and a second Petition for Judicial Review and an Amended Petition for Judicial Review was filed on September 5, 1995 in the Circuit Court for Baltimore County from the decisions of the County Board of Appeals rendered in the above matter. Any party wishing to oppose the petition must file a response within 30 days after the date of this letter, pursuant to Rule 7-202(d)(2)(B).

Please note that any documents filed in this matter, including, but not limited to, any other Petition for Judicial Review, must be filed under Civil Action No. 03-C-95-8120.

Enclosed is a copy of the Certificate of Notice, which has been filed in the Circuit Court.

Very truly yours,

Charlotte E. Radcliffe
Charlotte E. Radcliffe
Legal Secretary

Enclosure

cc: Berchie L. Manley, et al
Coalition for Preservation of SW Balto. Co., Inc.
KCI Technologies, Inc.

Kathy Valderas /Maiden Choice Lane Assoc.

Kaye White

Fran Ingram

James Klein

Evelyn S. Revels

Pat Keller

W. Carl Richards /PDM

Arnold Jablon /PDM

People's Counsel for Baltimore County

Michael J. Moran, Asst. Co. Attorney

Dorothy Briscoe

Ani M. Wagenfohr

Richard O. Scharmann

Garth J. Dales

Lawrence E. Schmidt

Docket Clerk /PDM

Donald Rascoe /PDM





November 28, 1994

University of Maryland Baltimore County

DECLARATION OF COVENANTS AND EASEMENTS
for
UMBC RESEARCH PARK

THIS DECLARATION OF COVENANTS AND EASEMENTS made this ____ day of _____ 19__, BY THE STATE OF MARYLAND TO THE USE OF THE UNIVERSITY OF MARYLAND SYSTEM ON BEHALF OF ITS CONSTITUENT INSTITUTION THE UNIVERSITY OF MARYLAND BALTIMORE COUNTY.

WITNESSETH, THAT WHEREAS the State of Maryland for the use of the University of Maryland System on behalf of its constituent institution the University of Maryland Baltimore County is the owner of (a) all of that land in Baltimore County, Maryland, being approximately 37 acres which is described by metes and bounds in Exhibit A attached hereto and is crosshatched on the Plat attached hereto as Exhibit B (the "Parcel 1 Land"); (b) together with the improvements and the appurtenances on and to the Parcel 1 Land; and

WHEREAS, it is intended that a research park, consisting of certain improved lots, open spaces, roadways and other facilities be created upon the Parcel 1 Land; and

WHEREAS, it is intended by this Declaration that there be provision for the preservation of the values and amenities in that research park and for the maintenance of those lots, open spaces, roadways and other facilities, by (a) providing for proper development, improvement and use; (b) protecting the environmental quality of that research park; (c) prohibiting the construction of any building or other improvement containing improper or unsuitable materials; and (d) granting and reserving rights, easements and other privileges to further the foregoing purposes, all in order to provide adequately for a research park having the highest quality and character; and

WHEREAS, to further such purposes, it is intended by this Declaration that (a) the Parcel 1 Land together with the improvements thereon and the appurtenances thereto, be subject to certain covenants and easements, all as are set forth in this Declaration, and (b) provision be made for the exercise of the powers and the performance of the duties of administering and enforcing those covenants and easements; and

**DEVELOPER'S
EXHIBIT NO. 1**

UMBC Research Park
Declaration of Covenants and Easements

November 28, 1994

WHEREAS, it is desired by this Declaration that reservation be made of the right in the future to subject certain additional land in Baltimore County described in Exhibit C, together with the improvements on and the appurtenances to that land, to the operation and effect of this Declaration.

NOW, THEREFORE, the State of Maryland, for the use of the University of Maryland System on behalf of its constituent institution, the University of Maryland Baltimore County, hereby subjects to the operation and effect of this Declaration all of the Parcel 1 Land in the County as more particularly described in Exhibit A, and as crosshatched on Exhibit B,

TOGETHER WITH all of the improvements on the Parcel 1 Land now or hereafter placed and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages, belonging to or in any way appertaining to the Parcel 1 Land,

SUBJECT TO THE OPERATION AND EFFECT of any and all instruments and matters of record or in fact as of the date of this Declaration,

UPON THE TERMS AND SUBJECT TO THE CONDITIONS which are set forth in this Declaration:

ARTICLE I

1.1 Definitions. As used in this Declaration, the following terms have the following meanings:

1.1.1. "Acreage" means, for all or any portion of the Research Park, the number of acres therein, calculated to three (3) decimal places.

1.1.2. "Advisory Reports" has the meaning given in Section 4.5.

1.1.3. "Affiliate" means, for any Person, any other Person who controls, is controlled by, or is under common control with, the first such Person.

1.1.4. "Benefitted Party" has the meaning given in Section 8.2.

UMBC Research Park
Declaration of Covenants and Easements

November 28, 1994

1.1.5. "Building" means a Structure affixed to the Land and built for the enclosure of individuals, animals, chattels, vehicles, movable property or operations of any kind.

1.1.6. "Contract Lien Act" means the statute codified as Title 14, section 14-201 e. of the Real Property Article of the Annotated Code of Maryland (1988 Replacement Volume, as amended), as hereafter amended from time to time, and any successor statute.

1.1.7. "Contract Purchaser" means any person who, at the time in question, (a) has entered into a contract which entitles such person to purchase or lease all or any portion of the Research Park, but (b) does not hold legal title, estate or interest to of those portions of the Park under an instrument recorded among the Land Records.

1.1.8. "County" means Baltimore County, Maryland, a body corporate and politic of the State of Maryland.

1.1.9. "Declarant" means (a) the State/UMBC and (b) each Person to whom the Declarant expressly assigns the rights of the "Declarant" under this Declaration in the manner set forth in Section 11.2.

1.1.10. "Declaration" means this instrument, as from time to time amended.

1.1.11. "Dedicated Roadway" means those portions of the Research Park defined and referenced in Section 3.4.

1.1.12. "Design Guidelines" has the meaning given in Section 5.5.

1.1.13 "Design Compliance Entity" means a Person responsible for the performance of Design Review, and shall include the various officers, employees, representatives and committees through which it acts.

1.1.14. "Design Review" means the review and approval referenced in Section 4.1.a.

1.1.15. "Design Review Board" means the committee of RPC referred to as such in Article IV.

UMBC Research Park
Declaration of Covenants and Easements

November 28, 1994

1.1.16. "Development Lot" has the meaning given in Section 3.3.

1.1.17. "Development Plan" means collectively those Development Plans and the Concept Plans which, from time to time, in regard to a particular portion of the Land, have been submitted to the County, and have received for planning, zoning and subdivision (if necessary) approval from Baltimore County for the development and improvement of the Research Park, or any portion thereof, including all Improvements thereon.

1.1.18. "Easement Area" has the meaning given in Section 8.1.

1.1.19. "Future Parcel" has the meaning given in Section 9.1.

1.1.20. "Hazardous Substance" has the meaning given in Section 6.7.

1.1.21. "Improvements" means any and all Buildings, other Structures or any and all other improvements which exist on the Land at the time in question.

1.1.22. "Inner Loop Road" has the meaning given in Section 7.4.

1.1.23. "Land" means the aggregate of (a) the Parcel 1 Land and (b) any land within a Future Parcel which, at the time in question, has been added to the Park through an expansion thereof pursuant to Article IX.

1.1.24. "Land Records" means the Land Records of Baltimore County, Maryland.

1.1.25. "Lease" has the meaning given in Section 4.2.a.

1.1.26. "Lot" means all or any portion of the Land, at the time in question, (i) which constitutes or is described for development purposes on a Development Plan or Subdivision Plat as a separate lot, parcel or unit, whatever the designation, or (ii) of which the State is an Owner or a Tenant, designated as such in this Declaration, by amendment or otherwise. If a Lot is further

UMBC Research Park
Declaration of Covenants and Easements

November 28, 1994

divided, subdivided, resubdivided or combined with any or all of one or more other Lots in accordance with law applicable to Development Plans or with Subdivision Regulations (or in connection with a State Lot, by designation in this Declaration by amendment or otherwise), then each resulting Lot shall thereby become a "Lot" for purposes of the provisions of this Declaration.

1.1.27. "Mortgage" means any mortgage or deed of trust or any other security interest recorded among the Land Records, encumbering any of Parcel 1 Land or any leasehold or other interest in Parcel 1 Land.

1.1.28. "Mortgagee" means the Person secured by a Mortgage.

1.1.29. "Mortgagee in Possession" means any Mortgagee which has rightful and lawful possession of the Land as a result of a default under a Mortgage held by such person regardless of the process by which possession was obtained.

1.1.30. "Net Assignable Area" means the space within a Structure, excluding generally areas devoted to common areas, lobbies, corridors, stairs, elevators, heating and air conditioning equipment, toilets, and utility rooms, and other like areas, as defined by and determined in accordance (a) with the practices of the State Department of General Services from time to time, generally in measuring net assignable area, or (b) in the event that such a measure or such practices is not generally employed by the State Department of General Services, with the practices of such other Person as UMBC designates.

1.1.31. "Notice Address" has the meaning given in Section 10.10.

1.1.32. "Open Space" means (a) all of the land within any Open Space Lot, (b) any of the land within any Development Lot on which no Structure (including, by way of example rather than of limitation, any pavement) exists, and (c) any land within a Dedicated Roadway on which no paved road, sidewalk or other Structure exists (including the unpaved portion of any median strip or traffic island lying therein).

1.1.33. "Open Space Lot" has the meaning given in Section 3.2.

November 28, 1994

1.1.34. "Owner" means each Person or combination of Persons who (a) holds present fee simple title to all or a portion of the Land but, (b) if that Land or that portion of the Land is subject to a leasehold, holds a leasehold estate or interest in the Land or that portion of the Land provided in no instance shall a Mortgagee be deemed to be the Owner merely by virtue of such Person's status as a Mortgagee.

1.1.35. "Owner's Estate" means an Owner's right, title, interest or estate in the Land, as the case may be.

1.1.36. "Parcel" means Parcel 1 or any Future Parcel.

1.1.37. "Parcel 1" means, collectively, the Parcel 1 Land and any and all Improvements to the Parcel 1 Land which exist at the time in question.

1.1.38. "Parcel 1 Land" has the meaning given it hereinabove.

1.1.39. "Permitted Use" has the meaning given in Section 6.2.

1.1.40. "Person" means any natural person, trustee, corporation, limited liability company, partnership or other legal entity.

1.1.41. "Plans" has the meaning given in Section 5.3.

1.1.42. "Principal Use" has the meaning given in Section 6.2.a.

1.1.43. "Prohibited Use" has the meaning given in Section 6.1.

1.1.44. "Proposal" has the meaning given in Section 5.2.

1.1.45. "RPC" shall have the meaning given in Section 4.2.a.

1.1.46. "Release" has the meaning given in Section 6.7.

UMBC Research Park
Declaration of Covenants and Easements

November 28, 1994

1.1.47. "Requirements" has the meaning given in Section 6.7.

1.1.48. "Research Park" means the aggregate of (a) Parcel 1 and (b) any Future Parcel which, at the time in question, has been subjected to the operation and effect of this Declaration.

1.1.49. "Research Park Plan" has the meaning given in Section 7.1.

1.1.50. "Resident Tenant" means any Person, who in connection with a Lot, as an Owner or otherwise, has a right to use, occupy or possess the same or the Improvements thereon, and at the time in question conducts an active business on or a use of that Lot, other than the construction or installation of Improvements, or the making of the Lot and the Improvements on the Lot available for the use, occupancy or possession of another Person(s).

1.1.51. "Responsible Person" means for the Land or each Lot in question, the Owner or each Person, if any, taking through or under an Owner or any other Responsible Person who holds, at the time in question, title, estate, interest or right in or to the Land or the Lot in question or Improvements, or a right to use, occupy or possess the same, provided that a Mortgage or Contract Purchaser shall not be a Responsible Person solely by virtue of that Person's status as such.

1.1.52. "Rules and Regulations" means the rules and regulations, as from time to time amended, promulgated pursuant to Section 11.12.

1.1.53. "State" means the State of Maryland or any unit, department or agency thereof.

1.1.54. "State Lot" has the meaning given in Section 3.3.

1.1.55. "State/UMBC" means the State of Maryland, acting in connection to the Park, for the use of the University of Maryland System on behalf of its constituent institution, the University of Maryland Baltimore County.

November 28, 1994

1.1.56. "State Party" has the meaning given in Section 6.7.g.

1.1.57. "Structure" means anything which may be or be deemed a "Structure" for purposes of the provisions of the Zoning Ordinance; provided that, in addition, each of the following shall be deemed to be a "Structure" for purposes of the provisions of this Declaration, regardless of whether it constitutes a "Structure" for purposes of the provisions of the Zoning Ordinance:

a. any thing or device, the placement of which upon any Development Lot might affect the physical appearance thereof (including, by way of example rather than of limitation, any Building, shed, sign, fountain, pool, tree, shrubbery, paving, curbing, landscaping, antenna, satellite dish, fence or wall); and

b. any excavation or fill, the volume of which exceeds ten (10) cubic yards; and

c. any excavation, fill, ditch, diversion dam or other thing or device which affects or alters the natural flow of surface waters upon or across any Lot or which affects or alters the flow of any water in any natural or artificial stream, wash or drainage channel upon or across any Lot.

1.1.58. "Subdivision Plat" means any plat creating or confirming the creation of one or more Lots which has been both (a) formally approved by all governmental authorities whose approval thereof is required by applicable statute, ordinance or regulation and (b) recorded among the Land Records.

1.1.59. "Subdivision Regulation" means law, statute, ordinance, rule, regulation, order or any other requirement regulating or governing the subdivision of real property, as may be in effect from time to time, including the ordinances of the County and Title 11 of the Real Property Article of the Annotated Code of Maryland (1988 Replacement Volume, as amended), or any statute of similar purpose.

1.1.60. "UMBC" means the University of Maryland Baltimore County, a constituent institution of the University of Maryland System, an agency of the State.

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1.1.61. "Use" means any thing which constitutes a "Use" for purposes of the provisions of the Zoning Ordinance provided that, in addition, each of the following shall be deemed to be a "Use" for purposes of the provisions of this Declaration; (a) any activity or purpose deemed by any governmental authority charged with administering or enforcing the Zoning Ordinance to be a "use" for purposes of the provisions of the Zoning Ordinance; (b) any purpose for which any Structure or Lot is used or occupied; and (c) any activity, occupation, business or operation carried on in a Structure or on a Lot. In construing the terms describing or naming a particular Use designated herein as a Prohibited Use or a Permitted Use, if such term is used in the provisions of the Zoning Ordinance to describe a Use, such term shall be construed for the purposes of this Declaration to have the same meaning as is given to it for purposes of the provisions of the Zoning Ordinance.

1.1.62. "Zoning Ordinance" means Title 22 of the Baltimore County Code entitled Planning, Zoning and Subdivision Control, and any successor ordinance.

1.2 Locative Adverbs. Any locative adverbs, and like words, including "hereto", as an example, wherever the same shall appear, mean and refer to this Declaration in its entirety and not any specific section, subsection or part, unless otherwise specifically provided and unless the context otherwise reasonably requires.

1.3 Reference to Section or Page. Wherever reference is made to a particular Section or page, reference shall be made to that Section or page of this Declaration.

1.4 Construction of "Including", etc. The terms "including" and "excluding" as used in this Declaration shall be construed to mean "including, without limitation" or "excluding, without limitation" unless otherwise specifically provided. The words any and all shall each be construed to mean "any and all". The words or and shall each be construed to mean "and/or."

1.5 Construction of "In". The word "in" with respect to real property, means as the context may require, in, on, through, upon, across, over, and under or any one or more of such words.

1.6 Entire Includes Portions. In this Declaration, any reference to an item as an entirety shall refer as well to any portions or components of that item.

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1.7 Inclusion of Recitals. The recitals set forth above are part of this Declaration.

1.8 Exhibits. Any and all Exhibits referenced in this Declaration are or shall be deemed to be attached to this Declaration and are made part of this Declaration unless otherwise specifically provided.

ARTICLE II

Name

The Research Park shall be known as the "UMBC Research Park".

ARTICLE III

Composition of Park

3.1. Areas. Each Parcel shall consist of (a) Lots and the Improvements on them and (b) Dedicated Roadways. Each Lot shall be either an (a) an Open Space Lot, (b) State Lot or (c) Development Lot.

3.2. Open Space Lots. Open Space Lots shall be any and all Lots which either (a) are designated as "Open Space Lot" on the Subdivision Plat or Development Plan then in effect in respect to that Lot, or (b) are restricted by the operation and effect of an applicable Development Plan, Subdivision Plat or the Zoning Ordinance for use as open space, storm water management areas, flood plains and other passive Uses not including development or improvement for any active Use.

3.3. State Lots. Each Lot for which the State, at the time in question, holds (a) fee simple title (unencumbered by a ground lease) or (b) a leasehold estate or sublease in the entire Lot, or (c) a term of years shall be referred to as a State Lot for so long as the State holds such title, interest or estate.

3.4. Development Lots. Each Lot which is not an Open Space Lot or a State Lot, shall be a "Development Lot".

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3.5. Dedicated Roadways. The Dedicated Roadways shall consist of each roadway right-of-way area (as delineated by its lines of conveyance or dedication), and which, by the Development Plan, a Subdivision Plat or otherwise, at the time in question, has been dedicated or conveyed, or offered for dedication or conveyance, to the County or which the County has agreed to accept for public use as a roadway, regardless of whether any road has been improved within such roadway right-of-way area at the time in question. In the event a portion of the Research Park, which otherwise would be a Dedicated Roadway, is included within a Lot, then that portion shall be deemed to be a portion of that Lot and not a Dedicated Roadway for the purposes of this Declaration.

3.6. Resubdivision, Combination or Redesignation of Lots and Dedicated Roadways.

a. No Development Lot or Open Space Lot, as shown on, or by way, of a Subdivision Plat, a Development Plan or in any other manner (including by metes and bounds description), may be divided, redivided, further divided, subdivided, resubdivided, further subdivided from and/or combined in whole or in part with any other Lot or Dedicated Roadway after being made subject to this Declaration without the prior, express written approval of the appropriate Design Compliance Entity which may withhold its approval if, in its sole discretion, the Design Compliance Entity determines that the size, shape or length of street frontage of any Lot resulting from the action under consideration is not in keeping with the character of the improvements upon, and the areas and street frontages of, other Lots.

b. No Open Space Lot or portion thereof may be redesignated as a Development Lot or as part of a Development Lot, and no Development Lot or portion thereof after being made subject to this Declaration may be redesignated an Open Space Lot or as a part of an Open Space Lot, except to accomplish site boundary adjustments, without the prior, express written approval of the Design Compliance Entity.

c. In addition, any division, redivision, or further division, subdivision, resubdivision, further subdivision, combination or redesignation of any Open Space Lot, Development Lot or Dedicated Roadway or any portion of any of them shall be accomplished in accordance with applicable portions of the Zoning Ordinance and in any event, to be effective for purposes of this

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Declaration, shall be set forth on one or more new Development Plans or Subdivision Plats covering the Lots and Dedicated Roadways (if any) which result from such actions.

ARTICLE IV

Design Review Board and Compliance Board

4.1 Authority.

a. So long as this Declaration remains in effect, i) each Structure to be commenced, constructed, reconstructed, erected, reerected, placed, replaced, maintained or permitted to remain on a Lot, ii) the alteration in any way (including exterior painting, but excluding interior painting or other modifications which are not visible from the exterior of the Structure) of each Structure, iii) each alteration by grading or in any other manner of the surface or grade of a Lot, iv) the commencement of each Use, and v) each undertaking of any action contemplated in Section 3.6, shall be subject to design review and approval as set forth in this Declaration ("Design Review").

b. UMBC shall have the responsibility to perform Design Review but only to the extent that UMBC has not assigned that responsibility, in accordance with the provisions of Section 4.1.c.

c. UMBC shall have the right but not the obligation (a) to assign any of the powers, rights, or obligations to perform Design Review or to be a Design Compliance Entity to any Person, for all or a portion of the Parcels, from time to time, all upon those terms and conditions UMBC determines appropriate, and (b) to accept reassignment of those powers, rights, or obligations, for all or a portion of the Parcels, from time to time, all upon those terms and conditions UMBC determines appropriate.

UMBC may make an initial assignment to RPC in this Declaration and may make future assignments and accept reassignments, as contemplated in this Article IV, by causing to be recorded among the Land Records an amendment to this Declaration executed by the State/UMBC and the assignee, and solely by the State/UMBC upon a reassignment without the necessity of joinder in the action in question by any other Person.

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d. From and after an assignment as contemplated in this Article IV, the State, UMS or UMBC, to the fullest extent of that assignment, shall bear no responsibility or liability (a) in respect to or for performing Design Review or (b) for the performance or failure of performance of Design Review.

e. The powers, rights and obligations for Design Review or the Design Compliance Entity shall not be assigned except as explicitly authorized in this Section 4.1 and any assignment of or attempt to assign the same, shall be null and void and without any effect whatsoever for the purposes of this Declaration.

f. The Design Compliance Entity may charge a reasonable fee to compensate it for the reasonable costs incurred in connection with the consideration given or review of a matter submitted to it for Design Review. Payment of any fee imposed shall be a condition to the Design Compliance Entity's performing Design Review of any matter submitted, however, the charge shall apply even if approval is not given or is conditioned. Regardless of the Person who has actually submitted the Proposal to the Design Compliance Entity, the charge imposed, for the purpose of the Contract Lien Act, shall be a charge on the Owner of and against the Owner's Estate in the Lot to which the matter pertains.

4.2 Initial Assignment.

a. Declarant hereby assigns to The UMBC Research Park Corporation, Inc. ("RPC"), which as of the effective date of this Declaration is the ground tenant of the Parcel 1 Land under a certain lease by and between RPC and State/UMBC of even date herewith ("Lease"), the powers, rights and obligation to perform Design Review and to be the Design Compliance Entity for all purposes of this Declaration for Parcel 1, so long as RPC is the ground tenant under the Lease, subject to the terms and conditions set forth in this Article IV, provided however Declarant and UMBC reserve explicitly the powers and rights granted to UMBC by name as set forth in Article V.

b. RPC by the recordation of the Lease among the Land Records accepts the assignment made in Section 4.2 and assumes the powers, rights and obligations assigned and agrees it shall be the Design Compliance Entity and perform Design Review for Parcel 1 all on the terms and conditions set forth in this Article IV.

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4.3 Design Review by UMBC.

In respect to Design Review for (a) any Future Parcel, or (b) Parcel 1 from and after the termination of the assignment made in Section 4.2 or any reassignment to UMBC of any of the powers, rights and obligations assumed by RPC under Section 4.2, UMBC shall perform Design Review and be the Design Compliance Entity as it deems appropriate, but nevertheless in accordance with Article V, shall have the right to assign Design Review as contemplated in Section 4.1, and shall not be bound by the provisions of Sections 4.4., 4.5., 4.6., and 4.7.

4.4 RPC to perform Design Review.

a. RPC is authorized to execute the powers and duties of a Design Compliance Entity but only in respect to Parcel 1, subject to the limitations set forth in Section 4.2.

b. So long as the assignment to RPC made in Section 4.2 remains in effect, 1) RPC shall perform Design Review and be the Design Compliance Entity for Parcel 1 in accordance with Sections 4.4., 4.5., 4.6., and 4.7. and Article V, and ii) the provisions of this Section 4.4. and Sections 4.5., 4.6., and 4.7. shall be in effect in respect to Design Review and RPC serving as the Design Compliance Entity for Parcel 1.

c. RPC shall issue any finding, determination, ruling or order, and shall issue any permit, authorization, report or approval on its part as Design Compliance Entity, through the office of the President of the RPC.

d. RPC shall consider the Advisory Reports issued by the Design Review Board.

e. RPC shall keep a record of its actions, deliberations and decisions as the Design Compliance Entity.

f. RPC may and upon request from the Design Review Board shall request from an Owner further reasonable material about a Proposal in accordance with Section 5.3.a.

4.5. Design Review for Parcel 1: Organization.

a. Each Proposal in respect to Parcel 1 shall be submitted to RPC for Design Review.

b. As part of Design Review, RPC shall review and evaluate each Proposal for technical compliance with the Design Guidelines and for satisfaction of the requirements for Proposals.

c. There shall be a committee within RPC known as The UMBC Research Park Corporation Design Review Board ("Design Review Board").

d. RPC shall submit to the Design Review Board each Proposal received and a report of the review and analysis contemplated in Section 4.5.b.

e. The Design Review Board shall review and issue to RPC advisory reports ("Advisory Reports") on each Proposal submitted to it and contemporaneously shall deliver a copy of each Advisory Report to UMBC at its notice address. Each Advisory Report shall state the Design Review Board's recommendations of approval, disapproval or required modifications on each Proposal, all formulated consistently with the provisions of this Declaration.

f. RPC shall serve as Design Compliance Entity and shall perform Design Review in accordance with Articles IV and V.

4.6. Design Review Board/Members.

a. The Design Review Board shall have five (5) members for review of each Proposal, provided however, if UMBC fails to appoint one or more members for a given review or if such member fails to serve, and UMBC fails to select a replacement, from time to time, RPC may credit the vacancy or vacancies so created toward a quorum and satisfying the membership requirement.

b. If any member of the Design Review Board, i) resigns from or fails to serve on the Design Review Board, or ii) gives notice that she/he will be unable to attend any meeting of the Design Review Board, RPC or UMBC respectively in connection with their selected members shall have the right to select a successor

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or designate a substitute person to attend that meeting, as the case may be, in which case the selected successor or designated Person shall have all the rights and powers of a member of the Design Review Board.

c. The membership of the Design Review Board shall be, for each Proposal:

- i) an architect or engineer selected by RPC
- ii) an at-large member selected by RPC
- iii) a UMBC faculty member, serving ex officio, selected by the President of UMBC, which faculty member has expertise relevant to the Use being considered in the Proposal
- iv) an individual selected by the President of UMBC, which individual has expertise relevant to the Use being considered in the Proposal, provided if that individual is an employee of UMBC, service as a member shall be ex officio.
- v) the UMBC Vice President for Administrative Affairs, or his/her designee serving ex officio,

RPC and UMBC respectively may select Persons for membership from time to time and in respect to each review performed by The Design Review Board. RPC shall give UMBC at least ten (10) days prior notice to select members to review a Proposal.

d. The individuals selected by the President of UMBC and a Person serving as the designee of the Vice President for Administrative Affairs shall serve on the Design Review Board only in connection with that Proposal for which selection was made.

e. The Design Review Board shall have a Chair designated by RPC from time to time.

4.7 Design Review Board/Conducting Business.

a. The Design Review Board shall meet from time to time upon call by its Chair or by a majority of its members provided that written notice thereof is given to each member at least five (5) days prior to a meeting. The attendance by any member at a meeting of the Design Review Board shall constitute a waiver by

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such member of any right which he/she may otherwise have to object to any failure to provide to such member notice of such meeting in accordance with the provisions of this Declaration.

b. At each such meeting, the presence in person of a majority of the members of the Design Review Board shall constitute a quorum for the transaction of business. So long as such quorum exists at the date, time and place for which a meeting is called, the affirmative vote of a majority of those members present and voting thereon shall be required for the Design Review Board to issue an Advisory Report for the majority of the Design Review Board.

c. Make any finding, determination, ruling or order, or issue any permit, authorization, report or approval pursuant to the provisions of this Declaration. Anything contained in the foregoing provisions of this Section 4.7. to the contrary notwithstanding, any action may be taken by the Design Review Board without the necessity of having such meeting, so long as the taking of such action is approved in writing by at least a majority of its members, and all of its members are given notice of the action taken.

d. The Design Review Board and its members shall have the right in addition to or in lieu of an Advisory Report for the majority of the Design Review Board to issue one or more Advisory Reports, dissenting from or when there is no Advisory Report of the majority issued to RPC.

e. The Chair of the Design Review Board shall be responsible to keep a record of the actions, deliberations and discussions of the Design Review Board for the period he/she presides and to deliver the same to RPC which shall be the permanent custodian.

f. The Design Review Board shall have the right to seek the advice of and consult with those persons that it deems necessary and appropriate.

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ARTICLE V

Control of Structures and Uses

5.1 Unless and until the appropriate Design Compliance Entity has performed Design Review and has given prior written approval in each instance, (i) no Structure may be commenced, constructed, reconstructed, erected, reerected, placed, replaced, maintained or permitted to remain on a Lot; (ii) no Structure existing on a Lot may be altered in any way (including exterior painting, but excluding interior painting or other modifications which are not visible from the exterior of the Structure) (iii) the surface or grade of a Lot may not be altered by grading or in any other manner; (iv) no Use may be commenced upon a Lot; and (v) no action contemplated in Section 3.6 may be taken.

5.2 The Design Compliance Entity shall consider, in compliance with this Article V, each matter referenced in Section 5.1 submitted to it (each a "Proposal"). The Design Compliance Entity will consider each Proposal on its merits. It will consider the particular opportunities, conditions, and problems of each Lot and development program proposed and the Research Park Plan. The Design Compliance Entity will evaluate and grant approval to each Proposal according to its adherence to high aesthetic standards, sympathy with the natural characteristics of the site, and compatibility with development on adjoining parcels.

5.3 Submission of a Proposal.

a. The Owner shall submit to the appropriate Design Compliance Entity for each Proposal pertaining to a Lot in which it has an Owner's Estate, (a) plans and specifications for each Proposal anticipating a new Improvement or alteration of an existing Improvement, (b) any and all other material required to be developed under the Subdivision Regulations, or the Zoning Ordinance (for a Proposal in connection with Section 3.6) and (c) any other material reasonably requested by the Design Compliance Entity of such nature containing such information and in such form as are specified from time to time by the Design Compliance Entity or in the applicable Design Guidelines (collectively the "Plans").

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b. The Proposal shall designate by reference to the applicable Development Plan or Subdivision Plat each Dedicated Roadway and each Lot for which such Plans are submitted.

c. The Proposal shall be joined by each Person who is or who is intended (at the time in question) to be a Responsible Person in connection to the Dedicated Roadway or the Lot or portion of a Lot to which the Proposal pertains, unless that Person has waived the right to so join.

5.4 Proposals. Without limiting the generality of the foregoing provisions of this Article, Plans submitted to the Design Review Board shall be in accordance with the Design Guidelines (except as the Design Compliance Entity may otherwise permit with the prior written consent of UMBC) and the Research Park Plan.

5.5 Proposal of Statements of Policy and Design Guidelines.

a. The Design Compliance Entity may from time to time adopt statements of policy governing or concerning (a) the form and content of any Plans to be submitted to it for its consideration, (b) the procedure for such submission and for its consideration of a Proposal, and (c) the architectural styles or details, or other matters, which are reflected in such Plans (collectively the "Design Guidelines") provided that such Design Guidelines are, in UMBC's reasonable judgment, stated in writing before any change comes into effect, consistent with the Research Park Plan.

b. The adoption, revocation or amendment of any Design Guideline shall not be deemed to bind the Design Compliance Entity to approve or disapprove any Plans or to constitute a waiver of the exercise of the Design Compliance Entity's discretion as to any matter, except that no such adoption, amendment or revocation shall affect the finality of any approval granted before the adoption, amendment or revocation of the Design Guideline in question.

c. The Design Guidelines initially to be applied by the Design Compliance Entity, until the same are amended from time to time as contemplated herein, are set forth in Exhibit D. The Design Compliance Entity shall record in its own name and by joinder solely of UMBC among the Land Records any changes to the Design Guidelines adopted from time to time.

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5.6 Basis for Disapproval.

The Design Compliance Entity may disapprove any Proposal submitted to it whenever, in its opinion, any of the following circumstances exist:

a. the Plans, or any Structure or Use covered by such Plans, are not in accordance or compliance with the provisions of this Declaration, the Design Guidelines, the Zoning Ordinance, Subdivision Regulation, or other law, all as applicable;

b. the Plans do not contain information which the Design Compliance Entity may reasonably require to be contained therein;

c. any Improvement covered by the Plans is incompatible with any Improvement on or Use of any Development Lot, due to the former's exterior design, height, bulk, shape, color scheme, finish, style of architecture, configuration, appearance, materials or location;

d. any Use covered by such Plans is incompatible with any Improvement on or Use of any Development Lot;

e. the existence, size, configuration or location of any parking area proposed for the Lot is incompatible with, or insufficient, inadequate or inappropriate in relation to, any existing or proposed Use or Improvement on such Development Lot or elsewhere within the Research Park; or

f. a circumstance contemplated in Section 3.6.a.

g. any other circumstance which, in the Design Compliance Entity's reasonable judgment, would render any Improvement or Use or change contemplated in Section 3.6.a. inharmonious with the general plan of development of the Research Park.

h. failure of any Person required under Section 5.3.c. to join in the proposal covered by such plans, or to waive joinder.

5.7. Notice of Decision. The Design Compliance Entity shall issue, immediately after a review is completed but in no event later than sixty (60) days after a submittal to it, a report in

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writing to the Owner stating whether (a) it has approved the Proposal; (b) it has not approved the Proposal, (c) it has approved the Proposal with modifications or (d) it has not acted on the Proposal because the Proposal is incomplete or otherwise not in form or format as required in this Declaration or the Design Guidelines. In the event approval is conditioned upon modifications suggested by the Design Compliance Entity, that Proposal shall be subject to resubmission to and further review by the Design Compliance Entity in accordance with this Article V.

5.8 Effect of Approval. The Design Compliance Entity's approval of Plans for any Lot for which such Plans are submitted to it shall not constitute a waiver of its right, in its sole discretion, to disapprove such Plan or any of the features or elements included therein if such Plans are subsequently submitted to it for any other Lot; but, as to any Lot for which such Plans have been approved, such approval shall be final and irrevocable, notwithstanding that the Design Guidelines may thereafter be amended, revoked or supplemented. The Design Compliance Entity shall not be deemed, by its consideration and/or approval of or comments concerning, any Plans or any Improvements made or other action taken pursuant to such Plans or this Declaration will or will not comply with the provisions of Development Plan, Subdivision Regulations, or the Zoning Ordinance, any building code applicable to any Land or Improvements which are the subject of such Plans or other applicable law, regulation or judicial or administrative order applicable thereto.

5.9 Inspection of Lots. Any agent of UMBC or of the Design Compliance Entity may, at any time during business hours on a business day, or at such other time as its Owner may agree upon (but only after having given written notice thereof to the Owner of such Lot at least five (5) days prior thereto), enter upon and inspect any Lot and the exterior or interior of any Improvement thereon to ascertain whether the maintenance, construction or alteration of such Lot or Improvement, and any Use thereof, are in accordance with the provisions of this Declaration and of any Proposal made and approved by the Design Compliance Entity, and neither UMBC, the Design Compliance Entity nor such agent shall be deemed to have committed any trespass or other wrongful act by reason of such entry or inspection.

5.10 Certificate of Compliance. After the completion on a Lot of the construction or alteration of any Improvement, or the

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commencement of any Use thereon, in accordance with the provisions of this Declaration, the Design Compliance Entity, upon written request of the Owner or Mortgagee thereof, shall issue a certificate in a form which is suitable for recordation among the Land Records, (a) identifying such Lot and such Improvement or Use, (b) stating that the Design Compliance Entity has reviewed the Plans covering such Improvement or Use, and (c) stating that such Improvement or Use is in compliance with this Declaration to the extent and in the manner set forth in the provisions of this Declaration. The Design Compliance Entity may charge such Owner a reasonable fee [not exceeding Five Hundred Dollars (\$500)] for the issuance of such certificate, the payment of which at the time of the request for such certificate shall be a condition to its obligation hereunder to issue the same. Such Owner shall be entitled at its expense to cause such certificate to be recorded among the Land Records.

5.11 Removal.

a. If any action required to be submitted to the Design Compliance Entity is taken other than in accordance with a Compliance Board decision on Plans which have approved or deemed to be approved by the Design Compliance Entity, that action shall be deemed to be a violation of the provisions of this Declaration and, promptly after UMBC has given written notice of such violation to the Owner of the Lot subject to such violation, the Owner shall cause the Improvement to be removed or restored to its condition before such action, and such Use to cease, at such Owner's sole expense, so as to terminate such violation.

b. If within thirty (30) days after having been given such notice such Owner has not taken reasonable steps toward the termination of such violation, any agent of UMBC who has been authorized by UMBC to do so may enter upon such Lot and take such steps as are reasonably necessary to terminate such violation. The Owner shall be personally liable to UMBC for the cost of the actions so taken, and UMBC shall have a lien therefor which is enforceable in the manner and subject to the requirements as are specified by the law of Maryland for the enforcement of the Contract Lien Act.

5.12 State's Plans. Nothing in the provisions of this Article V shall be deemed or construed in any way to require that a proposal be submitted to a Design Compliance Entity or for Design

Review or approval be obtained of Plans pertaining to a State Lot, or to the portion of any other Lot in which the State has an interest, title or estate as a Resident Tenant.

ARTICLE VI

Uses of the Research Park

6.1 Prohibited Uses. No Land or Improvements shall be devoted to any of the following Uses (each of which is hereinafter referred to as a "Prohibited Use"):

a. any Use which violates the provisions of this Declaration, the Zoning Ordinance or any other applicable law; or

b. any Use listed in a schedule attached hereto as Exhibit E;

c. any Use not permitted as a matter of right under the Zoning Ordinance; or

d. any other Use whatsoever, except those Uses explicitly permitted under Section 6.2 ("Permitted Uses").

6.2 Permitted Uses.

a. With and only with respect to a Development Lot, the following shall be Permitted Uses: (a) those Uses listed in a schedule attached hereto as Exhibit F ("Principal Uses"), and (b) any Use which is permitted under and to the extent permitted under the Zoning Ordinance as an ancillary use to a Principal Use regardless that the ancillary use may be a Prohibited Use.

b. With and only with respect to any Open Space Lot, the following shall be Permitted Uses, any Use which (a) does not violate the provisions of Section 6.1, and (b) is a recreational or other passive use in keeping with the character of such Open Space Lot, and (c) has been approved for such land by the Design Review Board.

6.3 Limitations on Use.

a. Each Building located on a Development Lot shall be devoted to Principal Uses to the extent set forth herein: (1) in connection with a Development Lot for which there is only one Resident Tenant, at least 55% of the Net Assignable Area; (2) in connection with a Development Lot for which there is more than one Resident Tenant, at least 60% of the Net Assignable Area.

b. No more than 15,000 square feet or 33% of the Net Assignable Area of any Building, whichever is less, shall be devoted to warehousing or distribution uses.

c. No more than 10% of the net assignable area of any Building, shall be devoted to activities which the U.S. Department of Health and Human Services requires to be conducted in a Biosafety 3 facility.

6.4 Biosafety Standards. Any laboratory setting in which there are infectious agents shall be operated in accordance with a code of operation for microbiology laboratories, conforming with practices, safety equipment and facilities as categorized by the U.S. Department of Health and Human Services Center for Disease Control and National Institutes of Health as Biosafety Levels 1, 2 or 3. All infectious agents shall be subject to the provisions of Section 6.7.

6.5 Use of Development Lots. Without altering or impairing the operation and effect of the foregoing provisions of this Article, no Development Lot may be devoted to any Use, and no Structure may exist thereon, other than in conformance with the standards set forth in the Design Guidelines except if and to the extent that any deviation therefrom is permitted by the Compliance Entity where such deviation is, in the Compliance Entity's reasonable judgment, consistent with the general plan or scheme of development and use for the Research Park, as embodied in the provisions of this Declaration and in the Design Guidelines (which permission shall be given, if at all, expressly, in writing and by specific reference to Plans for such Structure or Use which are approved by the Compliance Entity); provided, that regardless of whether such permission is given by the Compliance Board, all such Structures and Uses shall conform to the provisions of the Zoning Ordinance, a Development Plan, and the Subdivision Plat.

6.6 Control of Noxious Activity.

a. Vibration. All Buildings and other Structures shall be constructed and machinery and equipment installed and insulated so that the ground vibration inherently and recurrently generated therefrom is not perceptible without instruments at any point along any of its boundaries.

b. Smoke and Particulate Matter. No windborne dust, spray, mist, smoke or other particulate matter may be emitted on any Lot (in the course of the disposal of trash or waste materials, or otherwise) outside of any Building, other than in accordance with applicable law.

c. Fumes, Gases and Odors. No fumes, odor, gas, vapor, acid or other substances shall be permitted to escape or be discharged from any Building or Structure or Lot into the atmosphere unless, (a) it is in accordance with applicable law; and (b) it can be demonstrated to the Design Compliance Entity and the Compliance Board that doing so would not be detrimental to the comfort, health, safety or welfare of any person, or harmful to property or vegetation.

d. Glare or Heat. Any operation upon a Lot which produces intense glare or heat shall be performed only within an enclosed or screened area, and then only in such manner that the glare or heat emitted will not be discernible from any of its boundaries.

e. Noxious or Offensive Activities. No noxious or offensive activity shall be done or carried on upon any Lot, and no condition shall be maintained thereon, so as to render any Lot or portion thereof unsanitary, unsightly, unreasonably offensive or detrimental, or a nuisance, to any of the Research Park or any user thereof. Without limiting the generality of the foregoing, no environmentally or otherwise hazardous chemical or other substance or thing may be manufactured, processed or kept anywhere within the Research Park other than in accordance with applicable law.

f. Maintenance: Refuse or Trash. In respect to each Development Lot, each Responsible Person shall bear the obligation to keep and shall cause each Responsible Person taking through or under it (a) to keep the Lot and all improvements thereon in a safe, clean, neat and sanitary condition, (b) promptly to remove

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all snow and ice from the drivewayS, parking areas, sidewalks and other paved surfaces thereon, (c) to keep all trash and rubbish on such Development Lot in covered metal containers, (d) to comply in all respects with all government, zoning, health, fire and police requirements, and (e) to remove at its expense any rubbish of any character which may accumulate on such development Lot. During the construction of Improvements on any development Lot, the foregoing obligations shall include keeping the construction site free of unsightly accumulations of rubbish and scrap materials, and construction materials, trailers, shacks and the like employed in connection with such construction.

g. Animals. Each Responsible Person covenants that no livestock, poultry or other animals shall be kept on any Lot except as required for research and development activities and in compliance with those policies and practices adopted by UMBC for itself, from time to time governing the use and treatment of animals in such activities.

h. Dirt, Dust and Waste Discharge. Each Responsible Person covenants that no dust, sweepings, dirt or cinders may be emitted from any Development Lot, and no liquid, solid waste or other matter or substance may be discharged onto any Development Lot, or from any Development Lot into or onto any stream, river, other body of water or other portion of the Research Park, or other land or body of water outside of the Research Park, or into the air, if either (i) such action is contrary to applicable law or (ii), in the opinion of the Design Compliance Entity or the Compliance Board, such emission or discharge may adversely affect the health, safety, comfort of, or intended property use by, persons within or near the Research Park. No waste or any substance or materials of any kind shall be discharged into any public or private sewer serving any or all of the Research Park, in violation of applicable law governing such discharge.

i. Repair of Structures. Each Responsible Person covenants that each Structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

6.7 Control of Hazardous Substances.

a. Each Responsible Person shall and shall cause each Responsible Person taking through or under it to comply with all applicable, federal, State and local laws, ordinances, codes,

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rules, permits, licensing conditions and regulations, and policies and practices adopted by or for UMBC including any amendments thereto (collectively, the "Requirements"), in its use of Improvements or a Lot, including those regarding the handling, release and disposal of hazardous substances and the care, treatment and disposal of laboratory animals and shall procure, at their expense, any and all licenses, permits, insurance and government approvals necessary to the operation of their businesses.

b. "Hazardous Substance" as used herein includes any "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. paragraph 9601, et.seq., including any amendments thereto ("CERCLA"), petroleum and petroleum products, and natural gas, any substances, waste or other material considered hazardous, dangerous, or toxic under any of the Requirements.

c. "Release" as used herein means any intentional or unintentional spilling, pumping, emitting, emptying, discharging, escaping, leading, dumping, disposing or abandonment of any Hazardous Substance.

d. Each Responsible Person shall not and shall not cause or allow any Responsible Person taking under or through it to use or allow the Lot or Improvements to be used for the storage, use, treatment, disposal or other handling of any Hazardous Substance without the prior written consent of UMBC and any government authority as applicable. Any Responsible Person desiring to use or have used Hazardous Substances will submit to UMBC for its review and approval a list identifying the Hazardous Substances intended to be used or stored, and setting forth the maximum quantity, location thereof and use in the operations of the Responsible Person using the same. Those Hazardous Substances permitted to be used and stored shall be used and stored in compliance with the Requirements and the terms and conditions of this Declaration. Hazardous Substances shall not be disposed of in the sanitary sewer of the Research Park unless the applicable County or State authorities and UMBC consent to such method of disposal, having determined that such disposal will not harm the sanitary sewer piping.

e. Each Responsible Persons shall and shall cause each Responsible Person taking through or under it to comply with all

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Requirements governing the discharge, release, emission, or disposal of any Hazardous Substance and prescribing methods for or other limitations on storing, handling, or otherwise managing Hazardous Substances including, but not limited to, the then-current versions of the following federal statutes, their state analogs, and the regulations implementing them: the Resource Conservation and Recovery Act (42 U.S.C. paragraph 6901 et.seq.); CERCLA; the Clean Water Act (33 U.S.C. paragraph 1251 et.seq.); the Clean Air Act (42 U.S.C. paragraph 7401 et.seq.); and the Toxic Substances Control Act (15 U.S.C. paragraph 2601 et.seq.). Each Responsible Person shall and shall cause each Responsible Person taking through or under it to (i) take all steps necessary to remedy any violation of any Requirements by them whether or not a citation or other notice of violation has been issued by a governmental authority, and (ii) at their own expense, promptly to contain and remediate any release of Hazardous Substances arising from or related to the Hazardous Substance activity on the Lot or Improvements in question and to remediate any resultant damage to property, persons, and/or the environment. The Declarant and UMBC reserve the right periodically to conduct an environmental and safety inspection of the Improvements and areas beyond the improvements, where necessary. Each Responsible Person shall and shall cause each Responsible Person taking under or through it to give prompt written notice to the Declarant and UMBC of any release of any hazardous substance in the Improvements and/or the environment not made in conformance with the Requirements, including a description of remediation measures and any resulting damage to persons, property or the environment.

f. Following any breach of the Requirements or any reasonable concern of UMBC about the safety or environment of the Research Park, UMBC may withdraw its consent to a Hazardous Substance activity (or any portion thereof) by written notice. Each Responsible Person shall bear the responsibility to and shall cause each Responsible Person taking through or under it to terminate that Hazardous Substance activity immediately upon notice and to remove all Hazardous Substances from the premises within fifteen (15) days from the date of such notice unless such breach or concern is promptly addressed and corrected to UMBC'S sole satisfaction.

g. Each Responsible Person shall indemnify, hold harmless and (upon request) defend the Declarant, UMBC, the University of Maryland System, the State, and their respective

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agents and employees ("State Parties"), from and against all claims, actions, losses, costs and expenses (including attorneys' and other professional fees), judgments, settlement payments, and, whether or not reduced to final judgment, all liabilities, damages, or fines paid, incurred or suffered by such parties in connection with loss of life, personal injury and/or damage to property or the environment arising, directly or indirectly, wholly or in part from any conduct, activity, act, omission, or operation involving the use, handling, generation, treatment, storage, disposal, other management or release of any Hazardous Substance at, from or to the Improvements on the Land. The obligations and liabilities hereunder shall survive the expiration or other termination of a Responsible Person's interests or rights with respect to a Lot or Improvements.

6.8 Use and Maintenance of Open Space Lots.

a. Subject to the provisions of Sections 6.1 and 6.2, any Open Space may be used for any recreational or ecological purpose, or as park land, or for any cultural, educational or passive purpose or for any other purpose for which the Owner or other Responsible Person thereof is authorized or empowered under applicable law to use such Open Space.

b. The Owner of any and all Open Space shall cause the same to be regularly maintained in a neat condition and in good order and repair, and to be improved and kept in accordance with the Design Guidelines and the Research Park Plan.

6.9 Use of Dedicated Roadways. Except as the Design Compliance Entity may otherwise approve expressly and in writing, no Dedicated Roadway may be created, exist or be used or improved, and no Structure may exist thereon, for any purpose or in any manner, other than in conformance with the requirements of the County and the Design Guidelines.

6.10 Storm Water Management Facilities. Anything contained in the provisions of this Declaration to the contrary notwithstanding, if any Lot is now or at any time hereafter is improved by any storm water management pond or other facility required by applicable law, ordinance or regulation for the management of the drainage and flow of storm water or for sediment control then unless and until the County or any other governmental entity undertakes to do so, the Owner of such Lot shall at its expense cause such pond or other

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facility, and any landscaped area relating to it, to be regularly maintained and kept in a state of good condition and repair.

6.11 Reuse. In the event that any Development Lot or portion thereof, after initial use in compliance with the above provision of this Article VI, remains vacant for a period of at least one year, UMBC shall have the right to lease that vacant space at the most current rent reserved, and to exercise this right at any time that the space in question remains vacant after the one year period. If and to the extent that UMBC does not exercise this right that vacant space may be devoted to use as general office space. Use as general office space shall be a Permitted Use and shall be deemed to be a Principal Use but only in connection with the initial Resident in occupancy after the one year period of vacancy.

6.12 State Lot Use. Nothing in the provisions of this Article shall be deemed or construed in any way to apply to a State Lot, or any Building in which UMBC uses at least 55% of the Net Assignable Area.

ARTICLE VII

Research Park Plan

7.1. General. The matters set forth in this Article VII are established by UMBC as the general design and planning concepts to govern the development of the Research Park. Collectively these matters shall be referred to as the "Research Park Plan". The Research Park Plan initially has been derived from the UMBC Research Park Master Plan developed by Sasaki Associates, Inc. for UMBC, copies of which may be obtained from UMBC upon appropriate payment for copying. For the purposes of this Declaration, the Research Park Plan shall be construed and interpreted to the extent consistent with existing law, and with the Development Plan approved by Baltimore County to effectuate the goals and intent of that Master Plan prepared for UMBC. If there are any differences between the approved Development Plan and the Sasaki Plan, the Development Plan shall be construed to be the Master Plan.

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7.2. Planned Complex. The Declarant desires that the Research Park be a comprehensively planned and developed complex with a high degree of visual quality and sensitivity to natural environment.

7.3. Importance of Wetlands. A basic concept for the development of the Research Park is based on the preservation of the site's extensive stream and wetland network as an organizing landform and focal point around which development of the Research Park is structured. The lowland stream network divides the site into a series of discrete development parcels with view orientations toward the central wooded open space.

7.4. Innerloop Roadway.

a. An inner loop vehicular and pedestrian circulation scheme, generally as depicted on Exhibit G ("Inner Loop Road") shall link these discrete development parcels.

b. The inner loop circulation scheme should be used to enable Open Space to be the highlight of views from the internal road network within the Research Park. The slopes of most of the development parcels should be such that the Inner Loop Road should lie well below the Buildings and not impede views from the Buildings to the wooded stream valleys.

7.5. Building Clusters. Development of the Research Park should be organized with a series of five (5) building clusters and individual Buildings designed to maximize their natural setting while retaining flexibility for present and future Resident Tenants. It is anticipated that there shall be five (5) building clusters in the Research Park as generally depicted in Exhibit G. All described development parcels, Buildings, building clusters and parking should be planned so that full advantage is taken of the relationship with the Open Space.

7.6. Open Space Concept.

a. Due to the environmentally sensitive areas found on the Research Park, a large portion of it should be left in an undisturbed, natural state. Undisturbed areas include the stream valley network, the steep areas at the southern end of the Future Parcel and the pond and associated wetlands along the northern boundary. These areas are both contiguous and of sufficient size

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to allow for protection and maintenance of significant zones of wetland vegetation and animal habitat in the Research Park.

b. The areas of the Research Park which are to remain undisturbed create the backdrop for a trail network that links on and off site elements. This trail system is an important component of development of the Research Park from both an aesthetic and functional perspective. The trail network is shown on Exhibit G as being parallel to the Inner Loop Road, linking Buildings to the Open Space, the Research Park to the UMBC campus, and in connection with County plans for an area-wide trail network, the Research Park to Patapsco Valley State Park.

7.7. Compliance with Research Park Plan.

Any and all development, improvement and use of the Research Park should be in accordance and in compliance with the Research Park Plan except for modifications contained in the approved Development Plan and modifications approved in writing by UMBC. UMBC and the Design Compliance Entity shall have the sole right to enforce upon an Owner and each Responsible Person the obligations of this Section 7.8.

ARTICLE VIII

Easements Over Lots

8.1 Non-exclusive Easements. Non-exclusive easements are hereby expressly reserved to the Declarant, the County, each public utility company supplying any public utility service to any or all of the Park, and any person to whom the Declarant grants a nonexclusive right to exercise any such easement by an instrument recorded among the Land Records, in, or, over and under that portion (hereinafter referred to as an "Easement Area") of each Lot which is hereinafter described, for the following purposes:

a. the erection, installation, construction and maintenance of underground (a) wires, lines and conduits and the necessary or proper attachments in connection with the transmission of electricity, telephone, community antenna television cables and other utilities and similar facilities, and (b) stormwater drains, land drains, public and private sewers, and pipe lines for

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supplying gas, water and heat, and for any other public or quasi-public utility, facility or function; and

b. slope-control purposes (including the right to grade and plant slopes and prevent the doing of any activity which might interfere with slope ratios approved by the Declarant or which might create erosion or sliding problems, or change, obstruct or retard drainage flow).

8.2 Right of Entry. Each Person identified in Section 8.1 above ("Benefitted Party") shall have the right, but not the duty, to enter upon all parts of the Easement Area of each Lot for any purpose for which such easements are reserved, and shall have the right at the time of, or after, the grading of any street or a part thereof, to enter upon any abutting Lot and grade the portion of such Lot adjacent to such street to a slope required by the County provided that no Benefitted Party shall be obligated to do such grading or to maintain any such slope (which slope shall thereafter be maintained by the Owner of such Lot, at such Owner's expense). Benefitted Party, in question, (saving and excepting the State) shall, respectively, defend, indemnify and hold harmless the Owner and each Tenant of such Lot against and from any liability, claim of liability or expense incurred by such Owner or Tenant and arising out of, respectively, the Benefitted Party's exercise of such right of entry.

8.3 Easement Area. The Easement Areas shall, for each Lot, consist of both (a) those areas, if any, on each Lot with respect to which easements for such purposes are shown on the Subdivision Plat therefor; and (b) strips of land within the boundaries of such Lot which are ten feet (10') wide and contiguous and parallel to the boundary lines thereof.

8.4 Entrance Signs. If at any time while this Declaration is in effect there exists at any entrance to the Park from UMBC Boulevard or Campus Loop Road any monumental entrance sign placed at such location by the Owner as required by UMBC by separate agreement with the Owner and identifying the Park by name, that Owner shall at its expense (a) maintain such Sign in good condition and repair, and (b) cause any lighting fixtures on or near such Sign for the principal purpose of lighting such to be lighted during all periods of darkness. Nothing in the foregoing provisions of this subsection shall be deemed in any way to obligate UMBC or the Declarant to place any such sign or fixture at

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any such location, or to entitle UMBC or the Declarant to do so on any land which it does not own without having been granted either the consent of its Owner or an easement sufficient for such purpose.

ARTICLE IX

Expansion of Park

9.1 If and to the extent that such land is not already part of Parcel 1 Land, the Declarant hereby reserves the right, at its sole discretion, at any time or from time to time hereafter, to expand the Research Park by causing to be subjected to the operation and effect of this Declaration all or any portion of portions of any one or more of those tracts of land in the said County which are described in Exhibit C, together with all of the Improvements thereon then or thereafter placed and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining (each of which tracts or portions thereof so subjected to the operation and effect of this Declaration is hereinafter referred to as a "Future Parcel").

9.2 Any such expansion shall be accomplished by, and become effective on and only on, the amendment of this Declaration by the recordation among the Land Records of an appropriate amendatory instrument which (a) sets forth a legal description of the Future Parcel added to the Park by such expansion, and (b) expressly subjects such Future Parcel to the operation and effect of this Declaration.

9.3 Form of Amendments.

a. Except to the extent that the form and contents of any such amendatory instrument is dictated by applicable law, it may be determined by the Declarant in the exercise of its sole discretion, and the effectiveness of neither any such expansion nor the execution or recordation of any such instrument shall be conditioned upon the consent thereto or joinder therein by any person (including, by way of example rather than of limitation, any Owner) other than the Declarant. The Declarant shall be entitled to execute and/or record any such instrument, and/or to take any other action with respect thereto, to the extent that such action

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is, in the opinion of the Declarant's legal counsel, necessary or desirable to effectuate the provisions of this Article.

b. Without limiting the generality of the foregoing provisions of this subsection, the Declarant may, by the provisions of any such amendatory instrument, reserve on its behalf for the benefit of any or all of the Research Park or the land described in Exhibit C (regardless of whether it ever forms part of the Research Park) such easement rights of the types reserved by the Declarant by the provisions of Article VIII as the Declarant determines to reserve in the exercise of its sole discretion, all without the necessity of obtaining any persons consent thereto or joinder therein.

ARTICLE X

Rights of Mortgagees

10.1 A Mortgagee in Possession of a Development Lot shall have, in addition to its rights hereunder as a Mortgagee, all of the rights under the provisions of this Declaration and applicable law which would otherwise be held by such Owner or other Responsible Person, subject to the operation and effect of anything to the contrary contained in its Mortgage, and the Declarant, UMBC, the Design Compliance Entity and each other Owner or Responsible Person shall be entitled, in any matter arising under the provisions of this Declaration or involving the exercise of such rights, to deal with such Mortgagee in Possession as if it were the Owner or Responsible Person.

10.2 Any Mortgagee in Possession of a Development Lot (subject to the operation and effect of the provisions of this Declaration and applicable law) shall bear all of the obligations under the provisions thereof which are borne by the Owner or Responsible Person thereof; provided, that nothing in the foregoing provisions of this subsection shall be deemed in any way to relieve any other Owner or Responsible Person of any such obligation, or of any liability to such Mortgagee in Possession.

10.3 No violation of any provision of this Declaration shall affect or render invalid the lien of any Mortgage made in good faith and for value upon any portion of the Research Park. No lien

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created hereunder shall be superior to any such Mortgage, unless a suit seeking to establish or enforce such lien is filed in the Circuit Court for the County or in the United States District Court for the District of Maryland before the recordation of such Mortgage among the Land Records; provided, that any purchaser at any trustees', mortgagees' or foreclosure sale shall be bound by and subject to the provisions of this Declaration as fully as is the Owner or Responsible Person of any other portion of the Research Park.

ARTICLE XI

General

11.1 Effectiveness. This Declaration shall become effective on and only on its having been executed and acknowledged by the Declarant, and recorded among the Land Records.

11.2 Assignment. The Declarant shall be entitled at any time to assign to any person any or all of its right, title and interest hereunder by an instrument which makes specific reference to this section, and is executed by Declarant and its assignee and recorded among the Land Records. The Declarant shall promptly give written notice to each Owner of any such exercise of such right by the Declarant. The Declarant may from time to time hereafter permit any right or obligation which it then holds under the provisions of this Declaration to be exercised or performed on its behalf by any of its officers, directors, employees or agents.

11.3 Amendment and Termination.

a. Except as is otherwise provided in this Declaration, this Declaration may be amended or terminated by and only by an instrument which is recorded among the Land Records after being executed by UMBC, the Declarant and the Owners (which may include the Declarant if it is an Owner) of at least eighty percent (80%) in number of the Development Lots and by the Mortgagees of the Development Lots whose Owners have so executed; or

b. Unless terminated pursuant to the foregoing provisions of this subsection, this Declaration, as amended from time to time, shall remain in full force and effect (a) until the

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seventy-fifth anniversary of the date hereof, and (b) thereafter until there is recorded among the Land Records an instrument executed on behalf of UMBC, Owners (which may include UMBC) of at least sixty percent (60%) in number of the Development Lots and by the Mortgagees of the Development Lots whose Owners have so executed, which, expressly and by specific reference to this paragraph, terminates the operation and effect of this Declaration as of a date specified in the provisions of such instrument, in which event such termination shall be effective as of such date.

c. Anything contained in the provisions of this Declaration to the contrary notwithstanding, UMBC may, without obtaining the consent thereof of any Owner or other person, amend this Declaration if and only if such amendment is (in the Declarant's reasonable opinion) necessary to correct obvious typographical or mathematical errors therein.

d. Nothing in the provisions of this Declaration shall be deemed in any way to prohibit or restrict the Owner of any Lot from subjecting the title to, or any interest in, such Lot to the Operation and effect of additional or supplemental covenants, easements, charges and liens, but all of the same shall be subject to the operation and effect of the provisions of this Declaration.

e. Unless sooner terminated or extinguished in accordance with its terms, this Declaration or any provision hereof, if and only if the rule of law known as the Rule Against Perpetuities is applicable to this Declaration or to such provision, shall terminate or be extinguished on that day which occurs 20 years next after the date of the death of the last surviving member of the class consisting of the now existing children, grandchildren, and great grandchildren (i) of George Bush, former President of the United States of America, (ii) of John F. Kennedy, the late President of the United States of America, and (iii) of the now alive and deceased siblings of either of them.

11.4 Waiver. Neither UMBC, the Declarant, nor any Owner nor the Design Compliance Entity shall be deemed to have waived the exercise of any right which it holds hereunder unless such waiver is made expressly and in writing (and, without limiting the generality of the foregoing, no delay or omission by any of them respectively in exercising any such right shall be deemed to be a waiver of the exercise thereof). No such waiver made in any

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instance involving the exercise of any such right shall be deemed a waiver as to any other instance involving the exercise thereof, or as to any other such right.

11.5 Applicable Law. This Declaration shall be given effect and construed by application of the law of Maryland, and any action or proceeding arising hereunder shall be brought only in the courts of Maryland.

11.6 Severability. No determination by any court, governmental or administrative body or otherwise that any provision of this Declaration or any amendment thereof is invalid or unenforceable in any instance shall affect the validity or enforceability or (a) any other provision thereof, or (b) such provision in any instance which is not controlled by such determination. Each such provision shall be valid and enforceable to the fullest extent allowed by, and shall be construed wherever possible as being consistent with, applicable law.

11.7 Construction. All references made herein (a) in the neuter, masculine or feminine genders shall be deemed to have been made in all such genders; (b) in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well; and (c) to any section, subsection, paragraph or subparagraph shall, unless therein expressly indicated to the contrary, be deemed to have been made to such Section, subsection, paragraph or subparagraph of this Declaration. The headings of the sections and subsections hereof are provided herein for and only for convenience of reference, and shall not be considered in construing their contents.

11.8 Exhibits. Each writing or plat which is referred to herein as being attached hereto as an exhibit or is otherwise designated herein as an exhibit hereto is hereby made a part hereof.

11.9 General Plan of Development.

a. The provisions of this Declaration shall conclusively be deemed to be part of a general plan or scheme of development and use for the Park and, as such, to be covenants running with, binding upon, benefiting and burdening the respective titles to each Lot, Dedicated Roadway, or other portion of the Park, except that the same shall not be deemed covenants running

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with, binding upon, benefitting or burdening the title to (or otherwise to be enforceable at law or in equity with respect to) (1) any or all of any Future Parcel unless and until it is expressly subjected to the operation and effect of the provisions of this Declaration pursuant to the provisions of Article VIII or (2) any land not within Parcel 1 Land or any Future Parcel.

b. If any Owner or other person fails to comply with any of such provisions, such failure shall give rise to a cause of action for the recovery of damages, injunctive relief, or both, in any or all of UMBC, the Declarant, and each Owner, and their respective heirs, personal representatives, successors and assigns.

c. Both UMBC, by conveying to any person the title to a Development Lot or leasing any or all of a Development Lot to any person, and such person, by accepting such conveyance or lease, shall be deemed thereby to have agreed with each other and each other Owner to be bound by the provisions of Declaration. Without limiting the operation and effect of the foregoing provisions of this paragraph, such failure to comply shall entitle UMBC and the Declarant, each acting in its sole discretion, and in addition to all other remedies, to enter upon the land as to which such violation exists and summarily to abate and remove any Structure or thing or correct any condition that may constitute such violation, at the expense of the Owner thereof, which expense shall be a lien on such land and shall be enforceable against such Owner and such land at law and in equity; provided, that no such entry shall be made unless such violation is not remedied and corrected within thirty (30) days after the Declarant gives written notice of such violation to the Owner, user or occupant of such land. In the event that violations occur six or more times during a twelve month period, the lease for the site may be terminated by Declarant.

d. Each person who, together with one or more other persons, is an Owner or Tenant shall be jointly and severally liable with all other persons comprising such Owner or such Tenant, as the case may be, for adhering to the terms and satisfying the conditions hereof.

11.10 Notices.

a. Any notice, demand, consent, approval, request or other communication or document which is to be provided hereunder to any person shall be in writing, and (a) shall be deemed to have

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been provided (i) (1) forty-eight (48) hours after being sent as certified or registered mail in the United States mails, postage prepaid, return receipt requested, or (2) the next business day after having been deposited (in time for delivery by such service on such business day) with Federal Express or another national courier service, or (3) (if such person's receipt thereof is acknowledged in writing) upon having been sent by telefax or another means of electronic communication, in each case (ii) addressed to the following address (hereinafter referred to as such person's "Notice Address"): (1) if the addressee is to UMBC, UMBC's (2) if the addressee is the Design Compliance Entity to the address of the Design Compliance Entity, UMBC may designate from time to time by notice to the Owners, or (3) if the addressee is an Owner, or a Mortgagee who has notified the Declarant of its status. as such and furnished the Declarant with its address in the United States of America, to such Person's said address, and (4) if the addressee either (A) has not so notified the Declarant and furnished it with its address, as aforesaid, or (B) is any other person, to such address in the United States of America as is used by the United States Postal Service for the delivery of mail to such person's Lot or to such person, or (b) shall be deemed to have been provided upon actual hand or other delivery to such person.

b. Anything contained in the provisions of this Declaration to the contrary notwithstanding, unless an Owner or a Mortgagee has notified the Declarant of its status as such and furnished the Declarant with its Notice Address, such person shall have no right under the provisions thereof or of this Declaration (a) to be given any notice, demand, consent, approval, request or other communication or document by the Declarant or cast any vote on any question voted upon by the Declarant, or (b) otherwise to be recognized as such by the Declarant or any Owner.

11.11 Conflict of Ambiguity; Construction. If any discrepancy, conflict, or ambiguity exists as to any matter set forth in the provisions of this Declaration, it shall be resolved and determined by UMBC acting at its sole discretion. UMBC shall have the right to interpret the provisions of this Declaration and, in the absence of an adjudication by a court of competent jurisdiction to the contrary, its construction or interpretation shall be final and binding as to all persons or property benefitted or bound by the provisions hereof.

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11.12 Rules and Regulations. UMBC may adopt reasonable rules and regulations ("Rules and Regulations") regarding the administration, interpretation and enforcement of the provisions of this Declaration. In adopting such Rules and Regulations, making any finding, determination, ruling or order, or carrying out any directive contained herein relating to the issuance of permits, authorizations, approvals, or Rules or Regulations, UMBC shall take into consideration the interests of the Owners and Tenants and of the Park to the end that the Park shall be preserved and maintained as a first-class park.

11.13 Waiver of Reversionary Right. The provisions of this Declaration shall not be construed as conditions subsequent, or as creating a possibility or reverter, and no provision hereof shall be deemed to vest in the Declarant or any other person any reversionary right with respect to any Lot or other portion of the Park, and any such reversionary right is hereby waived.

11.14 State of Maryland. In the event that the State is an Owner or Responsible Person from time to time, then the following provisions shall apply as the first priority and controlling terms of the Declaration, any other provisions notwithstanding, and shall apply only for the duration of such status and only to the extent of governing the relationships between the State and other persons but not to relationships not involving the State:

a. To the extent that any provision hereof creates a responsibility for or requires the payment or expenditure of money, such payment or expenditure shall not be required if funds are not available, by failure of the General Assembly to appropriate funds or otherwise.

b. The State shall not have any obligation to indemnify, hold harmless, or pay attorney's fees that may arise from or in any way be associated with this Declaration.

c. There shall be no right of any person to obstruct or otherwise interfere with the State's right to use any easement granted, reserved, or referenced in this Declaration.

d. This Declaration shall not permit any lien against a State Lot or any portion of a Lot in which the State has right,

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title, estate or interest in any manner, or any right, title, estate or title held by the State.

e. The State shall have the right to release from the effect of this Declaration any real property, whatsoever, to which the State holds fee simple title free and clear of the interests of any other Responsible Person, by recording among the Land Records an amendment to that effect to this Declaration executed solely by the State without joinder of any other Person.

11.15 Federal Government. The Declarant reserves the right to release from the effect of this Declaration any real property whatsoever to which the United States of America holds fee simple title but solely to the extent of and the duration of that interest, by recording among the Land Records an amendment to that effect to this Declaration, executed solely by the State without joinder of any other Person.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed and ensealed on its behalf by its duly authorized representatives, the day and year first above written.

Witness:

The State of Maryland to the use of
the University of Maryland System

By:

Donald N. Langenberg, Chancellor

Witness:

University of Maryland Baltimore
County

By:

Freeman A. Hrabowski, III,
President

PAGES 43-48 ARE SIGNATURES AND NOTARIES

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DECLARATION OF COVENANTS AND EASEMENTS
DATED _____

EXHIBIT A

Description of Land

36.4379 Acres

**DESCRIPTION OF
PARCEL 1 LAND
UNIVERSITY OF MARYLAND
BALTIMORE COUNTY CAMPUS
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point in the easterly right of way line of U.M.B.C. Boulevard at 121.93 feet left of baseline Station 248+95.52, as shown on SRC Plat #43227, Contract #B-735-2-426, thence binding on said easterly right of way, referring all courses of this description to the Baltimore County Metropolitan District Survey Meridian, the three following courses:

1. North 12 degrees 05 minutes 53 seconds West 86.91 feet to a pin now set; thence,
2. North 13 degrees 09 minutes 08 seconds West 96.83 feet to a pin and cap now set; thence,
3. South 86 degrees 02 minutes 53 seconds West 86.87 feet to a pin and cap now set approximately one foot behind the back of curb of Ramp "Y", as shown on SRC Plat #43227; thence running approximately one foot behind the back of curb the five following courses,
4. By a curve to the northeast 490.98 feet to a pin and cap now set, said curve having a radius of 998.17 feet and a chord of North 03 degrees 30 minutes 30 seconds East 486.04 feet; thence,
5. North 17 degrees 35 minutes 58 seconds East 685.49 feet to a pin and cap now set; thence,

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and a chord of North 68 degrees 13 minutes 58 seconds East 460.61 feet; thence,

7. By a curve to the east 108.28 feet to a cross cut now set at a point of compound curve, said curve having a radius of 491.45 feet and chord of South 67 degrees 26 minutes 45 seconds East 108.06 feet; thence,

8. By a curve to the east 663.63 feet to a point approximately one foot behind the back of the curb, said curve having a radius of 961.60 feet and a chord of North 86 degrees 28 minutes 17 seconds East 650.54 feet, thence leaving said curb

9. South 18 degrees 17 minutes 47 seconds East 300.00 feet, thence

10. Southerly by a curve to the southwest 828.16 feet, said curve having a radius of 650.00 feet and a chord of South 18 degrees 12 minutes 13 seconds West 773.27 feet, thence

11. South 54 degrees 42 minutes 13 seconds West 100.11 feet, thence

12. North 35 degrees 17 minutes 47 seconds West 176.98 feet, thence

13. Westerly by a curve to the left 496.62 feet, said curve having a radius of 200.00 feet and a chord of South 73 degrees 34 minutes 08 seconds West 378.51 feet, thence

14. South 02 degrees 26 minutes 02 seconds West 191.54 feet, thence

15. Westerly by a curve to the right 424.29 feet, said curve having a radius of 271.74 feet and a chord of South 47 degrees 09 minutes 55 seconds West 382.49 feet, thence

16. North 88 degrees 06 minutes 12 seconds West 304.10 feet to the Point of Beginning.

Containing 36.4379 acres of land, more or less, as surveyed by Kidde Consultants, Inc., Registered Land Surveyors.

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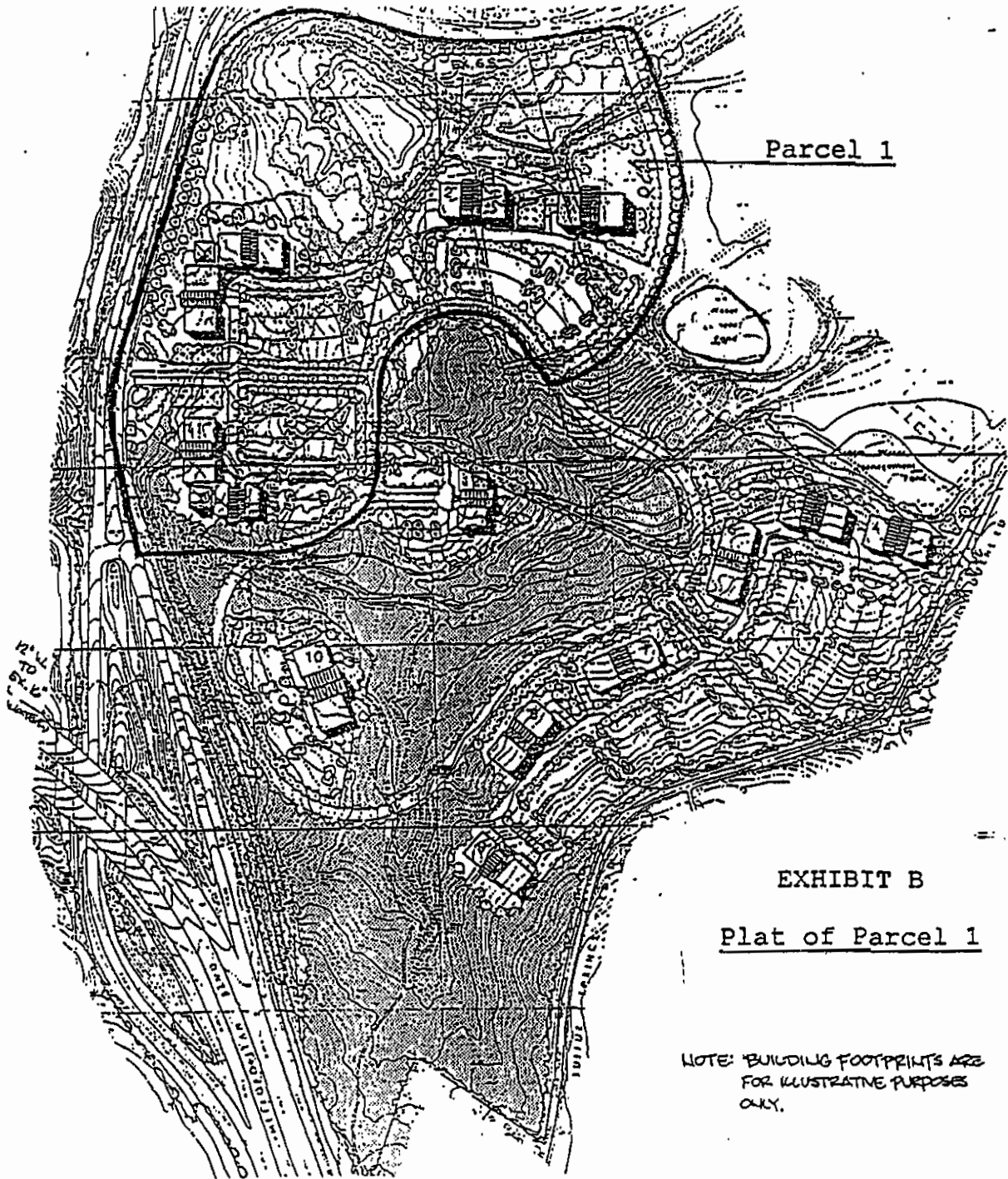
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BEING part of a deed dated July 29, 1965 from the State of Maryland to the State of Maryland and recorded among the Land Records of Baltimore County, Maryland in Liber R.R.G. 4497 at Folio 201.

UMBC Research Park
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November 28, 1994

DECLARATION OF COVENANTS AND EASEMENTS
DATED _____



Parcel 1

EXHIBIT B

Plat of Parcel 1

NOTE: BUILDING FOOTPRINTS ARE
FOR ILLUSTRATIVE PURPOSES
ONLY.

UMBC Research Park
Declaration of Covenants and Easements

DECLARATION OF COVENANTS AND EASEMENTS
DATED _____

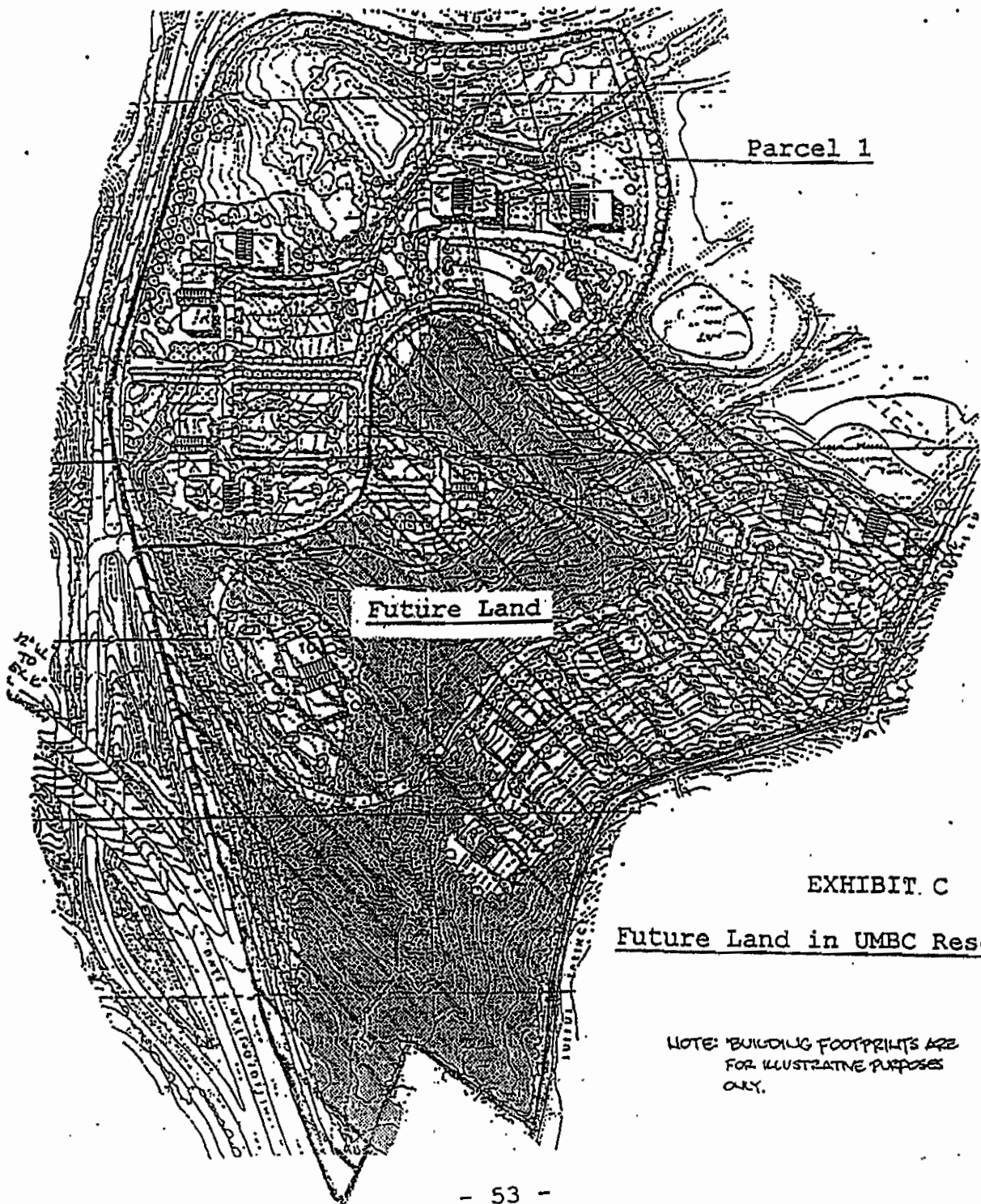


EXHIBIT C

Future Land in UMBC Research Park

NOTE: BUILDING FOOTPRINTS ARE
FOR ILLUSTRATIVE PURPOSES
ONLY.

November 28, 1994

DECLARATION OF COVENANTS AND EASEMENTS
DATED _____

EXHIBIT D

UMBC RESEARCH PARK
DESIGN GUIDELINES

I. Introduction

It is desired that the Research Park be a comprehensively planned complex, designed and developed in accordance with the Research Park Plan and this Declaration and developed after review by the Design Compliance Entity. Toward that goal, these Design Guidelines are adopted to provide a design and development framework, ensuring a sense of aesthetic values and environmental sensitivity for the overall and particular development of the Research Park.

II. Applicable Law

All applicable law and public regulations will take precedence over these Design Guidelines in cases where they are more restrictive than the criteria set forth in these Design Guidelines. All provisions of the Declaration, of which these Design Guidelines are a part, shall be controlling and shall govern in the event that there is a discrepancy between the provisions of these Design Guidelines and the Declaration.

III. Design Review Procedures

A. Throughout the design and development of a Lot or Dedicated Roadway, the Design Compliance Entity reserves the right to request meetings, from time to time with the applicant, and the applicant's architect, engineer or planner to discuss the design, Plan or other pertinent matters. Throughout the Design Review process, revisions to Plans arising out of modifications requested or suggested by the Design Compliance Entity, or otherwise shall be submitted to the Design Compliance Entity for examination as to conformity with requested or suggested modifications or de novo otherwise.

B. Pre-Design Conference

Before the design for a Lot is initiated, the Design Compliance Entity will meet with the applicant, the applicant's architect, and other consultants to clarify mutual design objectives, the characteristics of the particular parcel, and technical issues related to Design Review procedures. Design Review thereafter shall take place at three stages of planning.

C. Site Plan and Schematic Design

At the Site Plan and Schematic Design phase, there shall be submitted to the Design Compliance Entity plans, sections, elevations, and any and all other materials necessary to clearly indicate the placement, height, and massing of the Building(s), the vertical and horizontal layout of on-site access roads, parking facilities, and service areas, the location of Building entries, the intended treatment and preservation of natural landscape features, and the application of new landscape elements.

D. Preliminary Plan

The applicant will submit three sets of the following preliminary architectural and site plans:

1. Dimensional building plans, sections, and elevations at a scale of $1/8" = 1'$, with representations of exterior materials, textures, colors, fenestration, and other detailing necessary to accurately depict the finished building and its site.

2. Outline specifications to indicate the intent for major architectural, structural, mechanical, electrical, and site elements.

3. A model of the building, accurately constructed at a scale of $1" = 16'$, and inclusive of adjacent site features, or a three dimensional rendering at the same scale.

4. Samples of proposed exterior materials and colors.

5. Site plan(s) at a scale of $1" = 50'$, showing:

- a. Grading at a contour interval of one foot.

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b. Layout and geometry of all roads, walks, paved areas, and other elements which constitute modification of the natural site.

c. Planting plan, including size, placement and species of proposed new plant materials and integration with existing planting.

d. Indication of all site lighting, with heights, spacing, design, and illumination characteristics.

6. A cross section of the site at a scale of 1" = 16' in longitudinal and transverse directions, indicating the relationship of the building and major grading to the street, adjacent properties, and tree edges. The site plan and sections will be sufficiently accurate to permit analysis of visual screening, erosion control, drainage, tree protection, and landscape architectural design.

7. Plans for the building identification sign, if any, including dimensions, location, material, lettering, color and lighting, and elevations of the prototype for on-site directional-type signs, showing format, letter face, and colors.

8. Detailing of proposed methods for protecting any existing trees affected by grading, paving, or other construction.

9. An estimate of the maximum number of employees contemplated for the proposed development.

10. A description of proposed operating characteristics in sufficient detail to permit assessment of the extent of noise, color, glare, vibration, smoke, dust, gases, radiation, or liquid wastes that may be created (see the Covenants and Restrictions for the UMBC Research Park for guidelines regarding permissible levels of noise, vibration, smoke, etc.).

E. Final Plan Approval

The applicant will submit three (3) copies of working drawings and specifications for the Building and the site for review and approval.

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The Design Compliance Entity will return to the applicant one (1) complete set of working drawings and specifications marked with the date of the issuance of its approval, if given.

Other details with regard to the Design Review procedures are set forth in Article V of the Declaration.

IV. Design Guidelines

A. Site Planning Guidelines

1. The following are general design and site planning goals established for the Research Park:

a. To preserve the site's existing natural environment to the maximum extent possible.

b. To work with and design to the natural topography and vegetation.

c. To protect the floodplains/wetland limits and vegetated buffer and preserve its integrity.

d. To capitalize on the scenic qualities of the site.

e. To create an integrated complex with harmonious visual relationships among the built and natural environments.

2. Preservation of Existing Vegetation

The existing woodland contributes to the aesthetic value of the Research Park. Illustration 1 attached to and made part of these Design Guidelines delineates setbacks and buffer zones from on-site wetlands as required by the County, which are made part of the Design Guidelines. Owners and each Responsible Person are also required, to the greatest extent possible, to preserve existing trees outside of the buffer area required by the County.

All areas of existing trees designated for preservation shall be fenced by the Owners during construction. Construction fencing shall be located at the tree drip line unless otherwise approved by the Design Compliance Entity. All areas

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inside the fencing shall be designated as "off limits" to construction personnel and shall not be used for material or equipment storage, dewatering or disposal of construction debris.

3. Grading

Whenever practical, the configuration of existing topography should be considered when orienting buildings and parking. Every effort should be made to match existing grade to preserve trees.

4. Building Siting

The existing natural features on the Research Park site provide tremendous opportunities to provide attractive building settings. Exhibit G to the Declaration shows a close relationship of proposed buildings to the wetlands/woodlands, which should be incorporated into the design and development of each Lot.

The Design Compliance Entity shall evaluate the setbacks of Buildings based on the special conditions presented by each site. However, in no case shall the minimum setbacks be less than the following:

a. 50 feet from face of building to face of loop road curve.

b. 25 feet from face of curb to face of building for any portion of a parking area or circulation road (excluding serve and drop-off areas).

5. Architecture

The architectural character of each proposed Building or Structure should be contemporary, reflecting the nature of the technology being used and developed at UMBC and the Research Park. The Design Compliance Entity shall evaluate architectural designs in terms of the sensitive integration of form, textures, and colors with the particular landscape and topographic character of each parcel.

To maintain a high standard of construction and appearance, the exterior walls of all buildings are to be constructed of durable, permanent materials (carefully selected

brick, pre-cast concrete or other non-flammable materials). Vertical roof projections such as towers, vents, stacks, or roof-mounted equipment should be avoided. All penetrations through the roof (e.g., mechanical equipment or skylights) should be organized in a manner that is integral to the architectural form of the buildings.

6. Parking, Service and Access

All parking, loading, and unloading areas should be sufficient to serve the business being conducted on the site without using adjacent streets. The following criteria are minimum guidelines and the Design Compliance Entity may impose more restrictive requirements if warranted by the intended Use.

a. Parking Design

Parking area design should provide a safe, logical parking lot which is simple to use. The minimum parking area standards are as follows:

(1) The minimum distance from edge of parking to edge of entrance roads or the loop road shall be 20 feet (as measured from face of curb to face of curb).

(2) A 10-foot wide curbed island, extending the depth of the parking bays shall be located at the end of all rows of parking. There shall be a maximum of 20 parking spaces between curbed islands.

(3) Parking stall and aisle dimensions shall meeting Baltimore County requirements.

(4) All parking areas shall be surfaced with bituminous concrete, all curb and gutter shall be concrete and all lines and stall markings shall be painted with white paint.

(5) All sidewalks abutting parking areas shall be scored, case-in-place concrete with a minimum width of 6 feet. Specialty paving, such as brick or concrete pavers, is encouraged to denote building entrances and drop-offs.

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(6) All on-site access roads will be separated from the parking areas by a raised walk-way, planting area, or a combination of the two.

b. Number of Spaces

In order to provide an adequate number of spaces for the types of facilities to be constructed in the Research Park, the ratio of number of parking places per one thousand (1,000) gross square feet shall not be less than 2.5 nor more than 5.

c. Services and Utilities

All utilities shall be located underground. All exterior service, loading, storage, and utility areas (including transformers, cooling towers, etc.) will be located at the sides or backs of the buildings and must be sheltered or screened so as not to be visible from the street right of way or from adjacent sites. Dumpsters shall be located at service docks or within the parking area. Dumpsters must be screened with plant material, fencing or a structure.

7. Lighting

Well-designed soft lighting of the building exterior will be permitted, provided that the light source is not visible and that it complements the architecture. The lighting should not draw inordinate attention to the building. Intensity of light levels should be no greater than required for safety.

Street lights for entrance roads and the loop road shall be "shoebox" style cut-off fixtures. Mounting height will be 30 feet. Fixtures will be HPS on dark bronze anodized aluminum poles. These lighting fixtures will be installed and maintained by UMBC or its designee.

Parking area fixtures shall be "shoebox" style cut-off fixtures. Mounting height shall be 30 feet (maximum). Light sources shall be HPS. Fixtures and poles shall be dark bronze anodized aluminum.

Owners are encouraged to use pedestrian scale light fixtures near building entrances and along walkways. Color and

fixture style should be in keeping with the architectural style of the building and the natural site characteristics, and will require approval of the Design Compliance Entity.

8. Signage

All signs within the Research Park shall be of one family or style. A hierarchy of signs shall be established as follows:

a. Project entry signs identifying the Research Park:

Entrance feature signage will be installed and maintained by UMBC or its designee;

b. Parcel entry signage at each site within the Research Park:

Parcel identification signage installation and maintenance will be the responsibility of the Owner. Materials for sign base, face, text and/or logo shall match the Research Park entrance feature signage. All site identification signage will require Design Compliance Entity approval.

c. Traffic controls, directional, street identification signs:

Street identification signs and traffic control signs not on individual sites will be installed by UMBC or its designee. Site traffic control signage will be installed by the Owner in a style that is compatible with other site signage, and will require Design Compliance Entity approval.

d. Building mounted signage:

Signs may be mounted on building faces, doors and windows. A single sign on each building face (a maximum of 45 sq. ft. in size) will be allowed, subject to Design Compliance Entity approval. A single sign on each exterior building entry door or mounted nearby will also be allowed subject to Design Compliance Entity approval.

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All signs shall conform to Baltimore County regulations.

B. Landscape Architecture Guidelines

The wetlands and woodlands located on the Research Park are significant aesthetic features of the Research Park. Site parcels for development in the Research Park are organized around the wetlands, with the Inner Loop Road unifying the sites (Exhibit G). In order to protect the wetlands and to clarify and define the integration of the man-made landscape into the natural landscape, a number of landscape zones have been identified on Illustration 2 and are described below.

1. Landscape Zones

a. Landscape Zone A (wetland and buffer):

Landscape Zone A consists of wetland area and its required buffer. There should be no site construction within this zone with the exception of infrastructure Improvements (e.g., road wetlands crossings, paths, bridges) made with the prior written consent of the Design Compliance Entity. Any proposed planting within the buffer area should be in keeping with the natural vegetation and will require specific Design Compliance Entity approval. No tree removal will be allowed in this zone other than that undertaken by UMBC or its designee.

b. Landscape Zone B (roadway/site edge)

Landscape Zone B consists of all land between the Inner Loop Road and individual site developments. The intent of this zone is to provide a clear, consistent appearance along all roadways in the Research Park.

c. Landscape Zone C (site/parcel landscape)

Landscape Zone C is limited to the developed land area of each site. Owners within each site are required to landscape around buildings and within the parking areas, providing a transition from the natural vegetation of the woodland to the man-made environment adjacent to the building(s).

d. Open Space Zone

All land not otherwise designated falls within the Open Space. There will be no construction within this zone with the exception of infrastructure Improvements contemplated for Landscape Zone A above. Any planting within the wetlands or buffer areas must be in keeping with the natural vegetation and will require Design Compliance Entity approval. No tree removal will be allowed in the zone other than that undertaken by UMBC or its designee.

2. Plant Materials and Planting Requirements

Plantings arranged in dense, informal patterns which characterize or complement the surrounding natural environment are encouraged. The approved list of plant material is attached to these Design Guidelines as Illustration 3. Deviation from the approved list of plant material will require Design Compliance Entity approval.

Landscape requirements for each zone are as outlined below:

a. Zone A (wetland & buffer)

There are no requirements for planting in this zone. Any proposed planting will require approval by the Design Compliance Entity.

b. Zone B (roadway/site edge)

The following are required in this zone:

(1) One deciduous shade tree for every 35 feet of lot frontage along the entrance drive or Inner Loop Road. The required trees are to be planted in the area between parking and roadway, as shown on Illustration 4 to these Design Guidelines. Locations of proposed trees shall be coordinated with other plantings as required by the Design Compliance Entity. With the approval of the Design Compliance Entity, credit may be given for existing trees which are preserved.

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(2) Parking area screening shall be provided by the use of evergreen or deciduous shrubs. Large masses of single varieties of shrubs are encouraged. Adequate numbers of shrubs, of appropriate varieties shall be used to provide a continuous screen of the parking areas as seen from roadways abutting the Research Park.

(3) The existing wooded area along Sulphur Spring Road and Shelbourne Road shall be preserved in accordance with Exhibit G to the Declaration. The minimum width of the buffer should not be less than forty (40) feet in any one area.

c. Zone C (site landscape)

It is required to provide the following:

(1) Two shade trees per parking island measuring 10 feet by 36 feet (or 33 feet if compact parking) and one shade tree per parking island measuring 10 feet by 18 feet (or 16-1/2 feet if compact parking).

(2) All parking area islands shall be sodded or planted in ground cover.

(3) All areas disturbed during construction shall be sodded or planted in ground cover or shrubs.

(4) All service areas, dumpsters, transformers and mechanical equipment will be adequately screened with evergreen or deciduous trees and shrubs.

(5) Individual site developers are encouraged to soften buildings with foundation plantings of shrubs, ground covers and ornamental flowering trees.

(6) A minimum of six ornamental flowering trees shall be planted to frame the entrance to each site parcel.

d. Zone D (open space)

There are no requirements for planting in this zone. Any proposed planting must be approved by the Design Compliance Entity.

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e. Retaining walls, Free Standing Walls and Fences:

The location, design and material of all retaining walls, free standing walls and fences will be reviewed for approval by the Design Compliance Entity.

V. Construction

In order to assure that there will be no environmental damage to the Research Park land or to the UMBC campus, and in order to maintain an attractive, nuisance-free setting during any construction period, the following guidelines have been established and must be followed by all parties participating in construction, and must be included in any and all construction contracts and subcontracts:

A. Construction Guidelines

1. Equipment Access: Access to each construction site will be limited to one location along the public or common roadway subject to approval by the Design Compliance Entity. Mud, dirt, or other surface debris deposited on the public or common roadway at the access point will be washed or removed daily to avoid compaction and damage to the roadway and to minimize impact on the drainage system.

2. Temporary Structures: Temporary structures, portable offices, and other related facilities will be maintained in good repair and arranged in a compact and organized manner on the construction site. These facilities will be situated so as not to be obtrusive or unsightly when seen from the road or adjacent properties. All temporary structures and portable facilities will be removed upon the completion of all construction activity and before occupancy of the Improvements.

3. Temporary Utilities: All temporary utilities on the construction site will be contained in a single, unobtrusive alignment. Distribution to the various areas of construction will be from an approved, on-site location.

4. Equipment and Materials Storage: The area designated for storage of equipment and materials will be at a location that will be visually unobtrusive from the roadway and

adjacent properties. Mobile equipment must be aligned in an orderly manner at the end of each work day.

5. Construction Debris: Construction debris will be totally concealed during construction either by on-site burial or by locating it in a visually screened place if it is to be removed on a regular basis. If a debris pit is used during construction, protective fencing will be required. Open burning of debris will not be permitted.

After construction is completed, temporary barriers, surplus materials, and all trash, debris, and rubbish must be removed from the site. All backfill must be cleared of building material, stone, and rubbish.

6. Soil Stockpiling: Both topsoil and fill material stockpiled on the site must be seeded or mulched and appropriately graded to avoid erosion. Stockpiles must be maintained and kept weed-free.

7. Interim Signs: Construction signs must conform to specified criteria in order to maintain the sense of overall continuity. The sign should identify the name of the projected facility, the parties participating in the design and construction, and the anticipated date of occupancy.

The location of the sign must follow the same criteria as that for permanent signs. The sign shall be removed upon completion of the project. The size, format and location of the sign will be limited to that specified for the permanent major identification sign for each site.

B. Sediment and Erosion Control Guidelines

1. Erosion and Siltation Control During Construction:

Erosion and sedimentation control will be required during construction in order to prevent irreversible ecological damage to fragile natural areas on and off the site, to avoid impact on adjacent roads and properties, and to avoid creating a visual nuisance. The controls must be planned as an integral part of the construction operation.

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Approval of erosion control methods will be based on their effectiveness in dissipating storm run-off and on the maintenance of soil-holding ability for the life of the construction that is to take place.

Positive methods of erosion control will vary according to the characteristics of each site and the construction procedures to be followed in each project. These methods will be reviewed in terms of their effectiveness in controlling erosion and siltation. Consideration will be given to the appropriate application of such devices as earth berms, channels, drains, culverts, rip-rap, terraces, underdrainings, settling ponds, and vegetative or mulch controls.

The following precautions must be taken during construction to minimize the causes of erosion and siltation:

a. Phases of construction that entail major soil disturbance should be scheduled to coincide with periods of lowest run-off. Final grading should coincide with the planting season to ensure quick and effective stabilization of the soil.

b. Operate heavy equipment cautiously to avoid creation of new erosion channels. Wherever possible, construction vehicle tracks must be routed parallel to slopes rather than perpendicular to them.

c. Fording of streams or major swales subject to rapid run-off is prohibited. Temporary culverts, bridges, and similar structures must be provided by the building wherever it is necessary to avoid crossing stream channels or other surface areas vulnerable to rapid run-off.

d. Soil stockpiles must be graded and covered or seeded as soon as possible after they are deposited.

e. The permanent subsurface drainage system may not be used during construction unless entering water is free of soil particles. To ensure effectiveness, silting basins must be installed at locations necessary to intercept water before it enters catch basin and at outfall locations. Silt basin clean-out will be required after each substantial storm.

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f. Care must be taken to prevent brush and grass fires and to avoid unnecessary erosion.

g. Temporary berms, swales, settling ponds, and other control mechanisms must be reshaped and planted to blend with the surrounding environment when the project has been completed.

h. If there are significant time lags between successive stages of construction, interim control measures may be necessary. Seasonal control will also be required.

2. Any and all other measures not mentioned above that are required by sound engineering and design principles must be employed to protect the environment from visual and ecological degradation.

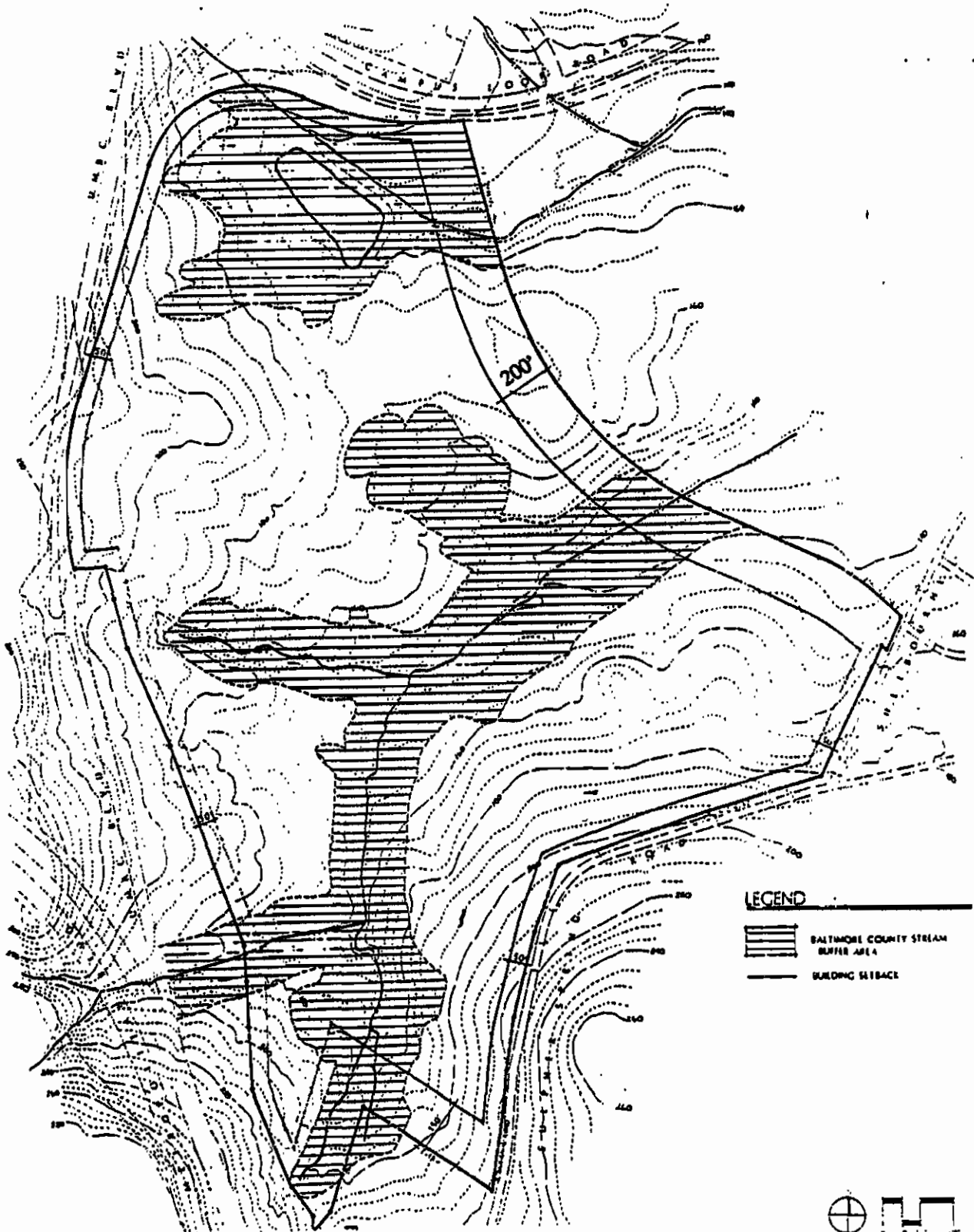
C. Tree Protection Guidelines

1. All trees and other plant materials designated to be preserved must be protected during construction or any site modification. In the case of site modifications that permanently alter the growing conditions of the designated trees, retaining walls and/or appropriate measures must be used around the trees.

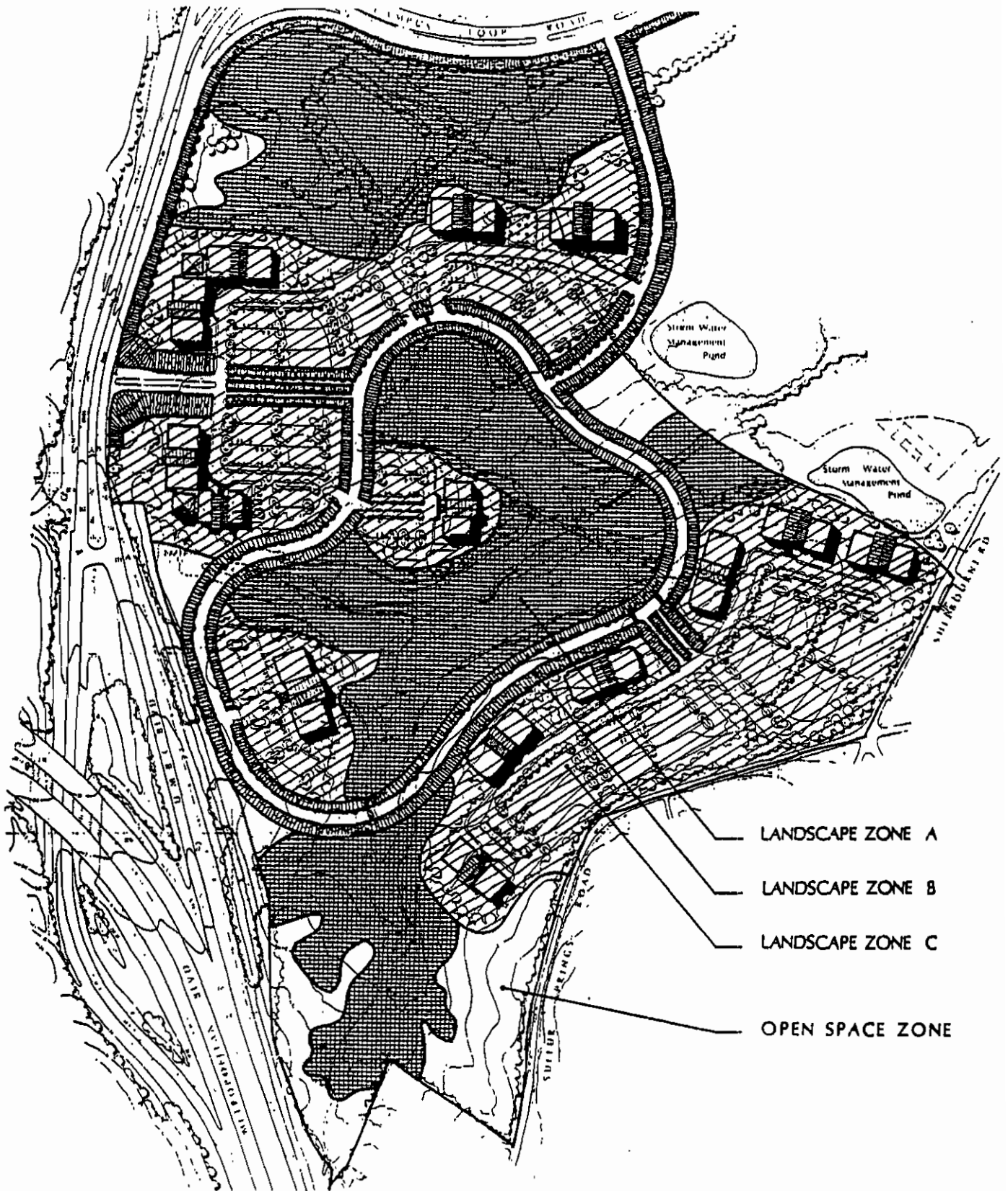
2. After the final site plan and prior to construction approval, all trees designated to remain shall be marked by the developer. Damage or destruction of any designated tree shall be the responsibility of the developer whether such damage or destruction is caused by the developer, its agents, employees, contractors, or licensees.

3. All trees that are not being preserved must be removed in a manner that will not damage the remaining trees. Any trees to be preserved which are damaged during the clearing operation must be repaired in an approved manner by a qualified arborist, at the developer's expense, as soon as final clearing has been completed.

UMBC RESEARCH PARK DESIGN GUIDELINES



UMBC RESEARCH PARK DESIGN GUIDELINES



LANDSCAPE ZONES

Illustration 2.

UMBC RESEARCH PARK DESIGN GUIDELINES

RECOMMENDED PLANT MATERIALS TABLE

Common Name Botanical Name	Size (minimum)
DECIDUOUS TREES	
Red Sunset Maple <i>Acer rubrum</i> "Red Sunset"	3" - 3-1/2" cal. 15' - 17' ht.
October Glory Red Maple <i>Acer rubrum</i> "October Glory"	3" - 3-1/2" cal. 15' - 17' ht.
Bonfire Sugar Maple <i>Acer saccharum</i> "Bonfire"	3" - 3-1/2" cal. 15' - 17' ht.
Heritage River Birch <i>Betula nigra</i> "Heritage"	2-1/2" - 3" cal. 10' - 12' ht.
American Beech <i>Fagus grandifolia</i>	3-1/2" - 4" cal. 16' - 18' ht.
Rivers European Beech <i>Fagus sylvatica</i> "Riversli"	3-1/2" - 4" 16' - 18' ht.
White Ash <i>Fraxinus americana</i> "Rosehill" or "Autumn Purple"	3" - 3-1/2" cal. 15' - 17' ht.
Green Ash <i>Fraxinus pennsylvanica</i> "Marshall Seedless" or "Summit"	3" - 3-1/2" cal. 15' - 17' ht.
Thornless Honeylocust <i>Gleditsia triacanthos inermis</i> "Shademaster", "Skyline" or "Halka"	3" - 3-1/2" cal. 15' - 17' ht.
Sweet Gum <i>Liquidambar styraciflua</i>	3" - 3-1/2" cal. 15' - 17' ht.
American Hop Hornbeam (Ironwood) <i>Ostrya virginiana</i>	2-1/2" - 3" cal. 11' - 13' ht.
Yellowwood <i>Cladrastis lutea</i>	2" - 2-1/2" cal. 10' - 12' ht.
Kousa Dogwood <i>Cornus kousa</i>	2" cal. 8' - 10' ht.

UMBC RESEARCH PARK

DESIGN GUIDELINES

Washington Hawthorn <i>Crataegus phaenopyrum</i>	2" - 2-1/2" cal. 10' - 12' ht.
Winter King Hawthorn <i>Crataegus verdis</i>	2" - 2-1/2" cal. 10' - 12' ht.
Star Magnolia <i>Magnolia stellata</i>	2" - 2-1/2" cal. 8' - 10' ht.
Sweetbay Magnolia <i>Magnolia virginiana</i>	2" - 2-1/2" cal. 8' - 10' ht.
Japanese Flowering Crabapple <i>Malus floribunda</i>	1-1/2" - 2" cal. 8' - 10' ht.
Red Jade Crabapple <i>Malus Red Jade</i>	1-1/2" - 2" cal. 8' - 10' ht.
Sargeant Crabapple <i>Malus Sargentii</i>	1-1/2" - 2" cal. 8' - 10' ht.
Sourwood <i>Oxydendrum arboreum</i>	2" - 2-1/2" cal. 8' - 10' ht.
Thundercloud Purple Leaf Plum <i>Prunus cerasifera "Thundercloud"</i>	2" - 2-1/2" cal. 8' - 10' ht.
Kwanzan Flowering Cherry <i>Prunus serrulata "Kwanzan"</i>	1-1/2" - 2" cal. 6' - 8' ht.
Yoshino Cherry <i>Prunus yedoensis</i>	1-1/2" - 2" cal. 6' - 8' ht.
Japanese Silverbell <i>Styrax japonica</i>	1-1/2" - 2" cal. 8' - 10' ht.

EVERGREEN TREES

Deodar Cedar <i>Cedrus deodara</i>	8' - 10' ht.
Leyland Cypress <i>Cupressocyparis leylandi</i>	4' - 6' ht.
American Holly <i>Ilex opaca</i>	6' - 8' ht.
Norway Spruce <i>Picea abies</i>	8' - 10' ht.

UMBC RESEARCH PARK

DESIGN GUIDELINES

Lace Bark Pine
Pinus bungeana 8' - 10' ht.

Austrian Pine
Pinus nigra 8' - 10' ht.

White Pine
Pinus strobus 8' - 10' ht.

Scotch Pine
Pinus sylvestris 8' - 10' ht.

Japanese Black Pine
Pinus thunbergiana 8' - 10' ht.

Douglas Fir
Pseudotsuga menziesii 8' - 10' ht.

Canadian Hemlock
Tsuga canadensis 8' - 10' ht.

Carolina Hemlock
Tsuga caroliniana 8' - 10' ht.

SHRUBS

Azalea (various varieties) 18" - 24" sp.

Butterfly-bush
Buddleia davidii 3' - 3-1/2' ht.

Boxwood
Buxus sempervirens 15" - 18" sp.

Summer sweet
Clethra alnifolia 2' - 2-1/2'

Red Osier Dogwood
Cornus stolonifera 3' - 3-1/2' ht.

Cranberry cotoneaster
Cotoneaster apiculata 18" - 24" sp.

Willow Leaf Cotoneaster
Cotoneaster salicifolia "repandens" 18" - 24" sp.

Dwarf Winged Euonymus
Euonymus alatus "compacta" 3' - 3-1/2' ht.

UMBC RESEARCH PARK

DESIGN GUIDELINES

Golden St. Johnswort <i>Hypericum frondosum</i>	2' - 2-1/2'
Manhattan Euonymus <i>Euonymus patens</i> "Manhattan"	3' - 3-1/2' ht.
Lynnwood Gold Forsythia <i>Forsythia</i> "Lynnwood Gold"	2-1/2' - 3' ht.
Showy Border Forsythia <i>Forsythia suspensa</i>	2-1/2' - 3' ht.
Vernal Witchhazel <i>Hamamelis vernalis</i>	3-1/2' - 4' ht.
Chinese Holly (various varieties) <i>Ilex cornuta</i>	3-1/2' - 4' ht.
Japanese Holly (various varieties) <i>Ilex crenata</i>	18" - 24' ht.
Compact Inkberry <i>Ilex glabra</i> "compacta"	2'-2-1/2' ht.
Winterberry <i>Ilex verticillata</i>	2-1/2' - 3' ht.
Chinese and Creeping Juniper (various varieties) <i>Juniperus chinensis</i> and <i>horizontalis</i>	18" - 24" sp.
Mountain Laurel <i>Kalmia latifolia</i>	3' - 3-1/2' ht.
Drooping leucothoe <i>Leucothoe fontanesiana</i>	18" - 24" sp.
Oregon grapeholly <i>Mahonia aquifolium</i>	2' - 2-1/2' ht.
Wax Myrtle <i>Myrica cerifera</i>	3' - 3-1/2' ht.
Nandina <i>Nandina domestica</i>	2-1/2' - 3' ht.
Gulfside Holly osmanthus <i>Osmanthus ilicifolius</i> "Gulfside"	2-1/2' - 3' ht.
Fraser Potinia <i>Photinia</i> "Fraser"	3' - 3-1/2' ht.

UMBC RESEARCH PARK

DESIGN GUIDELINES

Japanese Pieris Pieris japonica	2-1/2' - 3' ht.
Cherrylaurel Prunus laurocerasus "Otto Luyken" or "skipkaenis"	2-1/2' - 3' ht.
Pyracantha Pyracantha coccinea	2-1/2' - 3' ht.
Lowboy Pyracantha Pyracantha coccinea "Lowboy"	18" - 24" ht.
Rhododendron (various varieties)	2-1/2' - 3' ht.
Fragrant Sumac Rhus aromatica	2-1/2' - 3' ht.
Staghorn Sumac Rhus typhina	3-1/2' - 4' ht.
English Yew (various varieties) Taxus baccata	18" - 24" sp.
Japanese Yew (various varieties) Taxus cuspidata	18" - 24" sp.
Viburnum (various varieties) Viburnum	2-1/2' - 3' ht.

GROUND COVERS AND VINES

Trumpet Vine Campis radicans	5 year
Sweet Autumn Clematis Clematis paniculata	5 year
Purpleaf Wintercreeper Euonymus fortunei "coloratus"	4" pot
English Ivy Hedera helix	#1 full
Climbing Hydrangea Hydrangea anomala petiolaris	5 year
Big Blue Liriope Liriope muscari "Big Blue"	#1 full

UMBC RESEARCH PARK

DESIGN GUIDELINES

Japanese Pachysandra
Pachysandra terminalis

4" pot

Virginia Creeper
Parthenocissus quinquefolia

5 year

Boston Ivy
Parthenocissus tricuspidata

5 year

Periwinkle
Vinca minor

4" pot

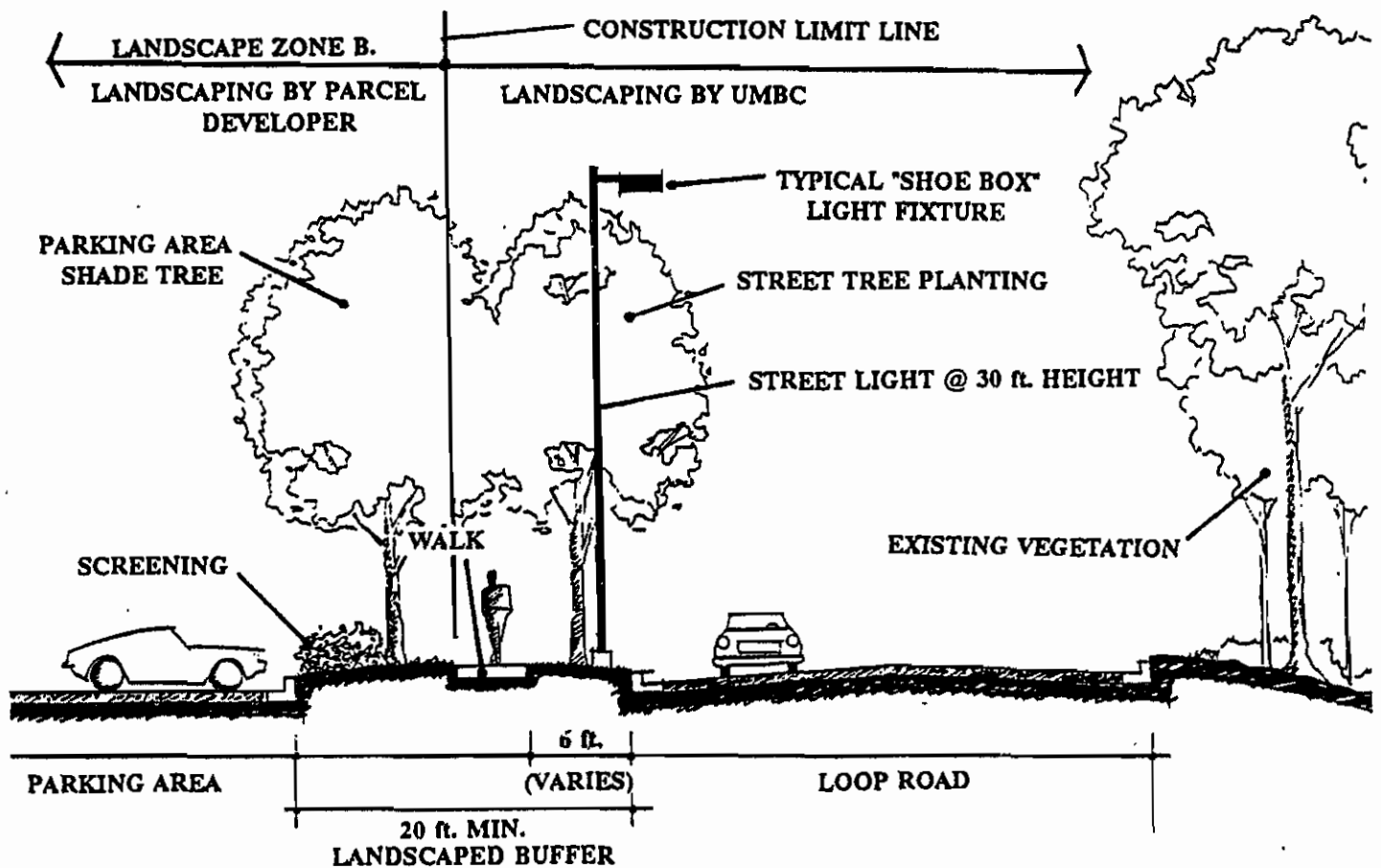
Chinese Wisteria
Wisteria sinensis

5 year

Japanese Wisteria
Wisteria floribunda

5 year

UMBC RESEARCH PARK DESIGN GUIDELINES



LOOP ROAD CROSS SECTION

Illustration 4.

November 28, 1994

DECLARATION OF COVENANTS AND EASEMENTS
DATED _____

EXHIBIT E

Prohibited Uses

1. Any manufacturing and assembly uses except as permitted under Section 6.2.
2. Warehousing and distribution, except to the extent permitted under Section 6.3.
3. Any sales, headquarters offices, and other general office uses except as permitted under Section 6.2.
4. Hotels.
5. Biological research and/or prototype production which should by their nature be conducted in facilities designated as Biosafety Level 4 by the U.S. Department of Health and Human Services.
6. Classified research, unless approved by the President of UMBC, in consultation with the UMBC Faculty Senate.

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DECLARATION OF COVENANTS AND EASEMENTS
DATED _____

Exhibit F

Principal Uses

1. Research, design and development of technologies, basic and applied sciences, systems and systems application, prototype products, computer hardware and software, in the fields of Natural Science, Arts, Engineering, Social Sciences, Humanities, Medicine and allied health areas, Information Technology, visual and performing arts or other fields consistent with the academic program of the UMBC campus.
2. General Office Use by non-profit entities whose principal purpose is in research and development, providing foundation support for entities performing research and development functions, as an operating charity in such fields as natural science, arts, engineering, humanities, social sciences, medicine and allied areas, information technology, or visual and performing arts, or to further provide education in any of the above areas.
3. Manufacturing and assembly limited to prototype production, pilot operations, custom production, initial stage production and/or research and development related production of new products or processes.
4. Conference and training use for University level information and instruction programs to further individual professional development and improved company efficiency.
5. Any activity which UMBC may lawfully pursue (without reference to this Declaration).

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DECLARATION OF COVENANTS AND EASEMENTS
DATED _____

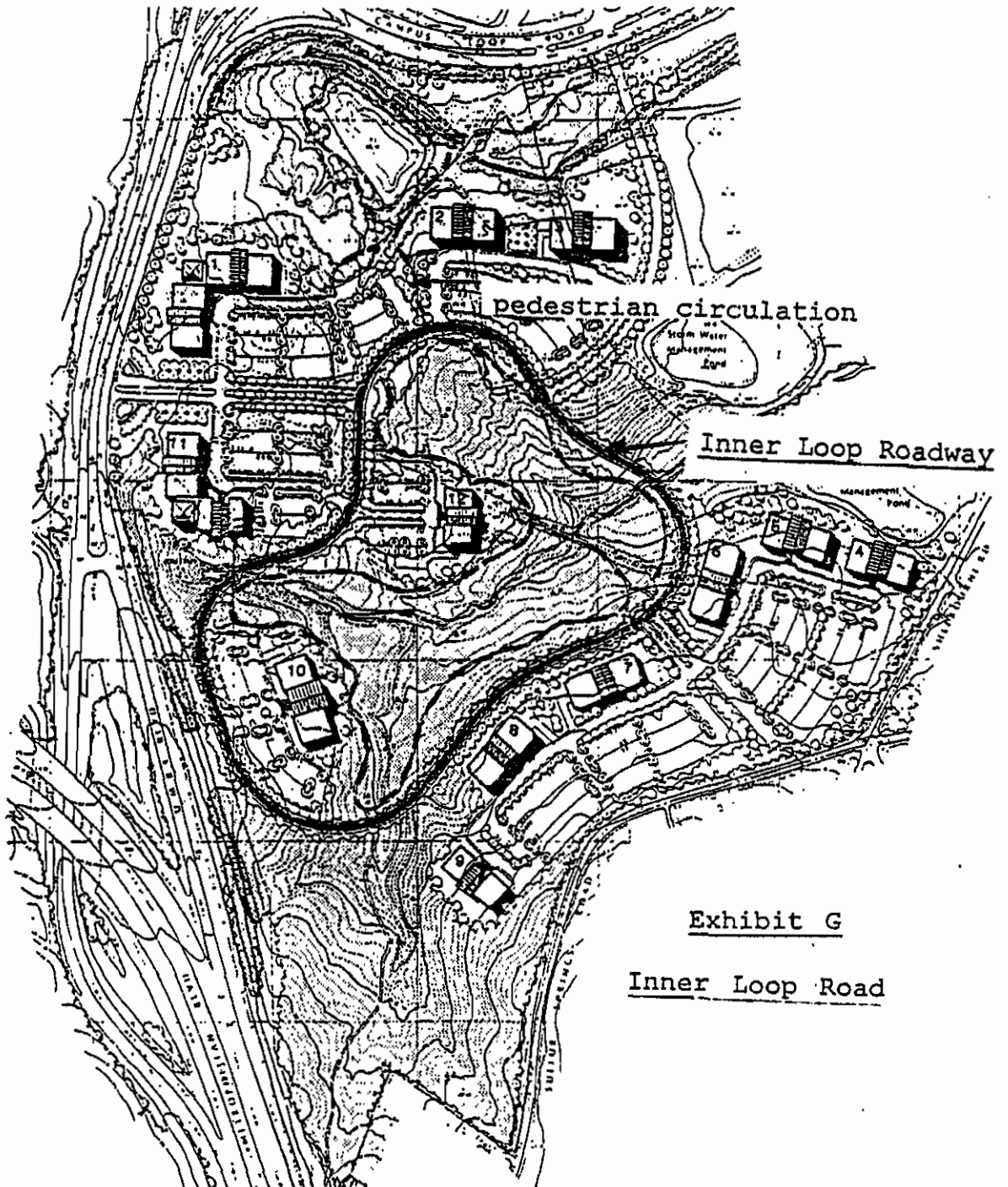


Exhibit G

Inner Loop Road

November 29, 1994

UMBC Research Park

GROUND LEASE

THIS GROUND LEASE is entered into on this _____ day of _____, 1994, by and between the STATE OF MARYLAND FOR THE USE OF THE UNIVERSITY OF MARYLAND SYSTEM on behalf of its constituent institution, the UNIVERSITY OF MARYLAND BALTIMORE COUNTY ("Landlord") and THE UMBC RESEARCH PARK CORPORATION, INC., a Maryland corporation ("Tenant");

WHEREAS, UMBC is a constituent institution of UMS and operates a public higher education institution upon its campus situated in Baltimore County Maryland and generally depicted on Exhibit 1 ("Campus"), and intends to cause a portion of the Campus to be developed and operated as a research park (the "Project"); and

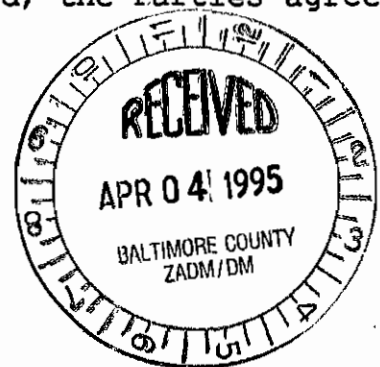
WHEREAS, in furtherance thereof, Landlord has subjected that land, which is a portion of the Campus more particularly described in Exhibit 2-1 and delineated on Exhibit 2-2, as improved from time to time, to the effect of the Declaration, and has provided in the Declaration that additional portions of the Campus may be subjected, from time to time to the effect of the Declaration; and

WHEREAS, Landlord desires to lease to Tenant that land now subject to the Declaration and Tenant desires to lease the same from Landlord on the terms and conditions set forth below, with the mutual intention that Tenant shall develop, or cause to be developed, that land and sublease portions thereof to Developers and Residents; and

WHEREAS, the Parties enter this Lease to set forth their agreement governing the leasing of Parcel 1 to the Tenant and the rights and obligations of each of them.

NOW THEREFORE, in consideration of the respective representations and agreements and the performance of the covenants, terms and conditions herein contained, the Parties agree as follows:

**DEVELOPER'S
EXHIBIT NO. 2**



ARTICLE I

DEFINITIONS AND GENERAL MATTERS

- Section 1.1 The following terms, as used in this Lease, shall have the meanings set forth below:
- 1.1.1 "Additional Tenant Payments" shall have the meaning given in Article VI.
 - 1.1.2 "Affiliated Foundation" shall mean an entity affiliated with UMS pursuant to UMS Board of Regents Policy, as amended from time to time, and in compliance with Section 15-104 of the Education Article of the Maryland Annotated Code.
 - 1.1.3 "Annual Budget" shall mean for a given Lease Year that budget for the Tenant approved or in effect as contemplated in Section 8.6.
 - 1.1.4 "Annual Tenant Payments" shall have the meaning given in Article VI.
 - 1.1.5 "Bankruptcy" shall mean, for any Person, (i) that such person (a) applies for or consents to the appointment of a receiver, trustee or liquidation of such person of all or a substantial portion of its assets, (b) files a voluntary petition in bankruptcy or admits in writing its inability to pay its debts as they become due, (c) makes an assignment for the benefit of its creditors, (d) files a petition or an answer seeking a reorganization or an arrangement with its creditors or seeks to take advantage of any insolvency law, (e) performs any other act of bankruptcy, or (f) files an answer admitting the material allegations of a petition filed against such person

UMBC Research Park
Ground Lease

November 29, 1994

GROUND LEASE
by and between
STATE OF MARYLAND FOR THE USE OF
THE UNIVERSITY OF MARYLAND SYSTEM
on behalf of
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
(LANDLORD)
and
THE UMBC RESEARCH PARK CORPORATION, INC.
(TENANT)

Exhibit 2-1,2-2

Research Park
95 Acres

In addition to Parcel 1 described in Exhibit 3-1, the area south along UMBC Boulevard approximately 1,080 feet, thence in a northeasterly direction about 440 feet, thence in a southeasterly direction 480 feet to the western edge of the right-of-way of Sulphur Springs Road, continuing along Sulphur Springs Road until that road meets Shelbourne Road; thence 480 feet along the western edge of the right-of-way of Shelbourne Road; thence in a northwesterly arc to Parcel 1.

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in any bankruptcy, reorganization or insolvency proceedings; or (ii) that an order, judgment or decree is entered by any court having jurisdiction adjudicating such person as bankrupt or insolvent, approving a petition seeking such a reorganization or appointing a receiver, trustee or liquidator of such person or all or a substantial part of its assets, or (iii) that there is otherwise commenced with respect to such person or any of its assets, any proceeding under bankruptcy, reorganization, arrangement, insolvency, readjustment, receivership, or similar law, and if such order, judgment, decree or proceeding continues stayed for a period of sixty (60) consecutive days.

- 1.1.6 "Campus" has the meaning given in the first page of this Lease.
- 1.1.7 "Capital Facility Reserve" shall mean a fund set aside by Tenant out of Revenues for purposes of repairing and replacing those capital infrastructure items which Tenant is responsible to maintain, including, but not limited to, the walkways, the Open Space and the Stormwater Management Ponds. The amount of funds necessary to be set aside in the Capital Facility Reserve shall be set forth as a line item in the Annual Budget and shall be based upon an appropriate percentage of the value assigned to each such capital infrastructure item which the Tenant is responsible to maintain.
- 1.1.8 "Cash Reserves" shall mean any and all amounts credited to the Cash Reserve Account decreased by the disbursement of any portion thereof to or for the benefit of the Landlord or Tenant as contemplated in this Lease and increased by any and

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all interest, dividends or other earnings accrued in connection therewith as contemplated in this Lease, at any one time, from time to time.

- 1.1.9 "Cash Reserve Account" shall mean the account of that name created and maintained by the Tenant for the benefit of Landlord as contemplated in Article VI.
- 1.1.10 "Commencement Date" shall mean that date designated to Landlord with at least twenty (20) days Notice from Tenant, provided however the Commencement Date shall not be later than January 1, 1995.
- 1.1.11 "Completion" shall mean the full and complete construction, equipping and furnishing of improvements in a good and workman-like manner free and clear of Mechanic's Liens and strictly in accordance with the plans and specifications therefor and with the provisions of this Lease including (i) final certification by the appropriate architect or engineer, (ii) receipt of final and general releases from Tenant's Contractors and (iii) the issuance of applicable use and occupancy (and other like) permits. Any and all obligations on the part of the Tenant to do or to cause Construction, Restoration, repair, work or other such work shall include the obligation to bring the matter to Completion.
- 1.1.12 "Construct" or "Construction" shall mean develop, improve, install, and perform any and all work of similar nature in connection with locating and placing Improvements on Parcel 1, including Restoration.

- 1.1.13 "Cooperation Agreement" shall mean each of those agreements between UMBC and a Resident as defined in Article XXIII.
- 1.1.14 "Debt Service Reserve" shall mean a fund set aside by Tenant out of Revenues in an amount equal to two (2) years of debt service payments due under any capital loans entered into by Tenant, and approved by Landlord, including, but not limited to, the \$650,000 Maryland Economic Development Corporation loan.
- 1.1.15 "Declaration" shall mean that writing made by Landlord entitled "Declaration of Covenants and Easements," but is not made a part of this Lease, dated of even date herewith and recorded among the Land Records prior to the recordation of this Lease.
- 1.1.16 "Design Review Board" shall have the meaning given in the Declaration, which is incorporated herein by reference.
- 1.1.17 "Developer" shall mean that person who is party to a Developer's Sublease as the Subtenant.
- 1.1.18 "Development Plan" means collectively the Development Plan and the Concept Plan submitted to Baltimore County, Maryland for planning, zoning and subdivision approval for the development and construction of Parcel 1, including all Improvements thereon and which has received final approval.
- 1.1.19 "Developer Sublease" shall mean a Sublease, for all or a portion of the Land, between Tenant, as sublandlord, and a Person, as Subtenant, which Person shall be responsible for Construction of all or a portion of the Improvements.

- 1.1.20 "Ductbank" shall have the meaning given in Section 15.8.
- 1.1.21 "Event of Default" has the meaning given in Article XV.
- 1.1.22 "Expenditures" shall mean all costs and expenses disbursed, expended or incurred by Tenant with regard to all Tenant's activities, duties, responsibilities and obligations as described in this Lease, determined in accordance with GAAP and as approved by the budgetary process under Sec. 8.6, and shall include amounts owed, expensed or incurred on the Project from previous years but not paid within that Fiscal Year, amounts paid pursuant to the terms of the Infrastructure and Working Capital Funds documents, and "Reserve Funds" set aside for the following reserve accounts: (a) Capital Facility Reserve; (b) Debt Service Reserve; (c) Working Capital Operating Reserve; and (d) Prepayment Reserve.
- 1.1.23 "Expiration of Term" shall mean the natural expiration or the termination of the Term, by operation of law, as provided in this Lease, or otherwise.
- 1.1.24 "First Mortgage" shall mean a Mortgage which is not subordinate, subject to or junior to any other Mortgage.
- 1.1.25 "First Mortgagee" shall mean the person secured by a First Mortgage.
- 1.1.26 "First Site" shall mean that Site delineated and designated as such either in a Development Plan or a recorded Subdivision plat (if appropriate) and described by metes and bounds, as agreed to by Landlord and Tenant.

- 1.1.27 "First Site Improvements" shall mean the Site Improvements in connection with the First Site.
- 1.1.28 "Impositions" shall have the meaning given in Article IX.
- 1.1.29 "Improvements" shall mean collectively the Site Improvements and the Infrastructure Improvements existing at any time, from time to time.
- 1.1.30 "Indemnities" shall have the meaning given in Section 24.4.
- 1.1.31 "Infrastructure" shall mean (i) the improvements of every kind and description to be located within a Roadway or on a Site for the purpose of water, sanitary sewer, stormwater sewer and management, telephone, gas and electricity, and any other utility service to or in connection with provision of the same to Parcel 1 generally, (ii) the improvements of every kind and description to the Roadway for pedestrian and vehicular access, (iii) the Storm Water Management Ponds, (iv) the Ductbanks, (v) all materials owned by Tenant or a Subtenant and intended for the Construction or repair or maintenance of the Infrastructure, upon delivery to Parcel 1, and (vi) all apparatus, machinery, devices, fixtures, appurtenances, equipment and personal property located within the Roadway or in connection with the Storm Water Management Ponds or the Ductbanks, whether or not, by the nature of their attachment or location, they are or are deemed to be real property under applicable law from time to time, or any and all alterations, additions, modifications and replacements thereof,

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all as existing from time to time. However, from and after dedication of any of the same to Baltimore County or conveyance of any of the same to Landlord or UMBC, the property so dedicated or conveyed no longer shall be among the Infrastructure, and (vii) "Infrastructure" shall not include any improvements, which are Site Improvements, regardless of location.

- 1.1.32 "Infrastructure Funds" has the meaning given in Section 15.1.
- 1.1.33 "Infrastructure and Working Capital Funds" shall mean collectively the Infrastructure Funds and a \$150,000 loan to the Tenant by The Abell Foundation, Inc. for working capital.
- 1.1.34 "Institutional Lender" means any commercial bank, savings bank, savings and loan institution or insurance company authorized to do business in the State, a governmental revenue or development authority or any other governmental entity.
- 1.1.35 "Insurance Coverage" shall mean any insurance policy required to be purchased, obtained or maintained under this Lease.
- 1.1.36 "Insurance Premium" shall mean the premium or each payment installment toward that premium charged for any Insurance Coverage
- 1.1.37 "Insurance Requirement" shall mean all terms of any Insurance Coverage, all requirements of the carrier of Insurance Coverage, and all orders, rules, regulations and other requirements of the National Board of Fire Underwriters (or

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other body exercising similar functions) binding upon Tenant or a Subtenant, or applicable to or affecting Parcel 1 or the use or condition of Parcel 1.

- 1.1.38 "Interest Rate" shall mean six percent (6%).
- 1.1.39 "Land" shall have the meaning given in Section 2.1.
- 1.1.40 "Landlord" shall mean the State of Maryland acting in respect to this Lease for the use of UMS, on behalf of UMBC, and its successors and assigns.
- 1.1.41 "Landlord's Interest" shall mean any and all right, title, interest and estate of Landlord under this Lease and in and to the Land, and Landlord's rights, interests, remedies, benefits and payments due or to be due under this Lease.
- 1.1.42 "Land Records" shall mean the Land Records of Baltimore County.
- 1.1.43 "Lease" shall mean this agreement entitled Ground Lease by and between the Parties, as amended from time to time.
- 1.1.44 "Lease Year" shall mean (i) for the first Lease year, the period commencing on the Commencement Date and ending on June 30, 1995, and (ii) each successive twelve (12) month period provided however, the last Lease Year shall end on the Expiration of the Term.
- 1.1.45 "Legal Requirements" shall mean any and all laws, statutes, ordinances, notices, orders, rules, regulations, requirements, orders, decrees, judgments, approvals, agreements with or any and all federal,

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state and municipal governments and any and all departments, commissions, boards and officers thereof which may be applicable from time to time, to the Land, or to any of the adjoining alleys, sidewalks, streets, or ways, or the Infrastructure (whether or not dedicated to the County as contemplated in this Lease) or to any use or condition of them or to any of Tenant's obligations under this Lease.

- 1.1.46 "Loan Date" shall mean the date on which settlement of the Infrastructure Loan is effective.
- 1.1.47 "Master Plan" shall mean the UMBC Research Park Master Plan prepared for UMBC by Sasaki Associates, Inc., Kidde Consultants, Inc., Hammer Siler George Associates, and K.S. Sweet Associates and on file with the Tenant.
- 1.1.48 "Mechanic's Liens" shall mean any lien, encumbrance or charge by, for, or under Tenant or a Subtenant, created by operation of law, by agreement, or otherwise, arising, to the benefit of one or more of Tenant's Contractors, out of or in connection with any Construction, or the labor, materials, supplies, or services furnished, provided or performed by the Tenant's Contractors, respectively, which is, might be, or might become a lien, encumbrance or charge on Parcel 1, the Landlord's Interest, the Tenant's Interest, the Tenant Payments, the Revenues, or any Subrents.
- 1.1.49 "Mortgage" shall mean any mortgage or deed of trust or any other security interest under any other form of security instrument or arrangement (including any

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such other form or security arrangement arising under a deed of trust, sale leaseback, or lease-leaseback documents, security deed, or conditional deed or any financing statement, security agreement or other documentation used pursuant to the provisions of the Uniform Commercial Code or any successor or similar statute) saving and excepting as may be created under this Lease, at any time encumbering any or all of Parcel 1, Tenant's Interest, or a Subtenant's Interest, the Tenant Payments, Subrents, or Revenues.

- 1.1.50 "Net Revenues" shall mean the excess of Revenues over Expenditures for the Lease Year in question.
- 1.1.51 "Open Space" shall have the meaning given in the Declaration.
- 1.1.52 "Parcel 1" initially shall mean the Land and thereafter shall mean the Land and Improvements, saving and excepting (i) any and all portions thereof dedicated to Baltimore County, Maryland or conveyed to the Landlord, and (ii) any and all portions thereof released from the effect of this Lease as contemplated in Section 2.3.
- 1.1.53 "Parties" shall mean collectively the Landlord and Tenant, and any Person which is bound under this Lease as a party, or by assumption.
- 1.1.54 "Permit" shall mean grading or construction permits for construction of the improvements.
- 1.1.55 "Permitted Encumbrances" shall mean:
 - (i) any and all instruments and matters of record or in fact as of the date

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of this Lease, including the Declaration and this Lease;

- (ii) any state of facts which an accurate survey or physical inspection of Parcel 1 might show; and
- (iii) all zoning laws, ordinances, resolutions, restrictions, rules and regulations, building and use restrictions, and other laws, rules and regulations in effect as of the date of the Lease and thereafter adopted by any governmental or private authority having jurisdiction.

- 1.1.56 "Person" shall mean a natural person, a trustee, a corporation, partnership, limited partnership, any other form of legal entity or a governmental agency.
- 1.1.57 "Prepayment Reserve" shall mean a fund set aside by Tenant into which Tenant shall credit all payments of prepaid Subrents and payments for the acquisition of an estate or interest conveyed under a Sublease.
- 1.1.58 "Project" has the meaning given on the first page of this Lease.
- 1.1.59 "Public Works Agreement" shall mean any agreement between Tenant or a Subtenant and Baltimore County governing the construction of the Infrastructure and setting forth Tenant's or the Subtenant's obligations to Baltimore County to construct or maintain the Infrastructure or pay for either.
- 1.1.60 "Remainder Sites" collectively shall mean any and all Sites other than the First Site, as the same may be delineated on a

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Development Plan or any recorded subdivision plat at any time from time to time.

- 1.1.61 "Remainder Site Improvements" shall mean the Site Improvements in connection with each Remainder Site respectively.
- 1.1.62 "Resident" shall mean any Person, who is party under a Sublease as Subtenant and under that Sublease has a right to conduct an active business on all or a portion of the Land, other than (i) the Construction of Improvements, or (ii) the making of the Land or Improvements available for the use, occupancy or possession of any other Person.
- 1.1.63 "Resident Sublease" shall mean a Sublease to which a Resident is a party as Subtenant.
- 1.1.64 "Restoration" or "Restore" shall mean the repair, restoration, replacement, improvement or reimprovement or rebuilding or similar work in connection with any or all of the Improvements after any damage thereto or destruction or demolition thereof or a Taking.
- 1.1.65 "Revenues" shall mean the total revenues of every kind and nature, whether ordinary or extraordinary, determined according to GAAP, received by the Tenant, including (i) those from owning, operating, leasing, and occupying Parcel 1, (ii) those from grants, gifts or other donations (in cash or in kind) or loans for which there is no ordinary expectation of repayment from governmental entities, private charitable institutions or any Person whatsoever or (iii) interest, dividends or other earnings on assets of the Tenant, and

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(iv) funds transferred from funds designated as Reserve Funds in the definition of "Expenditures" herein. Revenues also shall include Subrents; all other amounts paid to or for the Tenant under the Subleases; reimbursements from Subtenants in satisfaction of or for costs of obligations personal to the Tenant under this Lease. Revenues shall not include proceeds from insurance policies, condemnation awards, proceeds from debt. Notwithstanding anything above to the contrary, any prepayment of Subrent or buyout of a Sublease shall be placed in a Prepayment Revenue.

- 1.1.66 "Roadway" shall mean those portions of Parcel 1 delineated initially in the Declaration, on the Development Plan or on any future plans approved and accepted by Baltimore County, Maryland for vehicular and pedestrian traffic.
- 1.1.67 "Sites" shall mean collectively the First Site and any Remainder Sites from time to time.
- 1.1.68 "Site Improvements" shall mean (i) any and all buildings or other structures and other improvements of every kind and description including, any and all parking facilities, roads, and walkways existing on the Land, or within another Site Improvement at the time in question during the Term, (ii) all materials owned by Tenant or a Subtenant and intended for the Construction, or repair or maintenance of Site Improvements, upon delivery to Parcel 1 within a Site, (iii) all apparatus, machinery, devices, fixtures, appurtenances, equipment and personal property located within a Site or other Site Improvements or used in

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connection with the management or operation of Parcel 1 (other than any and all property which, at the time in question, belongs to a Subtenant and is treated as such under the applicable Sublease), whether or not by the nature of their attachment or location are real property or deemed to be real property under applicable law, and (iv) any and all of the same for the provision of providing utility services particularly to a Site but located outside that Site, and any and all alterations, additions, modifications and replacements thereof, as may exist at any one time, from time to time, as reviewed and reported on by the Design Review Board.

- 1.1.69 "State" shall mean the State of Maryland.
- 1.1.70 "Storm Water Management Pond" shall mean any and all storm water management ponds required for storm water management of or for Parcel 1 and any and all appurtenant equipment and devices.
- 1.1.71 "Subdivision" shall mean the subdivision, re-subdivision, or amended subdivision of the Land, from time to time, in accordance with the laws of Baltimore County.
- 1.1.72 "Sublease" shall mean a sublease of all or part of the Land or a lease or sublease of any Improvements granted by Tenant, or by a Person taking a Subtenant's interest in or to all or a portion of Parcel 1, or immediately or mediately from, or under the Tenant, and shall mean any sublease or sub/sublease of the Land and any lease, sublease or sub/sublease of the Improvements.

- 1.1.73 "Subrents" shall mean any and all rent, however, designated, reserved under a Sublease.
- 1.1.74 "Subtenant" shall mean any person entering as a grantee into a Sublease.
- 1.1.75 "Subtenant's Interest" shall mean any right, title, estate or interest of a Subtenant in and to Parcel 1, the Improvements or any Sublease.
- 1.1.76 "Taking" shall mean the exercise of, or intent to exercise, the power of eminent domain expressed in writing, as well as the filing of any action or proceeding for such purpose, by any person, entity, body, agency or authority having the right or power of eminent domain.
- 1.1.77 "Tenant" shall mean The UMBC Research Park Corporation, Inc., Tenant under this Lease, and its successors and assigns as permitted.
- 1.1.78 "Tenant's Contractors" shall mean any and all contractors, subcontractors, independent contractors, or consultants, material-men, architects, or engineering, or their respective employees, agents, or servants engaged by Tenant, a Subtenant or another of Tenant's Contractors in conjunction with Construction, Restoration, repair or maintenance of Parcel 1.
- 1.1.79 "Tenant Payments" shall mean Annual Tenant Payments and Additional Tenant Payments collectively reserved under this Lease.
- 1.1.80 "Tenant's Interest" shall mean the right, title, estate and interest of Tenant under the Lease and in and to Parcel 1,

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and under any Sublease, and the Subrents.

- 1.1.81 "Term" shall mean the term of this Lease as set forth in Section 5.1.
- 1.1.82 "Termination Date" shall mean the date on which the expiration or termination of the Term occurs.
- 1.1.83 "UMBC" shall mean the University of Maryland Baltimore County, a constituent institution of UMS.
- 1.1.84 "UMS" shall mean the University of Maryland System, an agency of the State.
- 1.1.85 "Working Capital Operating Reserve" shall mean a fund set aside by Tenant out of Revenues in an amount equal to the working operating needs of the Tenant for one (1) year as expressed in the Annual Budget as a line item for that given year.

Section 1.2 Interpretation

In this lease, unless otherwise specified, (i) the singular includes the plural and the plural the singular; (ii) words and terms which include a number of constituent parts, things, or elements, including the terms Parcel 1, Land, and Improvements, unless other specified, shall be construed as referring separately to each constituent part, thing, or element as well as to all of such constituent parts, things or elements as a whole, and to one or more of them; (iii) words importing any gender include the other genders; (iv) references to statutes are to be construed as including all rules and regulations adopted pursuant to the statute referred to and all statutory provisions consolidating, amending, or replacing the statutes referred to; (v) references to agreements and other contractual instruments shall be deemed to include all subsequent

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amendments or changes entered into in accordance with the respective terms, but, if the agreements and other instruments in question are specifically referenced or controlled by the terms of this Lease, only to the extent to which such amendments or changes are permitted by the terms of this Lease; (vi) references to Persons include their permitted successors and assigns; (vii) the words "approve" or "consent" or "agree" or derivations of said words or words of similar import, unless otherwise provided herein, mean the prior written approval, consent or agree with respect to the matter in question, and the words "require", "judgment", "discretion", or "satisfy" or derivations of said words or words of similar import mean the requirement, judgment discretion or satisfaction, on the part of the Landlord or UMS or UMBC, unless otherwise provided herein, shall be in the sole, subjective discretion of the term respectively; (viii) the words "hereto" or "herein" or "hereof" or "hereunder" or words of similar import refer to this Lease in its entirety; (ix) the words "include" or "including" or words of similar import, unless otherwise specified, shall be deemed to be followed by the words "without limitation" or "by way of example"; (x) heading of Articles and numberings and headings of Sections and paragraphs are inserted as a matter of convenience and shall not affect the construction of this Lease; (xi) the word "any" shall be construed to mean the word "all" as well, the word "all" shall be construed to mean the word "any" as well; (xii) the word "each" shall be construed to mean the word "every" as well and the word "every" shall be construed to mean the word "each" as well; (xiii) the word "and" shall be construed to mean "or" as well, and the word "or" shall be construed to mean "and" as well; and (xiv) in respect to the Premises, any locative adverb shall be construed to mean in, on, under, beneath, above, through, upon, within or any other locative adverb as well.

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Section 1.3 Accounting Terms and Determinations.

Unless otherwise specified, (i) all accounting terms used herein shall be interpreted, (ii) all accounting determinations hereunder shall be made, (iii) all books, records, and financial statements required to be delivered hereunder shall be prepared in accordance with GAAP on an accrual basis, and (iv) any accountant shall be a certified public accountant licensed to practice in the State.

Section 1.4 Inclusion of Recitals: The recitals set forth above are part of this Lease.

Section 1.5 Exhibits: Any and all Exhibits referenced in this Lease are or shall be deemed to be attached to this Lease and are made part of this Lease unless otherwise specifically provided.

ARTICLE II

GRANTING PROVISIONS

Section 2.1 The Landlord hereby leases to Tenant and Tenant hereby rents, leases and hires from Landlord all that vacant and primarily unimproved parcel or lot of land situated in Baltimore County, Maryland described in Exhibit 3-1 and as also delineated on Exhibit 3-2 ("Land"), TOGETHER WITH any and all rights, alleys, way, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining, and SUBJECT TO the operation and effect of (i) the Permitted Exceptions, (ii) the easements, and rights of the Landlord reserved and created in this Lease, to have and to hold the same on the terms and subject to the conditions set forth in this Lease.

Section 2.2 All Improvements are excluded from the grant effected by way of this Lease (but without limiting

the Landlord's rights to the Improvements under this Lease). This Lease shall not be construed or interpreted as a grant or conveyance from Landlord to Tenant of the Improvements or any of them even though Tenant, in this Lease, covenants or makes warranties and representations with respect to the Improvements.

Section 2.3 In connection with any and all of the Remainder Sites, in lieu of the Landlord UMBC, or UMS entering into a Developer Sublease with Tenant, Landlord shall have the right to release the Remainder Site in question from the effect of this Lease provided that the Landlord agrees to pay Tenant a termination fee determined as set forth on Exhibit 4.

Section 2.4 Landlord shall have the right to release from the force and effect of this Lease, each and every Site on which Construction of a building has not been initiated at least by the eighth (8th) anniversary of the Commencement Date. For the purpose of this Section 2.4, initiation of Construction shall mean that (i) Permits for the Construction of a building of at least twenty thousand (20,000) square feet have been issued by the County, (ii) the Plans (as defined in the Declaration and incorporated herein by reference) therefor have been reviewed by the Design Review Board as contemplated in the Declaration, and (iii) Construction has proceeded through site preparation and foundation excavation.

Section 2.5 Landlord shall effect the release of a Site, from time to time, from the force and effect of this Lease as contemplated in this Lease, by giving Tenant six (6) months' prior written notice thereof, paying Tenant the termination fee set forth on Exhibit 4, and recording among the Land Records an instrument to that effect executed solely by the Landlord. Thereupon, the Tenant shall have no right, title, interest or estate in the Land thus released or to the Improvements if any, thereon, which automatically shall vest in the Landlord, without further action by the Parties.

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Tenant covenants that the Title to the Sites released from the force and effect of this Lease shall be subject only to the Permitted Exceptions, the Declaration, and those other matters among the Land Records to which Landlord has given written consent prior to such recordation but in no event subject to any Sublease or Subtenant's interest whatsoever.

Section 2.6 UMBC hereby reserves the right to occupy premises within any multi-use building to be constructed on the Land from time to time as such premises may become available. In furtherance of the right reserved to UMBC, in respect to the development of any multi-use building, UMBC shall have the right to participate in the planning for the multi-use building in question, so that the premises to be occupied by UMBC are planned, designed and constructed to meet UMBC's needs. UMBC's occupancy of any premises in a multi-use building shall be governed by terms and conditions mutually agreed upon by UMBC and the Subtenant in question. Tenant shall select the Subtenant to construct the above-mentioned buildings through an open, competitive process, so that proposals are solicited widely from Persons interested in and qualified to be considered as the Subtenant, with the purpose of effectuating the goals, but not necessarily the process, of a public procurement.

ARTICLE III

TITLE

Section 3.1. Landlord is the owner, in fee simple, of the Land, subject only to the Permitted Exceptions. Tenant acknowledges that it (i) has examined Landlord's title to the Land, (ii) has found that title satisfactory and (iii) accepts the Tenant's Interest without representation, or warranty by

Landlord, other than the covenant of quiet enjoyment contained in this Lease.

Section 3.2. Tenant shall take all actions and institute all proceedings, necessary to defend Landlord's Interest, Tenant's right to possession of the Land and Tenant's Interest.

Section 3.3 As between the Parties and any person having an interest from or under the Parties respectively, the Improvements, during the Term, shall be deemed to be owned by the Tenant, for purposes of Landlord's enforcing its rights under this Lease. The rights of any Subtenant to an interest in the Improvements (as between the Subtenant and the Tenant), if any, shall be governed by its Sublease Agreement, or, in the case of termination of this Lease by reason of default, any substituted lease agreement, if any, entered into by Landlord and Subtenant. At the Expiration of the Term, or in connection with Improvements upon a Site released from of this Lease, upon such release and subject to the terms of any Sublease, the Tenant shall have no right, title, interest or estate in the Improvements, and the title thereto, (as between the Tenant and the Landlord and any person having an interest from or under the Parties respectively) automatically shall vest in the Landlord, without further action by the Parties and without payment by the Landlord. Upon vesting of Improvements in the Landlord as contemplated in this Section 3.3, at Landlord's request, Tenant, or the appropriate Subtenant as the case may be, shall execute and deliver a special warranty deed or a bill of sale, as appropriate, to those Improvements conveying fee simple title or title to personalty free and clear of any liens, encumbrances, restrictions, claims, or rights (saving and excepting the Permitted Exceptions and other matters permitted under this Lease) in form and substance satisfactory to the Landlord.

Section 3.4 The Tenant, at the request of the Landlord, shall subject the Tenant's Interest to, and consent to

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easements or other encumbrances on Parcel 1, provided any proposed easement or encumbrance does not have a materially adverse effect upon the use of Parcel 1, in Tenant's reasonable judgment.

Section 3.5 Landlord further reserves the right to use, in common with Tenant and others designated by Landlord or Tenant, any and all Open Space (as defined in the Declaration and incorporated herein) now or hereafter located on Parcel 1, subject to use restrictions set forth herein or in the Declaration.

ARTICLE IV

CONDITION OF DEMISED LAND

Section 4.1 It is understood and agreed that the Land is being leased to Tenant in its present "as is" condition.

Section 4.2 Landlord neither impliedly nor expressly makes any warranties regarding the condition of the Land, whatsoever, including by way of example the condition of the soil, substrata or any other material or substance on or under the surface of the Land.

Section 4.3 Landlord makes no representations or warranties either express or implied, respect to the fitness of the Land for any particular use.

Section 4.4 Notwithstanding any other statement or disclaimer by Landlord in this Lease, Landlord expressly agrees and covenants to Tenant that to the best of Landlord's knowledge, no hazardous or toxic waste or substance is present on or has been used or stored on the Land as of the Commencement Date.

ARTICLE V

TERM

- Section 5.1 The Term shall be for a period of approximately seventy-five (75) years commencing on the Commencement Date and expiring at 11:59:59 pm. on June 30, 2070 unless sooner expired or terminated pursuant to this Lease or by law.
- Section 5.2 Either Party shall have the right and upon request of the other Party shall (i) confirm by instrument in recordable form the date on which the Commencement Date or Termination Date. respectively occurred, and (ii) record those instruments among the Land Records.
- Section 5.3 On the Termination Date, the Tenant, without cost to Landlord shall (i) promptly yield up to Landlord, Parcel 1 including all Improvements thereon in good working order and repair, in accordance with the provisions of this Lease, ordinary wear and tear excepted, (ii) remove therefrom Tenant's personal property which is not among the Improvements and the property of any Subtenant, and (iii) repair any damage caused by that removal.
- Section 5.4 Nothing in the provisions of this Lease shall, or shall be deemed to, permit the Tenant or any Subtenant to use, or occupy or use Parcel 1 after the Termination Date. In the event Tenant or any Subtenant does so, it is agreed that such use or occupancy is without the consent of Landlord.
- Section 5.5 The Tenant waives any and all rights of redemption, if any, it may otherwise hold under applicable law.
- Section 5.6 The obligations of Tenant to be performed on the Termination Date, in connection with Parcel 1, also shall be obligations of the Tenant, in connection with a particular Site to be performed on the

effective date of the release of a Site from this Lease.

Section 5.7 Sections 5.3, 5.4, 5.5 and 5.6 shall survive the Expiration of the Term.

ARTICLE VI

ANNUAL TENANT PAYMENTS TO LANDLORD

Section 6.1 Commencing as of the Commencement Date and continuing to and through the Termination Date for each Lease Year, an amount equal to the Net Revenues shall be reserved annually as payments to Landlord ("Annual Tenant Payments").

Section 6.2 Any and all other monetary payments due from Tenant under this Lease shall be and shall be referred to as "Additional Tenant Payments" whether or not any such obligation respectively is referred to specifically in this Lease as "Additional Tenant Payments" or "Tenant Payments."

Section 6.3 Any and all obligations under this Lease concerning the payment or crediting of Annual Tenant Payments are personal to Tenant.

Section 6.4 Annual Tenant Payments shall be due and payable annually not later than ninety (90) days next after the end of each Lease Year respectively. Tenant shall pay the Annual Tenant Payments by crediting the same to the Cash Reserve Account in trust for UMBC.

Section 6.5 Except as otherwise provided, Additional Tenant Payments shall be due on the date the same accrued and shall be payable on the first day of the calendar month next occurring after the same has accrued, unless UMBC makes written demand upon the Tenant for payment thereof at an earlier time, in

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that event Tenant shall pay that Additional Tenant Payments on the date designated.

Tenant shall pay Additional Tenant Payments by delivering or mailing (postage prepaid) it to UMBC at the Landlord's notice address set forth herein or in such other manner as Landlord may specify in writing from time to time.

Section 6.6 Payment of Tenant Payments shall be made promptly when due and payable without demand or notice, and without any deduction or set-off or recoupment whatsoever.

Section 6.7 The Tenant shall pay to UMBC, as Additional Tenant Payments, for each day on which payment of Tenant Payments or a disbursement of Cash Reserves is due but unpaid, a late charge equaling the interest accrued on the due but unpaid amount at the Interest Rate, prorated daily.

Section 6.8 Any payment made to UMBC on account of any Tenant Payments, at UMBC's sole discretion, may be credited by UMBC first to the payment of any Tenant Payments or a disbursement of Cash Reserves then past due or the payment of any Tenant Payments currently falling due. Any payment on account of Tenant Payments which is less than the full amount of Tenant Payments due shall constitute a payment on account, and UMBC's acceptance of that payment (whether or not with or accompanied by an endorsement or statement that any lesser amount or UMBC's acceptance of a lesser amount constitutes payment in full of the amount of Tenant Payments due) shall not or shall not be deemed to alter or impair the Landlord's rights under this Lease to require payment of all of the amount due, or in any other respect.

Section 6.9 The Tenant shall pay any portion of the Tenant Payments or a disbursement of Cash Reserves to the paid to UMBC directly, in lawful currency of the United States of America in immediately available funds by delivering it in person or by U.S. mail or

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other delivery method by which Notice may be given to UMBC at UMBC's notice address or at such other address or in such other manner as UMBC, from time to time, may give Notice to the Tenant.

ARTICLE VII

NATURE OF TENANT'S OBLIGATIONS

Section 7.1 The liabilities and obligations of Tenant hereunder shall in no way be released or discharged or otherwise affected (except as expressly provided in this Lease) by reason of: (i) any restriction or prevention of or interference with any use of Parcel 1; (ii) any title defect or encumbrance or any eviction from Parcel 1, in whole or in part, by title paramount or otherwise; (iii) Landlord's Bankruptcy; (iv) any claim which Tenant may have against Landlord or any other person, firm, corporation or other entity having an interest in Parcel 1, (v) any claim or right of any person, firm, corporation or other entity having an interest in the Improvements, (vi) any damage to or destruction of Parcel 1, or any Taking, (vii) any claim Tenant may have against Landlord, and/or (viii) any other occurrence whatsoever, whether similar or dissimilar to the foregoing.

Section 7.2 Unless an obligation under this Lease is established by the terms of this Lease to be personal to the Tenant, Tenant shall have the right to perform its obligations under this Lease, in whole or part, by causing the performance thereof by one or more Subtenant, provided however any and all notices to be delivered to Landlord evidencing performance of any of Tenant's obligations under this Lease shall be delivered by Tenant, and any covenant, representation and warrant by the Tenant shall be personal to the Tenant.

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Section 7.3 Landlord shall have the first lien, paramount to all others, on every right and interest of the Tenant in, to and under this Lease and each Sublease, including but not by way of limitation, any and all Subrents accruing to Tenant in connection with Parcel 1, which lien is granted for the purpose of securing the payment of Tenant Payments and Impositions and for the purpose of securing performance of any and all obligations of the Tenant under this Lease. In addition to any lien available to Landlord for the purpose of securing the payment of Tenant Payments and the performance of Tenant's obligations under this Lease, the Tenant's obligations under this Lease, the Tenant assigns to Landlord any and all Revenues, reserving to the Tenant the right to collect, receive and apply the same until and unless there occurs an Event of Default. If an Event of Default occurs, Landlord shall have, in addition to any other remedies provided in this Lease or by law, all of the rights and remedies afforded to secured parties under the Maryland Uniform Commercial Code. Landlord's rights set forth above in this Section 7.3 shall be in addition to all rights of a landlord given under the laws of the State of Maryland or the ordinances of Baltimore County, Maryland, which are now or might hereafter be in effect. Tenant shall execute, upon request by Landlord, such further instruments as Landlord may reasonably request to confirm, preserve and perfect the Landlord's rights and interests granted in this Section 7.3.

Section 7.4 Except as otherwise expressly provided in this Lease, Tenant waives all rights now or hereafter conferred, by statute or otherwise, to quit, terminate, or surrender this Lease or Parcel 1, or any abatement, suspension, deferment, diminution or reduction of Tenant Payments.

ARTICLE VIII

USES, OPERATION AND MANAGEMENT

- Section 8.1 Tenant covenants that Parcel 1 shall be used only for, in strict compliance with, and subject to the restrictions on use set forth in the Declaration and to any additional limitations on use set forth in this Lease.
- Section 8.2 Tenant acknowledges and covenants that it is an Affiliated Foundation of UMS and as such shall hold the Tenant's Interest and shall operate, manage, develop and maintain Parcel 1 in accordance with its obligations, as an Affiliate Foundation, to UMS and UMBC, which obligation is personal to Tenant.
- Section 8.3 In furtherance of Section 8.2, Tenant shall perform or provide all services necessary, proper, desirable, or appropriate for the successful development, operation and management of Parcel 1 in a first class manner as part of the Research Park (as defined in the Declaration).
- Section 8.4 Throughout the Term, Landlord and its authorized representatives shall have the right to enter into Parcel 1 at all reasonable times to make inspections of Parcel 1, but shall be under no obligation to Tenant or any other Person whatsoever, to make any such inspections or to perform any act to do anything in respect to Parcel 1, other than as set forth in Article XIII.
- Section 8.5 The Tenant (i) shall operate and manage Parcel 1 and take any action or decision and (ii) shall make expenditures in regard to Parcel 1 in accordance with sound professional management practices. Tenant shall make decisions regarding Parcel 1 which are consistent with (i) the practices of other entities which are Affiliated Foundations and other professional operators of research parks developed, owned, or operated under the aegis of a

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public institution of higher education, and (ii) any other agreement between UMS and Landlord. The obligations of this Section 8.5 are personal to the Tenant.

Section 8.6

In each Lease Year, Tenant shall make expenditures in compliance with the relevant amounts set forth in the Annual Budget for that Lease Year. The Annual Budget for the first Lease Year is attached as Exhibit 5. Not later than three months prior to the commencement of each successive Lease Year (and at other times during the Term, if requested by Landlord), Tenant shall submit to Landlord for review and approval, a proposal for the Annual Budget for the upcoming Lease Year which approval shall not be withheld, delayed or conditioned unreasonably. Landlord's approval shall be limited solely to a determination that the proposed expenses are appropriate and consistent with Tenant's obligations under Section 8.5. In the event that Tenant and Landlord are not able to agree upon an Annual Budget for a given Lease Year, the Annual Budget then in effect (for the prior Lease Year) shall remain in effect for the Lease Year in question. The obligations of Tenant under this Section 8.6 are personal to the Tenant.

Section 8.7

Tenant, duly and punctually (i) shall comply with and cause compliance with any and all Legal Requirements and any and all Insurance Requirements, whether or not, by way of example and not limitation, compliance shall require structural changes in or Construction to or of the Improvements, interfere with the use and enjoyment of Parcel 1, or interfere with the effectiveness or applicability of Subleases, (ii) shall procure, maintain and, comply with or cause the procurement, maintenance and compliance with all Permits, (iii) shall enforce fully and comply or cause the full enforcement of and compliance with agreements and writings at any time, from time to time, in force affecting the Parcel 1, the use, or management of the Parcel 1, or the Construction of Improvements, or the occupancy of Parcel 1 (iv) immediately shall

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give Landlord notice of the constructive or actual receipt by Tenant, or a Subtenant of any notice that a Legal Requirement, Insurance Requirement or Permit has not been obtained or complied with as required in this Lease, and furnish Landlord a copy of the notice in question, (v) promptly shall furnish evidence satisfactory to Landlord that all payments required to be made pursuant to, and all performance required to be made pursuant to this Section 8.7, have been made, and (vi) shall comply with and cause compliance with the Declaration.

Section 8.8 Tenant shall not take or permit, nor fail, nor permit the failure to take any and all actions, as the result of which action or failure to act the Landlord's Interest, might be impaired.

Section 8.9 Tenant shall not create or permit to be created or remain, and shall discharge, any lien, encumbrance, or charge on, pledge of, or conditional sale or other title retention agreement (including Mechanic's Liens) in respect to Parcel 1, the Landlord's Interest, the Tenant Interest, Subtenants' Interests, the Revenues, including Mechanic's Liens, other than (i) this Lease or Subleases, as permitted herein, (ii) liens for Impositions not yet payable, or payable without the addition of any fine or penalty for nonpayment, (iii) the Permitted Exceptions and those matters created by way of this Lease, and (iv) Mortgages, as permitted herein. Notwithstanding anything in this Lease to the contrary, Tenant covenants that Landlord's Interest shall not be subject to liens of any kind arising out of the action or inaction of the Tenant or a Subtenant.

Section 8.10 Tenant agrees to perform as the Design Review Board as set forth in the Declaration and to enforce all covenants, design guidelines and development criteria as set forth in the Declaration.

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ARTICLE IX

IMPOSITIONS

- Section 9.1 Tenant covenants and agrees that, throughout the entire term of this Lease, Tenant will pay or cause to be paid any Impositions as the same become due and payable. Within thirty (30) days after payment, Tenant shall furnish to Landlord official receipts of the appropriate taxing authority, or other proof satisfactory to Landlord evidencing the payment of each Imposition.
- Section 9.2 Tenant shall have the right, after notice to Landlord, at its sole cost and expense to contest, by appropriate proceedings conducted in good faith, the validity or application of any Imposition. However, Tenant shall in all events pay all such Impositions prior to the commencement of enforcement proceedings. In the event that there shall be any refunds or rebates on account of Imposition, such refund or rebate shall be deemed to be Revenue in the Lease Year in which it is received.
- Section 9.3 As used in this Lease, the term "Imposition" shall mean any and all (i) interest, principal, or other payments due in connection with the Infrastructure and Working Capital Funds documents, (ii) all real estate taxes, assessments (including, without limitations, all assessments or charges for public improvements, benefits or utilities, whether or not commenced or completed prior to the date hereof and whether or not completed within the term hereof), water, sewer or other rents, rates and charges, Sanitary Commission assessments and charges and all excises, levies, license fees, permit fees, inspection fees and other authorized fees and other charges, in each case whether general or special, ordinary or extraordinary, or foreseen or unforeseen, of every chapter (including all interest, fines, penalties, costs and other charges

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thereof), which at any time during the Term may be property, legally and validly assessed, levied, confirmed or imposed on or against Tenant or in respect of or be a lien or encumbrance upon (a) Landlord's or Tenant's Interest; (b) the Improvements or any part thereof or any estate, right, or interest therein; (c) any Subrent derived from Parcel 1, or the Improvements; or (d) any occupancy, use or possession of or activity conducted on Parcel 1 or the Improvements, or both, or any part thereof, (iii) any and all assessments imposed in connection with Parcel 1 under the Declaration, (iv) any and all sewer rents and charges for water, steam, heat, gas, hot water, electricity, light, power and other utilities or services of any nature whatsoever furnished to Parcel 1 or the occupants thereof, and (v) any and all interest and penalties accrued in connection with any of them.

Section 9.4 To the extent permitted by law, Tenant shall have the right to apply for the conversion of any assessment for local improvements to payments in annual installments, provided however Tenant shall be and remain liable for the entire amount.

Section 9.5 Tenant solely shall be responsible for all local, State and federal taxes including, but not limited to, such taxes/payments, if any, as may be assessed under Section 6-102 of the Tax-Property Article of the Annotated Code of Maryland.

ARTICLE X

UTILITY SERVICES

Section 10.1 Except as may otherwise be provided herein, the Landlord shall not be required to furnish any service to Parcel 1 or the Improvements, including, but not limited to, heat, sewer, steam, water, gas, and electricity, and shall not be liable for any

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failure of water supply or electric current or of any service by any utility, not for injury or damage to person (including death) or property caused by or resulting from steam, gas, electricity, sewerage, water, rain or snow which may flow or leak from any part of Parcel 1 or the Improvements, or from any pipes, appliances or plumbing works of any Improvements or from the street or subsurface or from any other place, nor from interference with light or other incorporeal hereditaments or easements, however caused.

Section 10.2 Unless otherwise agreed by the parties in writing, Tenant agrees to pay all charges for gas, electricity, water, light, heat, steam, sewer and/or other services used or charges imposed in or about or supplied to Parcel 1 or the Improvements, or both.

Section 10.3 Tenant hereby assumes the full and sole responsibility for the condition operation, repairs, replacement, maintenance and management of the Parcel 1 and the Improvements, if such responsibility is not that of the County or a public utility providing such services.

ARTICLE XI

INSURANCE

Section 11.1 Tenant shall obtain or cause to be obtained, without cost to Landlord and maintain or cause to be maintained in force during and in connection with all Construction of Improvements, builder's all-risk insurance coverage insuring against fire, lightning, destruction, act of God, vandalism, theft and malicious mischief. Such insurance shall, at a minimum, be for the full replacement cost of the Improvements, without any deduction being made for depreciation or any similar charge or reduction of the value of them and must remain

in full force and effect during the construction period.

Section 11.2 The Tenant shall obtain or cause to be obtained effective as of the dates referenced below, and maintain or cause to be maintained throughout the Term:

- (i) Upon Completion of the Improvements, fire insurance with a Broad Form Extended Coverage endorsement including sprinkler leakage, if applicable, covering Parcel 1 and the Tenant's Estate and Landlord's Estate in an amount sufficient to prevent the Tenant or Subtenant from being or becoming a co-insurer within the terms of the policy or policies providing such insurance but in any event, for not less than the full replacement value of the improvements, as they may be from time to time, without any deduction being made for depreciation; or any similar charge or reduction of the value of them;
- (ii) Business Interruption Coverage for loss of income for one hundred percent (100%) of the Revenues, with a minimum twenty-four (24) monthly indemnity but only at such time as a Subtenant has occupied a Site subject to a Sublease which provides for such insurance to be furnished to Tenant.
- (iii) Effective upon Commencement Date, Commercial General Liability Insurance, including blanket contractual liability, products and completed operations, and personal injury coverage with a combined single limit for any one occurrence of not less than Five Million Dollars and No Cents (\$5,000,000) or such higher limit as the Landlord may from time to time request. Such requirement may be satisfied by a layering of Commercial General Liability, Umbrella, and excess liability. policies, but in no event will the Commercial General Liability policy be written for an amount less than One Million

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Dollars and No Cents (\$1,000,000) combined single limit for bodily injury and property damage, or such higher limit as the Landlord may request (which insurance, alone or together with the insurance required in item (i) of this Section 11.2 shall also cover all losses occurring from the handling, use, storage and discharge of hazardous and toxic substances and wastes.

- (iv) Upon Completion of the Improvements, Steam Boiler and Machinery Breakdown Direct Damage Insurance and third party liability coverage (if not covered under the Comprehensive General Liability Policy) with full comprehensive coverage on a repair and full replacement basis without deduction being made for depreciation, for all boilers and machinery which form a part of Parcel 1.
- (v) Upon the Commencement Date, Worker's Compensation and Employer's Liability Insurance subject to the statutory limits of the State of Maryland in respect to any work or other operations on, about or in connection with Parcel 1; and
- (vi) Such other insurance with respect to Parcel 1 and the Tenant's property and in such amounts as the Landlord from time to time may require against such other insurable hazards which at the time are commonly insured against in respect to property similar to the Premises.

Section 11.3 The insurance policies required pursuant to this Article XI and such other insurance policies as may be required pursuant to this Lease shall, unless otherwise specifically agreed in writing by the Parties, include the Landlord, the Tenant (if not the insured), their respective officers, agents, and employees, as additional named insured parties. Further, said policies shall provide that (i) they may not be amended or terminated by either the insurer or insured without first giving Landlord

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thirty (30) calendar days notice in writing, and (ii) all losses shall be payable notwithstanding any act or negligence of the Landlord, Tenants, Subtenant, or their respective agents or employees, which might, absent such agreement, result in a forfeiture of all or part of said insurance payment and notwithstanding the acceptance or use of Parcel 1 for purposes more hazardous than permitted by the terms of such policy; any change in title or ownership of Parcel 1 by any foreclosure or other action or proceeding taken pursuant to the provision of any First Mortgage.

Section 11.4 Criteria for Insurance Companies

The Tenant shall obtain and maintain the Insurance Coverage only from insurance companies that each meet the following criteria:

- (i) have a minimum of "A" - according to Best's Key Rating Guide, financial size category of Class XII;
- (ii) be stock companies or non-assessable mutual companies which must be either American, Canadian, or British, having at least Two Hundred Fifty Million Dollars and No Cents (\$250,000,000) paid-up capital and surplus for the protection of policy holders;
- (iii) be licensed to do business in the State of Maryland;
- (iv) have sufficient surplus that the amount of coverage provided to the Tenant as required for Insurance Coverage does not represent more than ten percent (10%) of the policyholders' surplus.

Section 11.5 Certificates and Insurance Policies

Tenant shall furnish to UMBC at the times set forth in Section 11.2 and not later than thirty (30) days prior to the expiration date of a policy for

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Insurance Coverage, and upon (i) the Completion of Improvements or (ii) commencement of any Construction, a certificate evidencing the insurance required and also evidence of the payment of the respective Insurance Premiums, and promptly upon Landlord's request, shall furnish to Landlord the insurance policies for the Insurance Coverage, or counterpart originals or copies of them, certified by the insurance carrier or broker.

Section 11.6 Other Insurance

The Tenant shall not obtain or maintain or permit to be obtained or maintained separate insurance concurrent in form or contributing in the event of loss with the insurance required under Section 11.1 unless the provisions and carriers of the insurance policy in question and that insurance is obtained in accordance with the provisions of this Lease in effect with respect to the insurance required under Section 11.1.5.

Section 11.7 Landlord shall provide no insurance covering Parcel 1 or the construction or operation thereof, or occurrences therein during the Term.

Section 11.8 Landlord shall not, in any way, be or become liable for the payment of any of the Insurance Premiums nor shall Landlord in any way be and become liable for the collection or non-collection of any of the proceeds from any of the said policies of insurance.

ARTICLE XII

DAMAGE OR DESTRUCTION TO PARCEL 1 OR THE IMPROVEMENTS

Section 12.1 In the event that Parcel 1 in whole or in part is damaged or destroyed, the Tenant immediately shall (i) notify the Landlord if the cost of restoration exceeds the amount of \$20,000.00, and (ii) whether

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or not insurance proceeds are available or adequate for that purpose, commence and complete Restoration with reasonable diligence, without cost to the Landlord, to restore the affected property as nearly as possible to the value, condition and character immediately prior to the damage or destruction. Restoration shall be subject to approval in compliance with this Lease and the Declaration.

Section 12.2 All insurance proceeds payable as a result of casualty (except any rent insurance) to Landlord, Tenant, a Mortgagee, or a Subtenant shall be applied to Restoration of the damaged or destroyed property.

Section 12.3 The Tenant covenants that (i) all insurance proceeds payable on account of damage to or destruction to Parcel 1 in an amount equal to or greater than \$20,000.00 shall be paid over to a Depository, (ii) any amount required to supplement insurance proceeds paid to the Depository in order to bring Restoration to Completion shall also be paid to the Depository, and (iii) the Depository shall disburse the moneys held by it for cost and expenses of Restoration only upon receipt of a certificate of the Tenant (which obligation shall be personal to the Tenant) and the supervisory architect or engineer, if any, that the material, and work for which the disbursement was requested has been furnished, is in place, and is Complete, in compliance with approved plans and specification, of a certificate of Tenant (which obligation shall be personal to the Tenant) that the remaining moneys held by the Depository after the disbursements in question are sufficient to pay all costs of bringing the Restoration to Completion, and waivers of Mechanic's Liens.

Section 12.4 As long as there is a First Mortgage permitted under this Lease in connection with a Subtenant's Interest, then any insurance proceeds payable as a result of casualty may be payable to the First Mortgagee, as its interest may appear, provided

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that the First Mortgage has agreed in writing with the Landlord, Tenant and Subtenant that such proceeds will be applied to Restoration and in compliance with Section 12.3.

Section 12.5 Notwithstanding anything contained in the provisions of this Lease to the contrary, upon the expiration or earlier termination of this Lease before any Restoration is brought to Completion, any insurance proceeds not previously applied to the cost of the Restoration shall be paid to the Landlord, for the purposes of completing the Restoration.

Section 12.6 Except as is otherwise expressly permitted in this Lease, no total or partial damage to or destruction of any or all of Parcel 1 shall entitle the Tenant to surrender or terminate this Lease, or shall relieve the Tenant from its obligation or liability hereunder or relieve a Subtenant from its obligations under a Sublease including payment of Subrent. The Tenant hereby waives any right now or hereafter conferred upon it by statute or otherwise, on account of any such damage or destruction, to surrender this Lease, to quit or surrender any or all of Parcel 1, or to have any suspension, diminution, abatement or reduction of the Annual Tenant Payments or any Additional Tenant Payments or other sum payable by the Tenant hereunder.

ARTICLE XIII

MAINTENANCE, REPAIRS AND REPLACEMENTS OF PARCEL 1

Section 13.1 The Tenant, throughout the Term and without expense or cost to Landlord shall:

- (i) take good care of Parcel 1 and keep it in good repair and condition; and

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- (ii) promptly make any and all repairs, replacements and provide maintenance, ordinary or extraordinary, foreseen or unforeseen, regular or sporadic, interior or exterior, structural or non-structural to the Improvements and Parcel 1 as are necessary to maintain them in a first class condition, and replace or renew or reimprove the same when necessary to a condition and replace and renew the same where necessary to effect an at least equal condition in quality and usefulness to the original condition.

Payments for these maintenance obligations of the Tenant may be made by the Tenant from Revenue.

Section 13.2 The Tenant shall keep and maintain all of Parcel 1 in (i) a clean and orderly condition, free of accumulation of dirt, rubbish, snow, standing water and ice, (ii) a safe and lawful condition, and (iii) in a structurally sound, water tight condition, barring architectural integrity and free from defects.

Section 13.3 The Tenant shall not suffer any waste to Parcel 1.

Section 13.4 Tenant covenants that the Improvements shall not be removed from service or from Parcel 1, unless the same have become or shall become obsolete and worn out and until, simultaneously with or prior to such removal, the Improvements in question are replaced with other items of monetary value, quality, condition and utility at least equal to that of the items removed.

ARTICLE XIV

APPROVAL OF CONCEPT PLAN AND DEVELOPMENT PLAN

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- Section 14.1 Not later than the first anniversary date of this Lease, Tenant shall make proper and complete application to Baltimore County (and thereafter prosecute that application diligently to completion through any and all opportunities for appeal) for the approval of the Development Plan for all of the Land, which plans shall delineate the Roadway, First Site, Open Space, and the Remainder Sites as generally delineated on Exhibit 6. In connection with Tenant's application as contemplated above, Landlord shall submit to Baltimore County a concept plan and development plan concerning the Landlord's Interest and the remainder of the Project, also as generally delineated on Exhibit 6.
- Section 14.2 From time to time, if deemed desirable by the Parties the Tenant shall have the right to, or if required by applicable governmental authorities, shall cause the Subdivision of the Land into separate lots.
- Section 14.3 Tenant shall bear any and all expenses incurred arising out of or in connection with any Subdivision, including, as example and not be limitation, any and all attorneys and professional fees, costs and taxes imposed upon recording any Subdivision Plat, and cost of materials for presentations.
- Section 14.4 Landlord reasonably shall cooperate with the Tenant to obtain approval of the Development Plan and/or to effect any Subdivision from time to time and shall consent to the same, provided: (i) Landlord, as long as the Landlord is an agency of the State, is not obligated, or bound, without Landlord's prior written consent, (regardless of Landlord's Interest from time to time) by agreement or by law, under the terms of the Development Plan or the Subdivision Plat or any and all other writings and instruments concerning regulation of improvement or use of Parcel 1, (ii) other than as described herein or as subsequently agreed to in writing by Landlord, there shall be no easements granted or

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reserved by way of any Subdivision Plat, (iii) the terms of any Development Plan or Subdivision Plat or the requirements of Baltimore County in connection with any development of Parcel 1 or any Subdivision do not conflict with or in any manner contradict the provisions of this Lease or the Declaration, and (iv) there is no cost whatsoever to Landlord except with the prior consent of the Landlord.

Section 14.5 Landlord covenants and agrees to transfer and convey to Baltimore County, Maryland, at no cost to Baltimore County, Maryland, all of the State's right, title and interest in a portion of UMBC Boulevard from the northernmost side of the proposed entrance to the Project off of UMBC Boulevard to the southernmost side of the junction between UMBC Boulevard and Metropolitan Boulevard; the proposed transfer of that portion of UMBC Boulevard is more particularly described on Exhibit 7 ("UMBC Boulevard Parcel"). The conveyance of the UMBC Boulevard Parcel shall be authorized and approved by execution and delivery of this Ground Lease. The Landlord shall cause such conveyance to occur upon dedication of the Roadways to Baltimore County, Maryland.

Section 14.6 Landlord agrees that, subject to applicable law, rule, regulation, and practice of the Office of the Attorney General of the State, Landlord shall defend Landlord's Interest and its right to enter into this Lease for the purposes set forth.

ARTICLE XV

INFRASTRUCTURE

Section 15.1 The cost of the Infrastructure is to be funded by a \$1,345,000 U.S. Department of Commerce, Economic Development Administration grant to Baltimore County which the Tenant shall be a subgrantee, a

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\$450,000 Baltimore County, Maryland grant to the Tenant and a \$650,000 Maryland Economic Development Corporation loan to the Tenant (the "Infrastructure Funds"). Tenant agrees and covenants to perform all of its duties and obligations as set forth in the terms and conditions of the documents by which the Infrastructure Funds are granted or loaned, as the case may be, and to use the proceeds of such grants and loans only for the purposes permitted by said documents. Landlord (subject to applicable law, rule, regulation and practice of the Office of the Attorney General of the State) and Tenant agree to cooperate and abide by the terms and conditions of said documents as those terms and conditions may apply to them, respectively. It is agreed and understood that the grant and loan documents shall not bind the Landlord or the Landlord's Estate in any way without the prior written express consent of the Landlord. Tenant agrees not to incur debt in addition to the Infrastructure and Working Capital Funds without the prior, written consent of the Landlord.

Section 15.2 Tenant's obligations under Article XV shall be personal to Tenant.

Section 15.3 Tenant shall improve Parcel 1 or shall cause Baltimore County to improve Parcel 1 (i) for the provision of water and sanitary sewer service for connection into First Site and the Remainder Sites, (ii) for the provision of storm water management and sewer services, and (iii) by roads (within the Roadways) for pedestrian and vehicular traffic, all in locations as are generally delineated on Exhibit 6. Tenant, with the consent of Landlord, shall enter into a Public Works Agreement to govern the improvement of Parcel 1 by the Infrastructure contemplated above. Landlord shall consent to the Public Works Agreement if required by Baltimore County, provided (i) the provisions thereof do not conflict with or contradict the provisions of this Lease, (ii) the Public Works Agreement does not run with the Landlord's Interest, and (iii) the provisions thereof impose no obligations or

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liabilities whatsoever upon the Landlord in any circumstances, other than as set forth herein.

Section 15.4 In the event that any Storm Water Management Pond is to be located outside the boundaries of Parcel 1, Landlord shall grant (without cost but on terms and conditions satisfactory to Landlord) an easement to Tenant, appurtenant to Tenant's Interest, in that portion of the Campus generally delineated on Exhibit 2 for the purpose of locating, installing, improving, reinstalling, reimproving, repair and maintenance of a Storm Water Management Pond, provided however Landlord shall have the right to use such facility for its own development needs, subject to there being excess capacity after Tenant's usage and needs are satisfied for the development of Parcel 1.

Section 15.5 Landlord and Tenant agree to dedicate the Roadway to Baltimore County subject to any and all easements reserved herein or granted in connection with the Infrastructure and to convey to Baltimore County their respective title, interest, right and estate in and to any and all equipment, device or thing installed in connection with the provision of water, sanitary sewer or storm sewer service notwithstanding anything herein to the contrary, Landlord and Tenant shall not convey or dedicate to Baltimore County any and all property on which a Storm Water Management Pond is located outside of Parcel 1. The Landlord and Tenant shall grant easements to Baltimore County, on terms and conditions satisfactory to Landlord for (i) the location of any and all Infrastructure, not located in the Roadway, but to be conveyed to Baltimore County and (ii) the maintenance of the Storm Water Management Ponds.

Section 15.6 Tenant shall cause the Baltimore Gas and Electric Company or other Person satisfactory to Landlord to provide gas and electric service to and in connection therewith install in the Roadway, improvements for the provision of gas and electric

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service for connection into the First Site and the Remainder Sites, the Roadway and the Open Space.

Section 15.7 Tenant shall cause the Chesapeake and Potomac Telephone Company or other Person satisfactory to Landlord to provide telephone service to Parcel 1 and in connection therewith to install in the Roadway improvements for the provision of telephone service for connection into the First Site and the Remainder Sites.

Section 15.8 Tenant at its cost shall construct for the benefit of Landlord, under Landlord's inspection, and in accordance with plans and specifications determined by Landlord exercising its reasonable discretion, a ductbank in the Roadway and in the First Site or the Remainder Sites located generally as delineated on Exhibit 6 ("Ductbank"). It is agreed that the plans and specifications for the Ductbank shall include the matters set forth on Exhibit 8. The specific location for the Ductbank shall be subject to the approval of the Landlord.

Section 15.9 Landlord hereby reserves an easement generally in the location delineated for the Ductbank in Exhibit 6 for the purpose of (i) constructing, reconstructing, maintaining and repairing two (2) conduits within the Ductbank, (ii) the use of the two (2) conduits in Ductbank for any and all purposes, and (iii) the installation, reinstallation, maintenance, repair, and locating of any and all equipment, devices or other matter in the two (2) conduits in the Ductbank in connection with the use thereof. Landlord shall more particularly describe the easement hereby reserved upon the completion of the Ductbank in a writing in recordable form to be recorded among the Land Records. Landlord shall grant to Tenant an easement on any property owned by Landlord and not within the boundaries of the Land for Tenant's use in installing, constructing, maintaining and replacing the Ductbank and shall grant such licenses or temporary easements as may be necessary, on terms and conditions satisfactory to

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the Landlord, for connection of utilities or conduits from the Utility Tunnel located on the Campus to utilities or conduits located or to be located on Parcel 1.

Section 15.10 Tenant, at its cost (but not to exceed the cost set forth in the Annual Budget for such purpose), shall construct for the benefit of Landlord, under Landlord's inspection, and in accordance with plans and specifications determined by Landlord exercising its reasonable discretion, athletic fields, which shall serve to replace the athletic fields currently located on the Land or on Landlord's property immediately adjacent to the Land, provided, however, that Landlord shall provide the site of such relocated athletic fields on property within the UMBC Campus at Landlord's sole cost and expense. Construction of the relocated athletic field shall be deemed to be part of the Infrastructure cost for purposes of this Lease. Landlord shall grant such licenses or temporary easements or permits to Tenant as may be necessary for purposes of (i) construction of such relocated athletic fields, (ii) use of the utility tunnel on the Campus in order to connect the utilities required on Parcel 1 with utilities available on the Campus.

Section 15.11 Tenant shall perform or cause to be performed any and all work referred to above without any cost or expense to the Landlord whatsoever and at all times during the Term bear the cost and expense to keep and maintain in repair and good condition, all of the Infrastructure, except that Landlord shall be responsible for the cost and expense of maintaining its conduits within the Ductbank.

ARTICLE XVI

CONSTRUCTION OF SITE IMPROVEMENTS

- Section 16.1 The Tenant shall develop and improve the Sites in accordance with this Lease, the Master Plan and the Declaration.
- Section 16.2 Tenant (i) not later than two (2) years next after the Effective Date shall commence Construction of the First Site Improvements, and (ii) shall diligently and continually prosecute the same to and through Completion, and (iii) shall bring the same to Completion not later than four (4) years next after the Effective Date.
- Section 16.3 The Tenant (i) shall commence the Construction, upon each of the Remainder Sites of the respective Remainder Site Improvements, not later than eight (8) years after the Effective Date, (ii) shall cause diligently and continually prosecute the same respectively from commencement to and through Completion and (iii) shall bring the same to Completion not later than two (2) years after the commencement thereof respectively.
- Section 16.4 Any and all Site Improvements shall be Constructed in accordance with this Lease, any applicable Sublease, the Declaration, the Development Plan or subdivision plat, if any, and the plans and specifications approved pursuant to the Declaration.
- Section 16.5 Upon Completion of any Site Improvements, Tenant shall deliver to the Landlord a certification of the architects and engineers having prepared the plans and specifications and having supervised the Construction of the Site Improvements, that the Site Improvements have been built in compliance with (i) any and all applicable laws, regulations, notices, rules, and requirements of the Declaration, of all Federal, State and municipal

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governments and any and all agencies or divisions thereof, (ii) all requirements of the National Board of Fire Underwriters and, (iii) all requirements of any policy of insurance covering all or a part of the Site Improvements.

Section 16.6 Upon Completion of any Site Improvements, Tenant shall deliver to the Landlord, at no cost to Landlord, a complete set of plans and specifications and final drawings as built for the Site Improvements.

ARTICLE XVII

GENERAL REQUIREMENTS FOR WORK

Section 17.1 Tenant shall cause any and all Work to be effected only using new first class materials, performed with due diligence, in a good and workmanlike manner, in compliance with this Lease and all Subleases and the Declaration and the Legal and Insurance Requirements, in compliance with any and all suppliers' directions, instructions and manuals, and in a manner to preserve any and all warranties which may be available.

Section 17.2 The Tenant shall cause any and all Work to be conducted under the supervision of an architect or engineer licensed to practice in the State of Maryland, if such supervision is customary for the Work in question.

Section 17.3 Tenant shall cause, any and all Work and the Improvements resulting therefrom to be located wholly within the perimeter of the land and within the appropriate Site and not to interfere in any way with any or all Permitted Encumbrances, and any easement granted or reserved herein.

Section 17.4 The Tenant shall cause any and all architects and engineers engaged by any person whatsoever in

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connection with the Site Improvements to name the Landlord as an owner of the Project to the extent of the Landlord's interest, an additional insured on errors and omissions or professional liability insurance obtained in connection with the Site Improvements to obtain such Insurance in commercially reasonable amounts.

Section 17.5 The Tenant shall cause any and all Tenant's Contractors engaged by any person whatsoever to name the Landlord as an additional insured on any and all public liability insurance obtained in connection with the Site Improvements to obtain such Insurance in commercially reasonable amounts.

Section 17.6 Commencement of any and all Work in connection with Site Improvements shall be conditioned upon delivery to Landlord of certificates of insurance evidencing compliance with Article XI.

Section 17.7 Tenant shall cause any person performing Work to indemnify, hold harmless and upon request, defend the State, UMS, UMBC, and their respective officials, officers, employees and representatives, from and against any and all costs (including attorneys fees and cost of suit) injuries, damages, claims, causes of action, actions and liability arising directly or indirectly from or in relation to the performance of construction and that Person's entry onto Parcel 1, saving and accepting liability for damages arising out of the bodily injury to any person or damage to property caused by or resulting from the sole negligence of the Person so indemnified or his/her agents or employees.

ARTICLE XVIII

MECHANICS' LIENS

- Section 18.1 The Tenant covenants that there shall not be created or permitted and if created shall be discharged or adequate funds placed in escrow as to any Mechanics' Liens arising while this Lease is in effect and affecting any or all of the Parcel 1 and there shall not be permitted any other matter or thing whereby the Landlord's Interest might be impaired.
- Section 18.2 Tenant covenants that if there is a failure to discharge any such lien within fifteen (15) days after it first becomes effective against any of Parcel 1, then, in addition to any other right or remedy held by the Landlord on account thereof, the Landlord may (a) discharge it by paying the amount claimed to be due or by deposit or bonding proceedings, and/or (b) in any such event compel the prosecution of any action for the foreclosure of any such lien by the lienor and pay the amount of any judgment in favor of the lienor with interest, costs and allowances. The Tenant shall reimburse the Landlord for any amount paid by the Landlord to discharge any such lien and all expenses incurred by the Landlord in connection therewith, together with interest thereon at the Interest Rate per annum from the respective dates of the Landlord's making such payments or incurring such expenses (all of which shall constitute Additional Tenant Payments).
- Section 18.3 Nothing in the provisions of this Lease shall be deemed in any way (i) to constitute the Landlord's consent or request, express or implied, that any contractor, subcontractor, laborer or materialman provide any labor or materials for any alteration, addition, improvement or repair to any or all of the Improvements or Parcel 1, or (ii) to give the Tenant any right, power of authority to contract

for or permit to be furnished any service or materials if doing so would give rise to the filing of any mechanics' or materialmen's lien against any or all of Parcel 1 or the Improvements or (iii) to evidence the Landlord's consent to any such lien.

ARTICLE XIX

GOVERNANCE OBLIGATIONS

- Section 19.1 The Tenant represents as of the Commencement Date, warrants and covenants that The UMBC Research Park Corporation, Inc. is and shall remain throughout the Term, (i) duly organized as a non-stock corporation under the laws of and (ii) in good standing in the State of Maryland.
- Section 19.2 Tenant covenants that without the prior written consent of Landlord, in each instance had, it shall not cause or permit (i) the amendment, in any material respect of the Charter or by-laws of The UMBC Research Park Corporation, Inc. (ii) the filing of Articles of Consolidation, Merger, Transfer of Assets, Dissolution or Cancellation, or (iii) the forfeiture of its Charter.
- Section 19.3 Tenant covenants that the sole purpose of The UMBC Research Park Corporation, Inc. shall be the holding of the Tenant's Interest and the operation of the Project on Parcel 1.
- Section 19.4 The Tenant represents as of the Commencement Date, warrants, and covenants that throughout the Term, that The UMBC Research Park Corporation, Inc. shall be entitled to a §501(c)(3) exemption from federal income taxes by the Internal Revenue Service. It is understood and agreed that application for such tax status has been made to the Internal Revenue Service and a determination letter is expected to be rendered by that agency within twelve (12) months. It is a condition subsequent to this Lease that a determination letter confirming the Tenant's

tax-exempt status from the Internal Revenue Service must be obtained by the Tenant on or before the first anniversary date of the Effective Date of this Lease.

Section 19.5 In the event that The UMBC Research Park Corporation, Inc. no longer is an Affiliated Foundation, for any reason or cause whatsoever, the Landlord in its sole discretion shall have the right to terminate this Lease.

Section 19.6 The Tenant shall comply fully with any policies, practices and procedures of UMS applicable to an Affiliated Foundation.

ARTICLE XX

ASSIGNMENT

Section 20.1 Without the prior written consent of Landlord in each instance (except as provided in this Lease specifically) Tenant shall not and shall not permit any Subtenant to assign in whole or in part this Lease or a Sublease, as the case may be or the Tenant's Interest or a Subtenant's Interest, as the case may be, voluntarily or involuntarily or by operation of law and only upon the terms and conditions established by Landlord as part of that consent, respectively.

Section 20.2 Any and all assignment of this Lease or of a Sublease or attempt to assign the same, except in full compliance with this Lease, in each instance, (i) shall be null and void, and (ii) shall be a material breach of this Lease.

Section 20.3 Without the prior written consent of Landlord in each instance, Tenant shall not assign in whole or in part, voluntarily or involuntarily, or by operation of law, and only upon the terms and conditions established by Landlord as part of that

consent, any and all Subrents reserved to it under a sublease or permit a lien to be placed thereon.

Section 20.4 Tenant shall prohibit any Subtenant from assigning any or all Subrents or permitting a lien to be placed thereon except in connection with a First Mortgage.

Section 20.5 Any and all assignment of Subrents or attempt to assign the same or permit a lien to be placed thereon except in full compliance with this Lease, in each instance shall be null and void.

Section 20.6 Notwithstanding anything in this Article XX, the parties may contemplate assignment of this lease as set forth in Section 27.4.

ARTICLE XXI

LEASEHOLD MORTGAGES

Section 21.1 Tenant shall not subject the Tenant's Interest to the lien of a Mortgage without the prior written consent of the Landlord, in each instance had and only upon the terms and conditions established as part of that consent.

Section 21.2 Any subjection of Tenant's Interest or any attempt to subject the Tenant's Interest to a Mortgage except in full compliance with this Lease, in each instance, (i) shall be null and void and (ii) a material breach of this Lease.

Section 21.3 Without the prior written consent of Landlord in each instance had, the Tenant shall not subordinate the Tenant's Interest to any Subtenant's Interest or to any Mortgage in connection with a Subtenant's Interest.

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Section 21.4 Subject to the terms and conditions hereof, a Developer shall have the right to grant a First Mortgage covering the Subtenant's Interest provided:

- (i) The loan secured by the First Mortgage (a) shall be made by an Institutional Lender, (b) shall be in a principal sum not to exceed the combined fair market value based upon value-in-use, of (i) the Subtenant's Interest plus (ii) any Improvements upon the portion of Parcel 1 subject to the First Mortgage at the Loan Date, plus (iii) any Improvements to be constructed thereon or installed therein using the proceeds of such loan, less (iv) any Improvements to be razed or removed from the portion of Parcel 1 subject to the First Mortgage in connection with such construction or otherwise during the term of such loan (which fair market value shall be determined by an appraisal made by or for the Landlord, at the cost of the Tenant and furnished to the Landlord at least forty-five (45) days before the Loan Date; (c) repayable in monthly or quarterly equal installments over a period not in excess of the number of whole Lease Years remaining during the Term after the Loan Date, less two (2) Lease Years, and (d) be held and used by the Subtenant to pay for materials, work, labor or other amounts incurred in connection with constructing or razing improvements or to repay any other existing First Mortgage.

Section 21.5 Sections 21.6 - 21.8 shall apply so long as, and whenever, from time to time, any Mortgage shall be in compliance with this Lease, a lien upon a Subtenant's Interest.

Section 21.6 Landlord and Tenant covenant that there shall be no release, cancellation, or surrender of this Lease by the joint action of them without the prior written consent of each Mortgagee whose interests

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may be directly affected by that release, cancellation or surrender.

Section 21.7 Landlord covenants that each notice of an Event of Default given to the Tenant shall be given as well to each mortgagee at the most recent address which the Mortgagees respectively have given the Landlord written notice. Failure to give notice to a particular Mortgagee shall render that notice ineffective only to that Mortgagee and not to any Person having been given notice. Each Mortgagee shall have the same period given in this Lease to Tenant, if any, after the giving of such notice, at its election, to remedy or cause to be remedied the Event of Default cited. Landlord shall accept performance by or caused by a mortgagee as if the same had been done or caused to be done by the tenant.

Section 21.8 Tenant covenants that:

- (i) notice of a breach of a Sublease on the part of a Subtenant given to that Subtenant shall be simultaneously given to each directly affected Mortgagee at the most recent address of which the Mortgagees respectively have given the Tenant written notice. Failure to serve a copy of such notice upon a Mortgagee shall render the notice ineffective only as to that Mortgagee. The Mortgagee shall have the same period given in the Sublease in question to the Subtenant, if any, after the giving of such notice to the Mortgagee at its election, to remedy or cause to be remedied the default of the Subtenant cited, and that performance by or caused by a Mortgagee shall be accepted as if the same had been done or caused to be done by the defaulting Subtenant.
- (ii) if Tenant or a Subtenant, in its capacity as grantor under a Sublease shall elect to terminate a Sublease or re-enter any of Parcel 1 or any portion thereof by reason of the default of a Subtenant under that Sublease,

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the Mortgagee, in addition to the right to the right to cure in item (i) of this Section 21.8 shall also have the right, if notice is given in writing prior to the date of termination, to postpone and extend the specified date for the termination of the Sublease in question, for a period of not more than two (2) months from the date of termination determined in accordance with that Sublease, provided that the Mortgagee (i) shall pay any due but unpaid Subrent and any Subrent accruing from and after the date of the Mortgagee's notice to the Tenant, (ii) shall comply with and perform all of the other terms and conditions of the Sublease in question on the part of the grantee, provided the Mortgagee shall immediately take steps to acquire or sell the Subtenant's Interest which is subject to the lien of the Mortgage for foreclosure or otherwise and shall prosecute the same to completion with due diligence, and provided that if the Subtenant in question is a Resident Subtenant that the Person, other than the Mortgagee, acquiring that Subtenant's Interest shall enter into a Cooperation Agreement with UMBC as contemplated in Article XXIII as a condition of the acquisition.

- (iii) prior to the termination of a Sublease by reason of a default on the part of the Subtenant, the Mortgagee or its designee will be offered a new Sublease for the portion of the Parcel 1 which is subject to the Mortgage in question for the remainder of the natural term of the Sublease, effective as of the date of such termination, on the terms and conditions set forth in the Sublease and subject to those conditions of title and possession to the Improvements existing in fact and as of record, provided that if the defaulting Subtenant is a Resident Subtenant, the Person entering into a new Sublease shall

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enter into a Cooperation Agreement with UMBC as contemplated in Article XXIII and provided:

- (a) The Mortgagee or its nominee shall make written request upon Tenant for such new lease within thirty (30) days prior to the date of such termination and such written request is accompanied by payment to Tenant or its designee of all sums then due under existing Sublease;
- (b) The Mortgagee or its nominee shall pay at the time of the execution and delivery of said new Sublease, any and all sums which would at the time of the execution and delivery thereof, be due pursuant to this Lease or a Sublease but for such termination; and
- (c) The Mortgagee or its nominee, from and after the entry into such new lease shall perform and observe all requirements of the Declaration and shall further remedy, with reasonable diligence, any other conditions which Subtenant under the terminated lease had failed to perform and of which the Mortgagee was given notice prior to such termination under the terms of this Lease or a sublease.

ARTICLE XXII

SUBLETTING

Section 22.1 Tenant shall not enter into or permit a Subtenant, as grantor, to enter into of a Developer Sublease of Parcel 1 in whole or in part without the Landlord's prior written approval of the transaction, in each instance had. However, in the event the Tenant complies fully with Sections 21.3 and 21.4, in each instance, Landlord shall waive

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its right of approval provided (i) there is no Event of Default nor the occurrence of an event that with the giving of notice or the passage of time would be an Event of Default as of the effective date of the Sublease in question, (ii) Tenant gives Landlord notice of the proposed Sublease, the proposed transaction and the terms of both (including, by way of example and not limitation, (a) the name and address of the proposed Developer/Subtenant, (b) a summary of its experience as a developer, (c) the financial terms of the Sublease, (d) the Resident Subtenants who have committed to occupy at least 50% of the Assignable space as defined in the Declaration for at least five (5) years, and who have entered into Cooperation Agreements as contemplated in Article XXIII, and (e) the proposed use of the subpremises, (iii) the Tenant certifies to Landlord that the transaction is commercially reasonable and the Subrent reserved is fair market value, and (iv) the Sublease is in accordance with Section 22.6.

Section 22.2 Any and all Developer Subleases or attempt to enter into the same, except as permitted in this Lease, in each instance, shall be (i) null and void and (ii) a material breach of this Lease.

Section 22.3 Tenant shall certify, warrant and represent to Landlord as a condition to the Developer Sublease in question that (i) the proposed Developer is organizationally and financially capable as of the date of the Developer Sublease of performing its obligations as a Subtenant, (ii) the portion of Parcel 1 to be subject to the proposed Developer Sublease shall be developed in accordance with that Sublease, this Lease and the Declaration, (iii) as of the date of the Developer Sublease, the Developer has obtained commitments from one or more Residents Subtenants (including itself) to occupy at least 50% of the Net Assignable space as defined in the Declaration within the subleased premises for at least five (5) years; (iv) the Residents so identified are organizationally and financially capable, as of the date of the Developer Sublease,

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of performing their respective obligations as a Subtenant; and (v) the information provided to Landlord is complete and accurate as of the date of the Sublease.

- Section 22.4 Tenant shall not enter into or permit a Subtenant, as grantor, to enter into a Resident Sublease of Parcel 1, in whole or in part without the Landlord's prior written approval of the transaction, in each instance had. However, in the event the Tenant complies fully with Sections 21.6 and 21.7 in each instance, the Landlord shall waive its right of approval, provided (i) there is no Event of Default nor the occurrence of an event which with notice or the passage of time would be an Event of Default, (ii) Tenant gives Landlord notice of the proposed Sublease, the proposed transaction and the terms of both including, (a) the name and address of the proposed Resident Developer, (b) the proposed use, and (c) the financial terms of the Sublease, (iii) Tenant certifies to the Landlord that the transaction is commercially reasonable and the Subrent reserved is fair market value, and (iv) the Resident Subtenant has entered into a Cooperation Agreement.
- Section 22.5 Any Resident Sublease or attempt to enter into the same except as permitted in this Lease, in each instance, shall be (i) null and void and (ii) a material breach of this Lease.
- Section 22.6 Each Sublease shall provide among other matters, that:
- (i) by entering into the Sublease the Subtenant shall assume any and all obligations of the Tenant to the Landlord in connection to the Sublet Premises, saving and excepting the obligation to pay Annual Tenant Payments and shall not be released therefrom except with the prior written consent of the Landlord, in each instance had;

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- (ii) any Resident, as a condition of its Sublease, shall enter into a Cooperation Agreement with the Landlord and shall perform its obligations under the Cooperation Agreement and that a breach of the Cooperation Agreement, at the election of Landlord, after discussions in accordance with Article XXIII shall be a breach of the Sublease provided however, the Landlord shall not have the right to make such an election until and unless (a) Landlord has given Tenant one (1) month's prior written Notice of the Resident Tenant's breach of the Cooperation Agreement, (b) that breach has been in effect for not less than one (1) month prior to the Notice to the Tenant, (c) Landlord has given the Resident Subtenant notice of the breach and has discussed in good faith resolution of the breach with the Resident Subtenant. Upon receipt of the notice contemplated in this item (ii), Tenant promptly shall convene discussions among itself, the Landlord and the Resident Subtenant for the purpose of reaching further agreement between the Resident Subtenant and the Landlord and a cure or waiver of the breach of the Cooperation Agreement in question. Landlord shall participate in these discussions in good faith and with the purpose of reaching a resolution to the dispute between it and the Resident Subtenant. Provided that the Resident Subtenant participates in these discussions in good faith, the Landlord shall not elect to have the breach of the Cooperation Agreement be a breach of the Sublease, as long as the discussions are proceeding, not long than three (3) months after the initial Notice to Subtenant as contemplated above;
- (iii) the Subrent reserved under a Sublease from time to time shall be at least equal to the fair market rental value of the Subtenant's Interest and shall be adjusted periodically at intervals not less than every ten years;

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- (iv) a Developer may subdivide a portion of Parcel 1 only with the prior written consent of Landlord;
- (v) a Subtenant may develop or redevelop a portion of Parcel 1 from and after the original review of Subtenant's plans reviewed by the Design Review Board only with the prior written consent of the Landlord and an equitable adjustment of Resident Subtenant's Subrent, any increase of which shall be paid to the Tenant;
- (vi) in the event that any space within the respective Site Improvements (a) is vacant on the first anniversary of the Completion thereof, or (b) from time to time is vacant for at least one year, Landlord shall have the right to lease the same from the Subtenant at any time prior to the execution of a Sublease with a third party and shall have a right of first refusal in connection with that space, from time to time;
- (vii) upon expiration or termination of the Sublease, title to any Improvements, which under the Sublease are the property of the Subtenant, shall rest in the Tenant without cost to the Tenant;
- (viii) subrent shall not be prepaid for a period in excess of three years, except with Landlord's consent in each instance had;
- (ix) Tenant shall not reduce or impair the Subrent, in any material manner, or return to Subtenant any Subrent or other amounts paid to Tenant under the Sublease, except with Landlord's prior written consent in each instance had; and
- (x) Tenant shall not guarantee or use its property to defray in any way debt incurred by the

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Subtenant, except with Landlord's prior written consent in each instance had.

Section 22.7 Tenant shall provide Landlord (i) with a copy of each Sublease promptly upon execution of the same, (ii) notice of any assignment of a Sublease, and (iii) notice of any First Mortgage.

Section 22.8 Tenant shall certify to Landlord in writing (in form and content as reasonably required by Landlord) from time to time, upon reasonable request, within thirty (30) days after notice of a request, that (i) the Subleases as delivered to Landlord are in full force and effect, subject only to modifications of which Landlord has notice, (ii) there exists no violation of any Sublease, (iii) there has been no assignment of a Sublease, (iv) each Sublease, assignment of a Sublease and First Mortgage complies with the provisions of this Lease, and (v) there is no violation of the Declaration by Tenant or Subtenant, except as set forth in the certificate.

Section 22.9 Tenant agrees that it will not enter into any Sublease until all Infrastructure and Working Capital Funds are in place.

ARTICLE XXIII

COOPERATION AGREEMENT

Section 23.1 Tenant acknowledges that UMBC, in part, has caused the creation and development of the Research Park for the purpose of creating and fostering collegial relationships between UMBC, its faculty and students and the Residents through which to advance the research undertaken at UMBC and the opportunities available to UMBC faculty and students. Tenant, in recognition of this desire has agreed and covenants that, without the prior written consent of Landlord, each Resident Subtenant, as a condition precedent to a Sublease,

shall enter into a Cooperation Agreement with UMBC, as contemplated in this Article XXIII.

Section 23.2 UMBC agrees to negotiate with each proposed Resident Subtenant in good faith to arrive at mutually accepted terms and conditions of a Cooperation Agreement, however, UMBC in its sole discretion shall (i) have the right to decline to enter into a Cooperation Agreement with a proposed Resident, if in UMBC's sole discretion, it is in the interest of UMBC to do so; (ii) have the right to establish in its sole discretion the procedure by which negotiations shall take place, and (iii) have the right to establish the criteria and guidelines for the collegial relationships and the substance thereof and obligations of the Resident, all from time to time, in its sole discretion.

Section 23.3 Landlord has established the matters set forth in Exhibit 9 as the criteria and guidelines to be referred to generally in negotiation of a Cooperation Agreement, and the same shall remain in effect until changed or abrogated by Landlord, in its sole discretion.

Section 23.4 The Cooperation Agreement shall provide that the Resident Subtenant's obligations under the Cooperation Agreement shall be to use commercially reasonable efforts to perform the terms and conditions of the Cooperation Agreement.

ARTICLE XXIV
LANDLORD'S OBLIGATIONS AND RIGHTS

Section 24.1 Landlord shall have no obligations under this Lease except as explicitly is set forth in this Lease or made a part hereof by incorporation. No obligation on the part of the Landlord shall be implied or deemed to be set forth herein.

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- Section 24.2 This Lease shall be and shall be deemed to be and shall be construed as a "net lease", and accordingly, the Landlord shall receive the Tenant Payments and all other payments to be made by the Tenant under this Lease free from any charges, assessments, impositions, expenses or deductions of any kind whatsoever, other than as expressly set forth herein.
- Section 24.3 Except as set forth herein, Landlord (i) shall have no duty or liability under this Lease to erect, construct, remove or in any way modify, repair or maintain any Improvements, or to install or remove any fixtures, furnishings, appliances or any other items or articles of personal property on or upon Parcel 1 or the Improvements, (ii) shall have no duty or liability for the repayment of the Infrastructure Loan or any obligation of the Tenant, and (iii) shall not be or become liable for the payment of premiums for any insurance required under this Lease, other than as set forth in Article XI.
- Section 24.4 The Tenant shall indemnify, defend (upon request) and hold the Landlord, the State, their prospective officers, employees, representatives or agents ("Indemnities") harmless from and against any and all claims, damages, expenses, losses, suits, actions, causes of action (actual or threatened), costs (including cost of suit and reasonable legal expenses) incurred by the indemnities or any one or more of them, directly or indirectly in connection with (i) Tenant's obligations under this Lease or the performance or failure to perform the same, (ii) the Improvements and the design and construction of the Improvements, (iii) the Public Works Agreement and Tenant's obligations thereunder and its performance or failure to perform the same, (iv) the Infrastructure Loan and Tenant's obligations in connection therewith and its performance or failure to perform the same, (v) Tenant's obligations or relationships with Subtenants, (vi) any and all injuries to persons or property or from loss of life sustained in or about

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Parcel 1 or The Improvements, or both, by any person or property whatsoever, and (vii) amounts due to any person in connection with the construction, design or operation of the Improvements.

Section 24.5 Any immunity which the Landlord (or any other governmental or quasigovernmental agency or both) may enjoy with respect to Parcel 1 or the Improvements or both shall not be available to the Tenant.

Section 24.6 Landlord shall have the right but not the obligation, in the event of an Event of Default, to cure the same and perform Tenant's obligations under this Lease. Tenant shall pay Landlord as Additional Tenant Payments under the Lease the cost or expense of that performance increased by interest accrued at 6% annum from the date the cost or expense was incurred.

Section 24.7 Subject to applicable law, rule, regulation and practice of UMBC, UMS and the State, and determined at their sole discretion, Landlord agrees that it shall comply with those terms and conditions, on its part to be observed, imposed or required under loans or grants by (a) the Economic Development Administration of the U.S. Department of Commerce; (b) Baltimore County, Maryland; or (c) Maryland Economic Development Corporation, including, but not limited to, civil rights compliance, and drug-free work place regulations.

ARTICLE XXV

CASH RESERVE

Section 25.1 The obligations under this Article XXV are personal to Tenant.

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- Section 25.2 Tenant shall maintain the Cash Reserve in trust for Landlord, accounting for the same in the Cash Reserve Account.
- Section 25.3 In connection with holding, managing, disbursing and accounting for the Cash Reserve Tenant shall act in its capacity as an Affiliated Foundation and shall be bound by the restrictions and obligations (under law or by agreement) of an Affiliated Foundation solely for the benefit of UMBC.
- Section 25.4 Upon expiration or earlier termination of the Lease, Tenant shall apply the entire Cash Reserve as instructed by Landlord.
- Section 25.5 Tenant shall provide Landlord with a quarterly report of the Cash Reserve, in form and substance satisfactory to Landlord, exercising its reasonable judgment.

ARTICLE XXVI

BOOKS AND RECORDS

- Section 26.1 The Tenant shall keep and maintain, in accordance with GAAP, at all times, a single set of true and complete fiscal records, so as to show accurately and in detail its Revenue and Expenses (separate and apart from those of any other property or operation of the Tenant or otherwise) and showing all transactions necessary to verify Tenant Payments, Revenues, Expenses amount held in the Cash Reserve Account, advancements of and payments of the Infrastructure Loan, together with detailed information regarding all items necessary to calculate each of them, and shall preserve the fiscal records for at least five (5) years after the close of the Lease Year to which they relate. The Tenant's fiscal year shall end June 30.

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- Section 26.2 If any inspection of the fiscal records or audit by the Auditor reveals an underpayment of any amount, the Tenant shall pay that amount on demand as Additional Tenant Payments, but if that amount is more than five percent (5%) of Annual Tenant Payments or Additional Tenant Payments, the Tenant shall pay the amount of any such underpayment upon demand together with interest thereon at the Interest Rate per annum from the date on which such Tenant Payments should have been paid until the date of payment. If any underpayment amounts to at least the amounts claimed by the Landlord, then, notwithstanding anything to the contrary in this Article XXVI, the Tenant shall pay the Landlord any and all costs including the cost of inspection incurred by Landlord in determining the underpayment in question.
- Section 26.3 Tenant shall permit and cause permission for annual audits of its books and records as may be required by UMBC auditors or UMS auditors and legislative auditors of the State from time to time.

ARTICLE XXVII

DEFAULT BY TENANT

- Section 27.1 The occurrence of one or more of the following events shall constitute and herein is referred to as an "Event of Default":
- (i) Tenant's failure to credit amounts to the Cash Reserve Account in a timely manner;
 - (ii) Tenant's failure to perform completely and in a timely manner its obligations under the Lease;
 - (iii) A failure of any covenant on the part of Tenant under this Lease.

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- (iv) Tenant's failure to perform its obligations in connection with the Infrastructure Loan;
- (v) Tenant's failure to perform its obligations in connection with the Public Works Agreement;
- (vi) Tenant's failure to perform its obligations under the Declaration;
- (vii) Tenant's failure to perform its obligations under that agreement with the University of Maryland System governing its obligations as an Affiliated Foundation;
- (viii) Tenant's failure to perform its obligations under any and all (if any) agreements with Landlord, from time to time to promote the Project;
- (ix) The termination of Tenant as an Affiliated Foundation;
- (x) Withdrawal or denial by the Internal Revenue Service of Tenant's Section 501(c)(3) tax exempt status or denial of any application for the same except that application made on August 8, 1994; or
- (xi) Tenant's Bankruptcy.

Section 27.2 Notwithstanding anything in this Lease to the contrary, upon the occurrence of an Event of Default, the Landlord shall not exercise any right or remedy which it holds under any provision of this Lease or under applicable law unless or until:

- (i) The Landlord has given Tenant notice of the Event of Default;
- (ii) If the Event of Default consists of the failure to pay money, Tenant has failed to pay the same not later than ten (10) days after notice;

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- (iii) In connection with any other Event of Default, Tenant has failed to proceed to cure the same within twenty (20) days after notice and to continue in good faith to prosecute cure diligently and continuously thereafter; provided that no notices shall be required and Tenant shall not be entitled to any grace period (i) in an emergency situation, (ii) in connection with a failure to obtain or maintain insurance as required in this Lease, (iii) in the event of Tenant's Bankruptcy, or (iv) the termination of Tenant as an Affiliated Foundation.

Section 27.3 Upon the occurrence of an Event of Default, Landlord may (i) re-enter and repossess Parcel 1 and the Improvements, (ii) terminate this Lease and thereupon this Term shall terminate immediately, (iii) cause Tenant to assign Tenant's Interest to Landlord or to Landlord's designee, with no compensation therefor provided the assignee assumes payments on any loan, the proceeds of which are included among the Infrastructure and Working Capital Funds (which payments if the assignee is the Landlord shall be paid only from revenues derived from Parcel 1) and on such other terms and conditions as may be reasonably satisfactory to Landlord (it being the intent that any such assignment to Landlord shall not constitute a merger of any and all interest, title and estate which Landlord may have), (iv) relet any or all of Parcel 1 and the Improvements, (v) pursue any or any combination of any and all rights and remedies available under this Lease or under Law, provided however, as long as there is one or more First Mortgagee in connection with a Subtenant's Interest, or there is a Subtenant; Landlord shall not terminate this Lease unless Tenant fails upon demand to assign to Landlord or designee the Tenant's Interest as contemplated in Section 27.4.

Section 27.4 In each instance, from time to time, in which this Lease or the Term shall expire or terminate or Landlord shall have the right to cause the

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expiration or termination of this Lease due to the failure of a condition subsequent or as a result of an Event of Default, Tenant, promptly upon notice from Landlord, shall assign this Lease, and the Tenant's interest in this Lease to Landlord in connection with the entire Parcel 1 or so much thereof as Landlord shall specify in its notice. Landlord agrees that it shall give notice to Tenant to assign Tenant's interest to Landlord in so much of the Parcel 1 as is subject to a Developer Sublease so long as the following conditions are satisfied: (i) at the time in question, there is no default or circumstance which with the passage of time or notice would give rise to an Event of Default of the Subtenant under the developer's Sublease, in question, (ii) the Sublease in question either conforms with the restrictions set forth in Section 22.6 or any modifications to such restrictions have been specifically approved by Landlord and (iii) and is in accordance with a form that was preapproved by the Landlord.

Section 27.5 Upon termination of this Lease or the Term arising in connection with an Event of Default, Landlord shall agree to repay the principal outstanding amount, but solely from revenues to be derived from Parcel 1, of any loan, the proceeds of which are among the Infrastructure and Working Capital Funds.

ARTICLE XXVIII CONDEMNATION

Section 28.1 In the event of a partial Taking of Parcel 1 (defined to mean such a taking as will not render the remaining portion of the Improvements unfit for the purposes to which the Improvements were being put at the time of such taking), this Lease shall not terminate by reason of such partial taking. All charges payable hereunder shall continue to be paid by Tenant or by a subtenant to Tenant in accordance with the terms, covenants and conditions of this

Lease, without abatement or reduction. In the event of a total taking of Parcel 1 (i.e., a taking which does render the remaining portion, if any, of the Improvements unfit for the purposes to which the Improvements were being put at the time of such taking) under any power of eminent domain, this Lease shall terminate on the date of such Taking.

Section 28.2 In the event of any Taking, Tenant or a Subtenant shall be entitled to that portion of the award allocated to the Improvements and shall not be entitled to reimbursement by the Landlord for the fair market value of the Improvements. Tenant shall also be entitled to a portion of the award allocated to the Land to the extent necessary to pay back outstanding balances on loans funding the Construction of Infrastructure to Parcel 1.

ARTICLE XXIX

MISCELLANEOUS

Section 29.1 Any waiver of any covenant or condition of this Lease shall extend to the particular case only, and only in the manner specified in writing and agreed to by the parties, and shall not be construed as applying to or in any way waiving any further or other rights hereunder. No provision of this Lease shall be deemed to have been waived, unless such waiver is in writing and signed by the waiving party. On behalf of the Landlord, a waiver must be signed by the President of the Landlord or his designee. This Lease, together with the Exhibits attached hereto, contains the entire agreement between the parties, and any agreement hereafter made shall be ineffective to change, modify, discharge or effect an abandonment of it in whole or in part unless such agreement is in writing and signed by the party against whom enforcement of the change, modification, discharge or abandonment is sought.

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Section 29.2 Landlord and its agents and other representatives shall have the right to enter into and upon Parcel 1, except for areas having security classified materials, only for the purpose of examining or inspection conditions on Parcel 1 which could affect other property of the Landlord, or to determine compliance with the Declaration and this Lease.

Section 29.3 Landlord represents and warrants that Tenant, upon observing and keeping the covenants and agreements of this Lease on its part to be kept and performed, shall lawfully and quietly hold, occupy, enjoy, manage and operate Parcel 1 and the Improvements thereon, subject to the terms of this Lease, without hindrance or molestation by Landlord during the term of this Lease or by any person or persons claiming under Landlord.

Section 29.4 It is further agreed, as a condition of this Lease, that in every case where, at the option of either Party or under the conditions of this Lease, it shall be deemed necessary to serve notice or demand on either Party concerning this Lease, or any of the provisions or conditions thereof, it shall be sufficient service of said notice or demand or declaration, to deliver a copy thereof to the Party, or mail a copy thereof by certified or registered mail addressed to the Party as follows:

If to Tenant: Mr. Bernard L. Berkowitz
 President
 The UMBC Research Park Corporation, Inc.
 5202 Westland Boulevard
 Baltimore, Maryland 21227

If to Landlord: Vice President for Administrative Affairs
 University of Maryland Baltimore County
 Room 925, Administration Building
 Baltimore, Maryland 21228

UMBC Research Park
Ground Lease

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with a copy to: Vice Chancellor Administration and Finance
University of Maryland System
3300 Metzgerott Road
Adelphi, Maryland

with a copy to: Educational Affairs Division
Office of the Attorney General
200 St. Paul Place
Baltimore, Maryland 21201
Attn: Principal Counsel

Section 29.5 This Lease, and the covenants and conditions herein contained, shall inure to the benefit of and be binding upon Landlord, its successors and assigns, and shall inure to the benefit of and be binding upon Tenant, and such successors and assignees as may be permitted by the terms of this Lease.

Section 29.6 This Lease shall be construed, interpreted and enforced according to the laws of the State of Maryland, without regard to principles of conflict of laws. The court of competent jurisdiction for resolving or deciding all disputes or issues arising under or relating to this Lease shall be the Circuit Court for Baltimore County, Maryland, and the parties hereby submit to the jurisdiction thereof.

Section 29.7 The captions and headings herein are for convenience and reference only and shall not be used to construe or interpret this Lease.

Section 29.8 No modification of this Lease shall be binding unless such modification shall be in writing and signed by the parties hereto, except as provided.

Section 29.9 Time is of the essence in every particular, and particularly where the obligation to pay money is involved.

Section 29.10 The invalidity or nonenforceability of any provision of this Lease, or any application thereof, shall not affect or impair any other provisions or the validity or enforceability of the

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remainder of this Lease, or any other applications thereof.

Section 29.11 Nothing contained in this Lease shall be deemed or construed by the Parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between Landlord and Tenant, it being expressly understood and agreed that neither the commutation of Tenant Payments nor any other provisions contained in this Lease nor any act or acts of the parties hereto shall be deemed to create any relationship between Landlord and Tenant other than the relationship of Landlord and Tenant.

Section 29.12 Both Parties hereto warrant unto the other that they have not introduced into the transactions provided for in or contemplated by this Lease any broker, finder or agent who would be entitled to a commission, fee or payment upon the execution hereof and/or the consummation of the transactions contemplated hereby.

Section 29.13 In the event this Lease shall at any time be recorded, Tenant shall pay all charges and taxes due upon or for the recording of this Lease, regardless of when or by whom the Lease shall be recorded.

Section 29.14 All amounts and obligations which Tenant is to pay under the terms of this Lease in addition to the Tenant Payments under Article VI herein shall be considered as Additional Tenant Payments due hereunder. In the event of any failure on the part of Tenant to pay such Additional Tenant Payments, Landlord shall have all its rights, powers and remedies provided for in this Lease or at law or in equity or otherwise in the case of nonpayment of Tenant Payments.

Section 29.15 The Tenant agrees: (i) not to discriminate in any manner against any employee or applicant for employment because of race, color, religion, creed,

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age, sex, marital status, national origin, ancestry, or physical or mental disability unrelated in nature and extent so as reasonably to preclude the performance of such employment; (ii) to include a provision similar to that contained in subsection (i) above, in any subcontract except a subcontract for standard commercial supplies or raw materials; (iii) to post and to cause subcontractors to post in conspicuous places, available to employees and applicants for employment, notices setting forth the substance of this clause; and not to discriminate against any Person(s) or group of Persons as enumerated in subsection (i), above, in the conduct and operation of its business on Parcel 1.

Section 29.16 The Tenant shall comply with the provisions of Article 33, Sections 30-1 through 30-4 of the Annotated Code of Maryland, which require that every Person that enters into contracts, leases, or other agreements with the State of Maryland, including its agencies, or a political subdivision of the State, involving a consideration of \$10,000 or more during a calendar year, shall, on or before February 1, of the following year, file with the Secretary of the State of Maryland certain specified information to include disclosure of political contributions in excess of \$100 to a candidate for elective office in any primary or general election.

Section 29.17 The Tenant hereby represents and warrants that:

- (a) it is qualified to do business in the State of Maryland and that it will take such action, as from time to time hereafter, may be necessary to remain so qualified.
- (b) it is not in arrears with respect to the payment of any monies due and owing the State of Maryland, or any department or unit thereof, including but not limited to the payment of taxes and employee benefits and

that it shall not become so in arrears during the term of this lease.

- (c) it shall observe and comply with all federal, state and local laws, regulations, and ordinances applicable to the Tenant's use, activities and obligations under this Lease.

Section 29.18 This Lease shall become effective on and only on its execution and delivery by each Party hereto and upon the subsequent approval by the Board of Public Works of the State.

Section 29.19 This Lease represents the complete understanding between the Parties as to the subject matter hereof, and the rights and obligations of the Parties hereto as to the same, and supersedes all prior negotiations.

PAGES 78-82 ARE SIGNATURES AND NOTARIES

UMBC Research Park
Ground Lease

November 29, 1994

GROUND LEASE
by and between
STATE OF MARYLAND FOR THE USE OF
THE UNIVERSITY OF MARYLAND SYSTEM
on behalf of
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
(LANDLORD)
and
THE UMBC RESEARCH PARK CORPORATION, INC.
(TENANT)

Exhibit 1

UMBC Campus

**UMBC Research Park
Ground Lease**

November 29, 1994

4. Employment of UMBC students for projects which are complementary to their academic pursuits. It is anticipated that this interaction would be in addition to other interaction.

As the basis for discussions between a Resident Subtenant and UMBC, the Resident Subtenant must submit a plan setting out the proposed interaction, which, if the Resident Subtenant has an existing relationship to UMBC, may include that existing relationship. UMBC will consider the likelihood of successful interaction, the nature of the Resident Subtenant's operations, and the specific opportunity UMBC will have to interact in those operations. UMBC will consider the appropriateness of the interaction in light of the capabilities of the Residential Subtenant, the degree to which the planned interaction is an integral part of the Resident Subtenant's operations and the level of interest in and commitment of the Resident Subtenant to working with UMBC.

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GROUND LEASE
by and between
STATE OF MARYLAND FOR THE USE OF
THE UNIVERSITY OF MARYLAND SYSTEM
on behalf of
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
(LANDLORD)
and
THE UMBC RESEARCH PARK CORPORATION, INC.
(TENANT)

Exhibit 9

Cooperation Agreement Criteria

The Cooperation Agreement will be between UMBC and a Resident Subtenant and will be based upon discussions between the two parties. The Cooperation Agreement will be coterminous with the sublease in question and will explain the interaction between the Resident Subtenant and UMBC. That interaction will be of sufficient quality and magnitude relative to the Resident Subtenant's operation in the Park, and shall provide for redetermination from time to time to reflect conclusion of defined projects, and change in circumstances.

Interaction may include:

1. Collaboration in research and development in connection to disciplines at UMBC. Projects may be funded either directly by the Resident Subtenant or through third party contracts or grants and may be supplemented by other arrangements such as MIPS, SBIRs, cost sharing, etc.
2. Education and training (i) provided by UMBC and sponsored by the Resident Subtenant for the Resident Subtenant's employees or (ii) provided and sponsored by the Resident Subtenant for UMBC's employees, students or faculty.
3. Sharing of the Resident Subtenant's space, equipment or other property with UMBC or UMBC's students, employees or faculty.

UMBC Research Park
Ground Lease

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rebar set into the precast sides of the manholes. Minimum burial depth of the ductbank should be thirty inches from the top of the concrete, adjusted accordingly for passing under roadways or other utilities. Non-degradable marker tape should be placed below the final surface grade.

Minimum manhole dimensions should be approximately 6 feet square by 8 feet deep and precast concrete manhole bodies should be used. Cable pulling irons opposite each duct entrance, cable racks and insulators, galvanized steel ladder, french drain and ground rod should be included in each manhole. All metal hardware within manhole should be properly grounded. Manhole throats are to be adjusted with sewer brick if necessary to match the final grade and a tar waterproofing compound shall be used to seal against seepage. Frames and covers should be heavy-duty steel and shall have the word "TELEPHONE" as an integral part of the cover.

GROUND LEASE
by and between
STATE OF MARYLAND FOR THE USE OF
THE UNIVERSITY OF MARYLAND SYSTEM
on behalf of
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
(LANDLORD)
and
THE UMBC RESEARCH PARK CORPORATION, INC.
(TENANT)

Exhibit 8
Ductbank Requirements

BASIC INFORMATION DISTRIBUTION SYSTEM

To accommodate the existing, emerging and future technologies in information exchange, the physical layer of the communications infrastructure should be constructed as a ring ductbank on the inner perimeter of the Park's "Loop Road". This component of should consist of an 8-way (2x4) concrete encased ductbank with manholes placed approximately every 300 feet. Service should be extended to individual buildings during construction with a similarly built 4-way ductbank from the nearest manhole to the central communications closet in the building. The Research Park "Loop" should be interconnected from the closet manhole by a 4-way ductbank to the most appropriate junction with the existing campus tunnel system. This will provide pathway for all campus and public network inter-connectivity.

Concrete encased ductbank shall be used to provide pathway for all information exchange media. Conduit shall be 4 inch diameter, schedule 40 PVC, with appropriate spacing and concrete coverage per NFPA 70 (1987 National Electrical Code). Plastic conduit spacers shall be used to support and anchor the conduit. Conduit end bells should be installed at all manholes, and only long radius bends shall be used in accordance with Bell System standards for placing 1 1/2" inner-duct for fiber optic cable installation. Manholes should be structurally anchored into the system by the inclusion of reinforcing steel bar in the ductbank on each side of the manhole. Ductbank stabilization at manholes should be maintained by using

UMBC Research Park
Ground Lease

November 29, 1994

GROUND LEASE
by and between
STATE OF MARYLAND FOR THE USE OF
THE UNIVERSITY OF MARYLAND SYSTEM
on behalf of
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
(LANDLORD)
and
THE UMBC RESEARCH PARK CORPORATION, INC.
(TENANT)

Exhibit 7

Description of UMBC Boulevard Parcel

That portion of the right-of-way of UMBC Boulevard from the southern edge of the break in the median for a turnaround, to the northern edge of the right-of-way for the entrance road to the UMBC Research Park (Parcel 1).

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(TENANT)

Exhibit 6

Description of Contents of Future Concept Plan
and Development Plan

Concept Plan and Development Plan approval by Baltimore County is required before permits can be issued and development begun. Concept Plan approval is a prerequisite for Development Plan review and approval.

The Concept Plan is a schematic plan generally in compliance with County Standards and drawn to an appropriate scale. It should outline the major features of the proposed development (the Research Park). It includes two maps, one showing constraints such as the 100 year floodplan, wetlands, slopes greater than 25%, etc., and one showing the general site layout. The latter must show proposed building types and uses, square footage proposed, parking and traffic, open space, significant changes in topography and requests for variances, exceptions, waivers, etc. The Concept Plan for the 95 acre UMBC Research Park will be based on the Master Plan prepared by Sasaki Associates.

The Development Plan is the final engineered plan for the project. It must include existing site conditions; lot or building layouts; street layout; grading proposals; proposed and existing utilities lines; storm water management; open space; schematic landscaping; variances, special exceptions or waivers; existing and proposed easements; and rights-of-ways; etc.

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Exhibit 5

Annual Budget
UMBC Research Park Corporation, Inc.

ANNUAL OPERATING BUDGET FOR THE YEAR STARTING
WITH EFFECTIVE DATE OF GROUND LEASE

Receipts:

Abell Foundation Loan	\$ 60,000
MEDCO Loan	<u>5,000</u>
Total Receipts	\$ 65,000

Expenses:

Salaries*	\$ 5,000
Insurance - Directors & Officers	1,500
Insurance - General Liability	5,000
Legal Fees**	42,000
Accounting and Audit	8,000
Stationery and Supplies	2,000
Miscellaneous	<u>1,500</u>
Total Expenses**	\$ 65,000

* Staff support will be provided by UMBC staff, in addition.

** Legal expenses connected with development plan approval will be covered as a capital expense by MEDCO loan.

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Exhibit 4

Termination Fee

The Termination Fee shall be a pro rata share of the costs of the Infrastructure benefitting the Site being released, including, but not limited to, all soft costs associated with such Infrastructure such as development and predevelopment expenses, legal fees, archeology expenses and engineering fees, as well as all debt incurred by Tenant with regard to the obligations of Tenant under this Lease. The pro rata share of such costs, expenses and debt attributable to such a Site shall be mutually agreed to by Landlord and Tenant.

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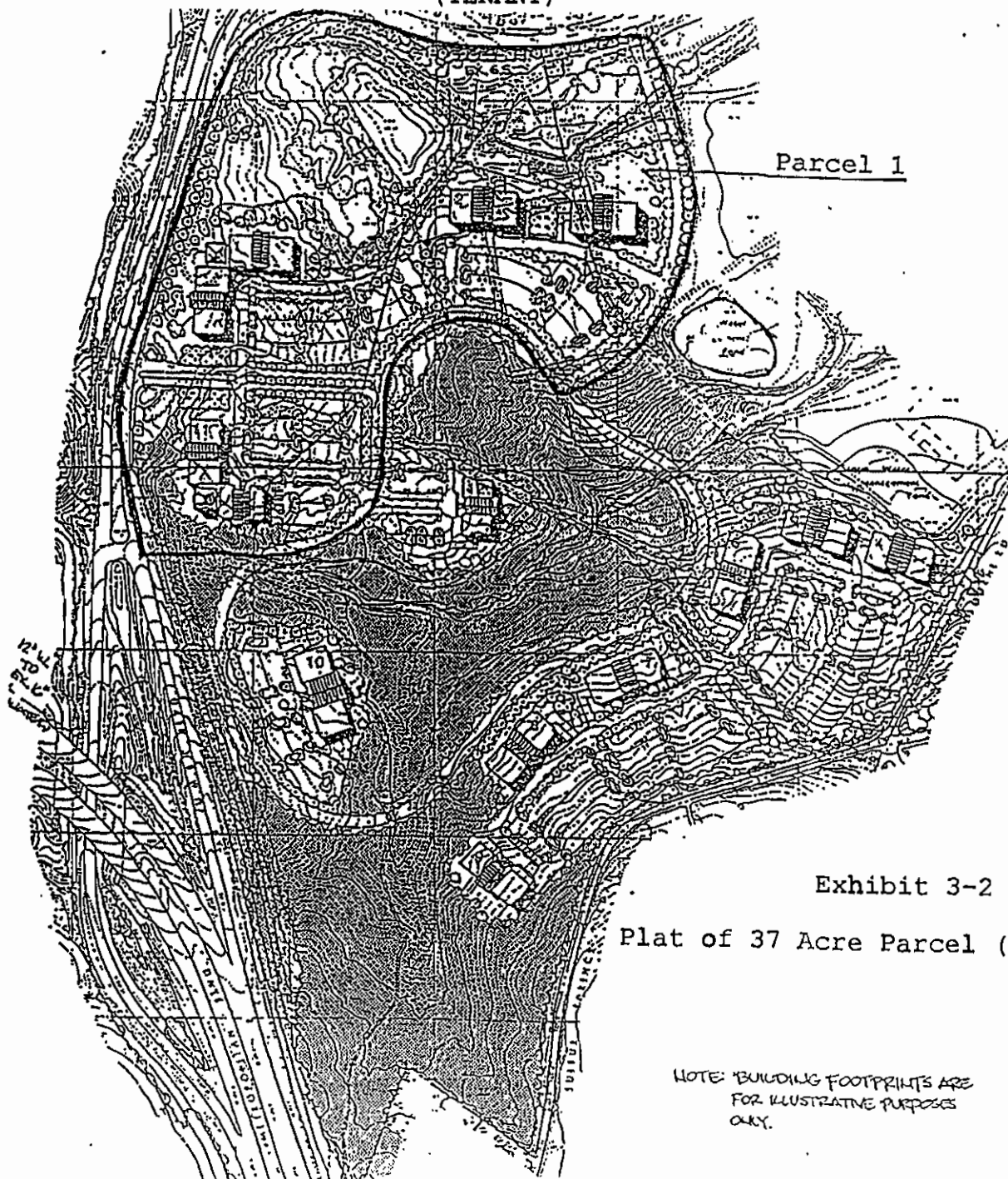


Exhibit 3-2

Plat of 37 Acre Parcel (the "Land")

NOTE: BUILDING FOOTPRINTS ARE
FOR ILLUSTRATIVE PURPOSES
ONLY.

UMBC Research Park
Ground Lease

November 29, 1994

BEING part of a deed dated July 29, 1965 from the State of Maryland to the State of Maryland and recorded among the Land Records of Baltimore County, Maryland in Liber R.R.G. 4497 at Folio 201.

**UMBC Research Park
Ground Lease**

November 29, 1994

6. By a curve to the east 526.52 feet to a cross cut now set at a point of reverse curve, said curve having a radius of 297.90 feet and a chord of North 68 degrees 13 minutes 58 seconds East 460.61 feet; thence,
7. By a curve to the east 108.28 feet to a cross cut now set at a point of compound curve, said curve having a radius of 491.45 feet and chord of South 67 degrees 26 minutes 45 seconds East 108.06 feet; thence,
8. By a curve to the east 663.63 feet to a point approximately one foot behind the back of the curb, said curve having a radius of 961.60 feet and a chord of North 86 degrees 28 minutes 17 seconds East 650.54 feet, thence leaving said curb
9. South 18 degrees 17 minutes 47 seconds East 300.00 feet, thence
10. Southerly by a curve to the southwest 828.16 feet, said curve having a radius of 650.00 feet and a chord of South 18 degrees 12 minutes 13 seconds West 773.27 feet, thence
11. South 54 degrees 42 minutes 13 seconds West 100.11 feet, thence
12. North 35 degrees 17 minutes 47 seconds West 176.98 feet, thence
13. Westerly by a curve to the left 496.62 feet, said curve having a radius of 200.00 feet and a chord of South 73 degrees 34 minutes 08 seconds West 378.51 feet, thence
14. South 02 degrees 26 minutes 02 seconds West 191.54 feet, thence
15. Westerly by a curve to the right 424.29 feet, said curve having a radius of 271.74 feet and a chord of South 47 degrees 09 minutes 55 seconds West 382.49 feet, thence
16. North 88 degrees 06 minutes 12 seconds West 304.10 feet to the Point of Beginning.

Containing 36.4379 acres of land, more or less, as surveyed by Kidde Consultants, Inc., Registered Land Surveyors.

November 29, 1994

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and
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(TENANT)

Exhibit 3-1

Metes and Bounds Description of 37 Acre Parcel (the "Land")

BEGINNING FOR THE SAME at a point in the easterly right of way line of U.M.B.C. Boulevard at 121.93 feet left of baseline Station 248+95.52, as shown on SRC Plat #43227, Contract #B-735-2-426, thence binding on said easterly right of way, referring all courses of this description to the Baltimore County Metropolitan District Survey Meridian, the three following courses:

1. North 12 degrees 05 minutes 53 seconds West 86.91 feet to a pin now set; thence,
2. North 13 degrees 09 minutes 08 seconds West 96.83 feet to a pin and cap now set; thence,
3. South 86 degrees 02 minutes 53 seconds West 86.87 feet to a pin and cap now set approximately one foot behind the back of curb of Ramp "Y", as shown on SRC Plat #43227; thence running approximately one foot behind the back of curb the five following courses,
4. By a curve to the northeast 490.98 feet to a pin and cap now set, said curve having a radius of 998.17 feet and a chord of North 03 degrees 30 minutes 30 seconds East 486.04 feet; thence,
5. North 17 degrees 35 minutes 58 seconds East 685.49 feet to a pin and cap now set; thence,

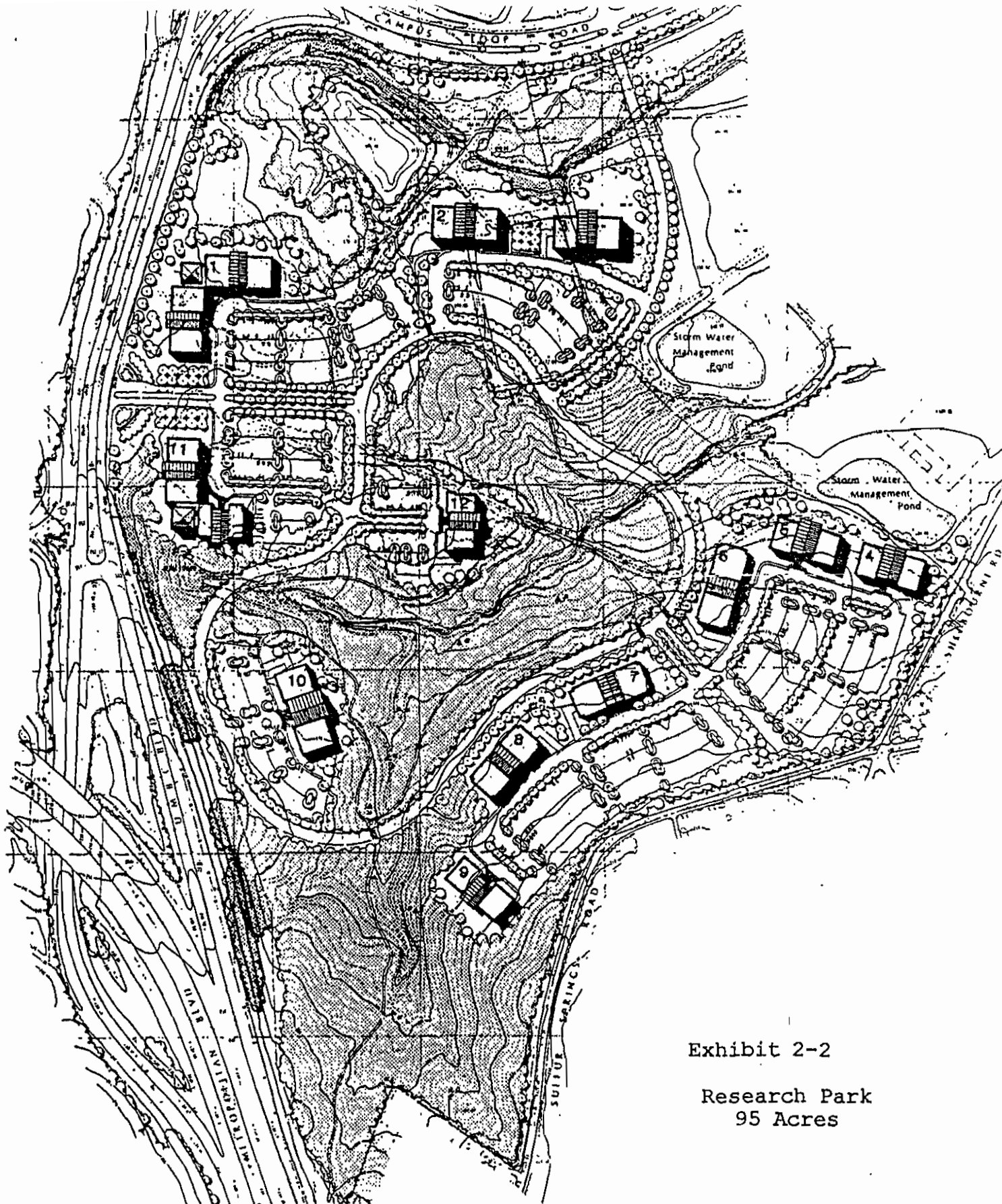


Exhibit 2-2

Research Park
95 Acres

UNIVERSITY OF MARYLAND — BALTIMORE COUNTY CAMPUS



RESEARCH PARK

MASTER PLAN
NOVEMBER 1989

SASAKI ASSOCIATES, INC.

KIDDE CONSULTANTS, INC.
HAMMER SILER GEORGE ASSOCIATES
K. S. SWEET ASSOCIATES

Joseph J. Pfeiffer Jr.

Project Assignment: Environmental Permitting Specialist

Education: MA/Candidate/Environmental Planning
BS/1988/Natural Science
AA/1986/Wildlife Management

Project Experience:

Mr. Pfeiffer is an environmental scientist/project manager in the Environmental Planning Division of KCI. Since joining KCI in 1988, Mr. Pfeiffer has been responsible for all phases of the wetlands and environmental permit processing for both public and private sector work. His responsibilities have included permitting for wetlands, Chesapeake Bay Critical Areas, NPDES, water quality, and local environmental regulations. Mr. Pfeiffer acts as a liaison between engineering and environmental disciplines to facilitate the acquisition of environmental permits. He is experienced in permit negotiations and is skilled in achieving practical solutions to complex environmental permitting problems.

Mr. Pfeiffer is thoroughly familiar with the requirements of Section 401/404 of the Clean Water Act and the Maryland Tidal and Non-Tidal Wetland Regulations. He has processed permits in the Baltimore, Philadelphia, and Pittsburgh districts of the Army Corps of Engineers and has served as an expert witness in legal disputes involving wetlands and permitting. In addition, he is participating in the development of the Maryland Department of Natural Resources (DNR) Wetland 404 Assumption program which is being developed by the Maryland DNR.

Mr. Pfeiffer also supervises the preparation of environmental inventories, wetland delineations, wetland mitigation, biological inventories, environmental assessments, and wildlife habitat assessments.

Some projects in which Mr. Pfeiffer has utilized his services include:

The Nottingham 600 Tract - The Nottingham 600 tract is approximately a 600-acre track of land that is presently being developed for both commercial and residential land uses. Mr. Pfeiffer processed an Individual wetlands permit in support of the development of the site. This permit was addressed as a comprehensive design which included a proposed in-stream stormwater management facility, 18 acres of regional water quality ponds, 2300 linear feet of stream restoration, and integration of two water quality ponds that were incorporated into the restoration of White Marsh Run. Extensive documentation was prepared which clearly identified the benefits of the project for both environmental and public interest perspectives.

Shamrock Run Stream Restoration - The restoration of this stream link was conducted to improve the overall water quality of the watershed and to stabilize a stream system that has undergone severe degradation as a result of urban stormwater runoff. Mr. Pfeiffer contributed to the water quality design of this project and is presently processing the Individual wetlands permit associated with its implementation.

**DEVELOPER'S
EXHIBIT NO. 3**

ERA Soil Remediation Facility - Mr. Pfeiffer processed the 401/404 permit and developed the mitigation plan for the development of a soil incineration facility

Health Care Financing Administration Headquarters, Boston Properties- Tasks in this project included wetland delineation, alternative analysis, wetland functional assessment, wetland mitigation site selection, design, and construction inspection and monitoring. Mr. Pfeiffer provided services to obtain 401/404 permit and county environmental approvals for development of the Headquarters for the Federal Health Care Financing Administration Headquarters.

Anne Arundel Community College - Mr. Pfeiffer delineated the wetlands within this area and processed the 401/404 permit in support of the development of the western campus.

Baltimore Gas Electric, BGE Beltsville - Mr. Pfeiffer delineated the wetlands in the study area and processed the 401/404 permit in support of the extension of an electrical duct line.

Blackrock Run Subdivision - Mr. Pfeiffer participated in the wetlands delineation of a 150-acre parcel of land in northern Baltimore county in support of a large lot subdivision. He also submitted the 401/404 permit application for several road crossings associated with the project.

Evergreen Farms - This project involved the wetlands delineation and permit submission for a 48-acre parcel of land in support of a residential/commercial site development. Harford County Natural Resource districts were calculated for the site in accordance with local zoning regulations.

Franklin-Gibson Road Bridge - This project involved the wetland delineation and permit processing in support of the replacement of an existing bridge crossing Trotts Branch.

Honeygo Duct Line (BGE) - This project included the wetland delineation and 401/404 processing in support of the installation of an electrical duct bank.

Iron City Sash and Door Company - The work performed for this project was in support of the development of a warehouse facility on a 17-acre parcel of land. Mr. Pfeiffer delineated the wetlands in the area and processed the 401/404 permit. Impacts included filling several small wetlands to develop the building site pad.

Maryland Rail Commuter Station - The wetland delineation and 401/404 permit processing was completed by Mr. Pfeiffer in support of a commuter rail station. Impacts included filling of several small wetlands for the development of the facilities parking lots.

Martin Road Extension - This project involved the wetland delineation and 401/404 permit processing in support of a residential development along Martin Road.

North Drive Bridge over Little Paint Branch - This project involved the wetland delineation and 401/404 permit processing in support of bridge rehabilitation.

Powder Mill Road Bridge - This project involved the wetland delineation, environmental documentation, and 401/404 permit processing in support of bridge rehabilitation.

Schafer Property - Mr. Pfeiffer conducted the wetland delineation and processed the 401/404 permit in conjunction with the development of the property into a commercial center. Impacts included general lot fill and storm water management ponds.

Turkey Point Road Bridge - This project involved wetland delineation, critical areas findings plan, and 401/404 permit processing in support of bridge replacement.

United Chesapeake Center - The work performed for this project was in support of the development of an elderly housing project. Mr. Pfeiffer delineated the wetlands and processed the 401/404 permit for this 30-acre site for impacts associated with utility line crossings and storm water management outfalls.

Village of Hickory Ridge - Mr. Pfeiffer conducted the wetland delineation and processed the 401/404 permit for impacts associated with the development of a new town center.

River Oaks Development - Mr. Pfeiffer performed the 401/404 permit processing in support of the development of a 100-unit housing development. Impacts included storm water management outfalls, an in stream storm water management facility, utility crossings and recreational trails.

CSX Solley Road Business Park - Mr. Pfeiffer performed the Nation wide permit processing for a business park development.

K.I. Kane Property - Mr. Pfeiffer performed the 401/404 permit processing and mitigation planning for redevelopment for an existing commercial development. Impacts included wetland fills for parking lots, stormwater management and entrance roadway.

Mr. Pfeiffer is also well-versed in the 1987 Corps of Engineers Wetland Delineation Manual and the Federal Manual for Identifying and Delineating Jurisdictional Wetlands 1989. He has conducted over 80 wetland delineations for public and private clients in Maryland, Pennsylvania, and West Virginia. Recent examples of these projects include:

Mon Valley/Fayette Expressway, Fayette County, Pennsylvania - Mr. Pfeiffer participated in the wetlands delineation following the 1987 and 1989 manuals on a 12-mile long, 7000-foot wide highway corridor.

Pine Ridge Golf Course - Mr. Pfeiffer participated in the wetlands delineation and met with the ACOE for review in support of the golf course expansion.

Chestnut Hill Farms - This project involved a comprehensive wetland delineation in support of a proposed fly ash landfill.

UMBC Research Park - This project involved the wetland delineation for the development of a campus research facility.

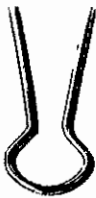
Easton Shopping Center - Mr. Pfeiffer conducted the disturbed areas wetland delineation in support of planned shopping center.

Rock Creek Landing Development - This project involved the wetlands delineation in support of a 200-unit townhouse development.

Chesapeake Aquaculture - Mr. Pfeiffer conducted the disturbed area wetland delineation and participated in the regulation review to evaluate impacts associated with an aquaculture facility.

Blackrock Run Development - This project involved the wetlands delineation in support of a large lot housing development.

United Chesapeake Center - Mr. Pfeiffer participated in the disturbed area wetlands delineation in support of the development of a 300-unit retirement community.



Baltimore County
Department of Environment
and Resource



Post-It™ brand fax transmittal memo 7671		# of pages • 2
To	JOE PFEIFFER	
From	MIKE KULIS	
Co.	Co.	
Dept.	Phone # 887-3480	
Fax # 316-7853	Fax # 887-4804	

401 Bosley Avenue
Towson, MD 21204

April 25, 1995

(410) 887-3733

Mr. Michael J. Ertel
KCI Technologies
10 North Park Drive
Hunt Valley, Maryland 21030-1888

Re: UMBC Research Park
Revised Steep Slopes & Erodible
Soils Analysis

Dear Mr. Ertel:

Staff of Environmental Impact Review of this Department have reviewed the above-referenced submittal, received on April 19, 1995 and have the following comments:

1. The CKC2 soil mapping unit was overlayed on the Steep Slopes and Erodible Soils Analysis (SS/ESA) from the Development Plan and the area at the head of wetland #1 was reevaluated. As a result, the Forest Buffer Easement (FBE) was expanded (see attached plan).
2. Transect 17, Segment N, shall be included in the FBE. Segments N, O and P should be combined into one segment because the % slope is relatively similar and does not warrant segmentation.
3. Transects "Purple" and "Blue" have been reviewed and the resulting FBE limit is approved.
4. The revised FBE, north of Transect #6, shall remain as shown.
5. In accordance, with the meeting on March 20, 1995, the 25' FBE, established in Section 14-341(b)(2), shall be applied to wetland #6.

If you have any questions regarding this correspondence, please contact Mr. Michael S. Kulis at 887-3980.

Very truly yours,

J. Lawrence Pilson
Program Supervisor

msk
JLP:MSK:sp
Attachment
c: Mr. Donald T. Rascoe, ZADM

ERTEL1/DEPRM/EIR

**DEVELOPER'S
EXHIBIT NO. 4**



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on Recycled Paper

APR 25 '95 15:05

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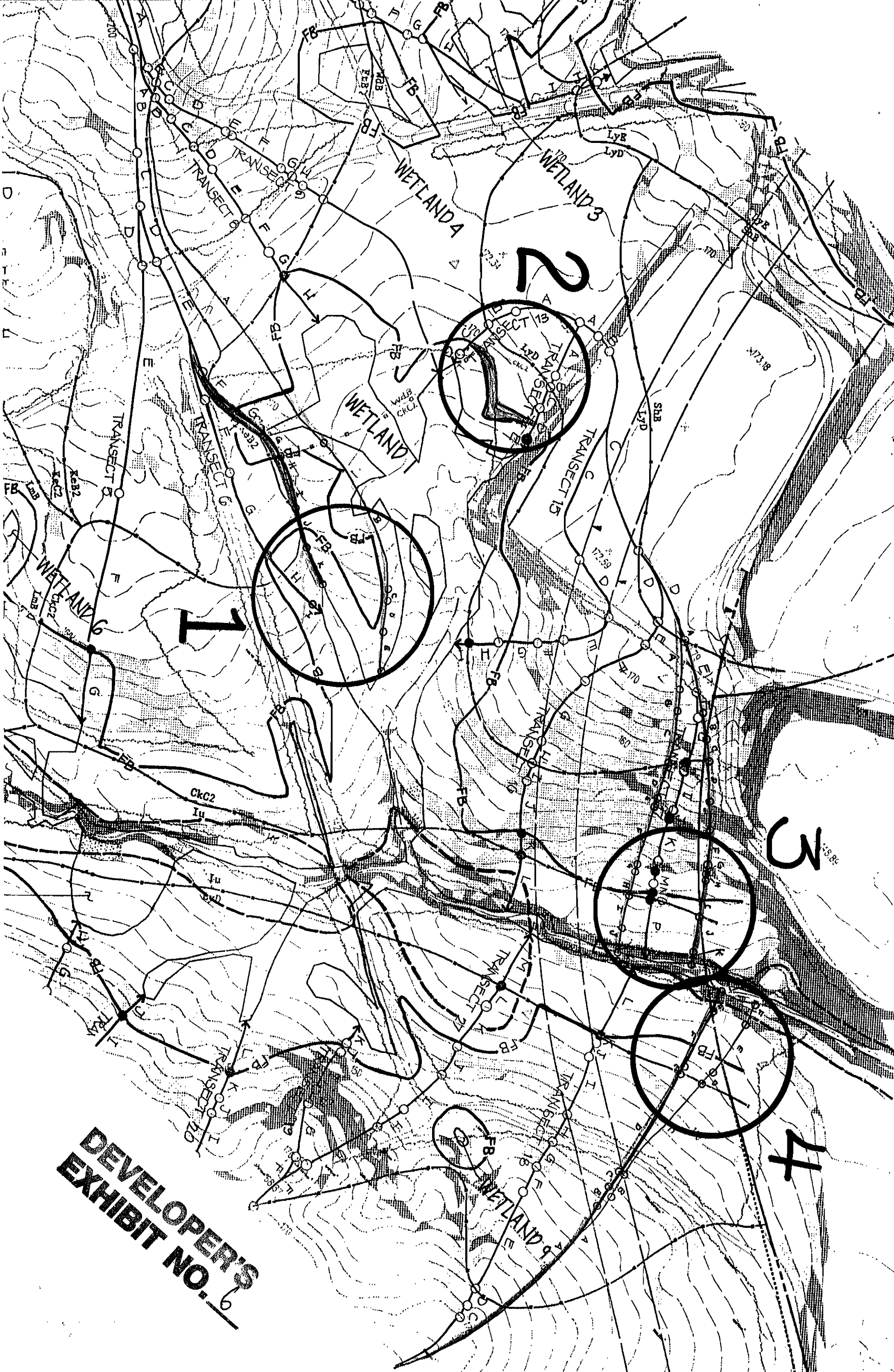
FIGURE 1
STEEP SLOPE AND ERODIBLE SOILS
EVALUATION GUIDELINES

Factor	High (10)	Medium (5)	Low (0)
1. Slope (S)	$S \geq 20\%$	$10\% < S < 20\%$	$S \leq 10\%$
2. Slope length (SL)	$SL \geq 200'$	$50' < SL < 200'$	$SL \leq 50'$
3. Soil Erodibility	High $K \geq 0.32$	Medium $0.24 < K < 0.32$	Low $K \leq 0.24$
4. Cover	Bare soil, crop residue, crops, pasture-active (poor)	Pasture-active (fair), brush- weed-grass (fair) woods-grass (orchard), woods (poor)	Meadow(good) brush-weed- grass(good), woods (fair)
5. Sediment Delivery (construction to stabilization)	Adjacent to water courses or wetlands ($<100'$ buffer zone).	Adjacent to water courses or wet- lands (100 - 300' buffer zone).	Not close to water course or wetlands ($>300'$ buffer zone).

Total Score

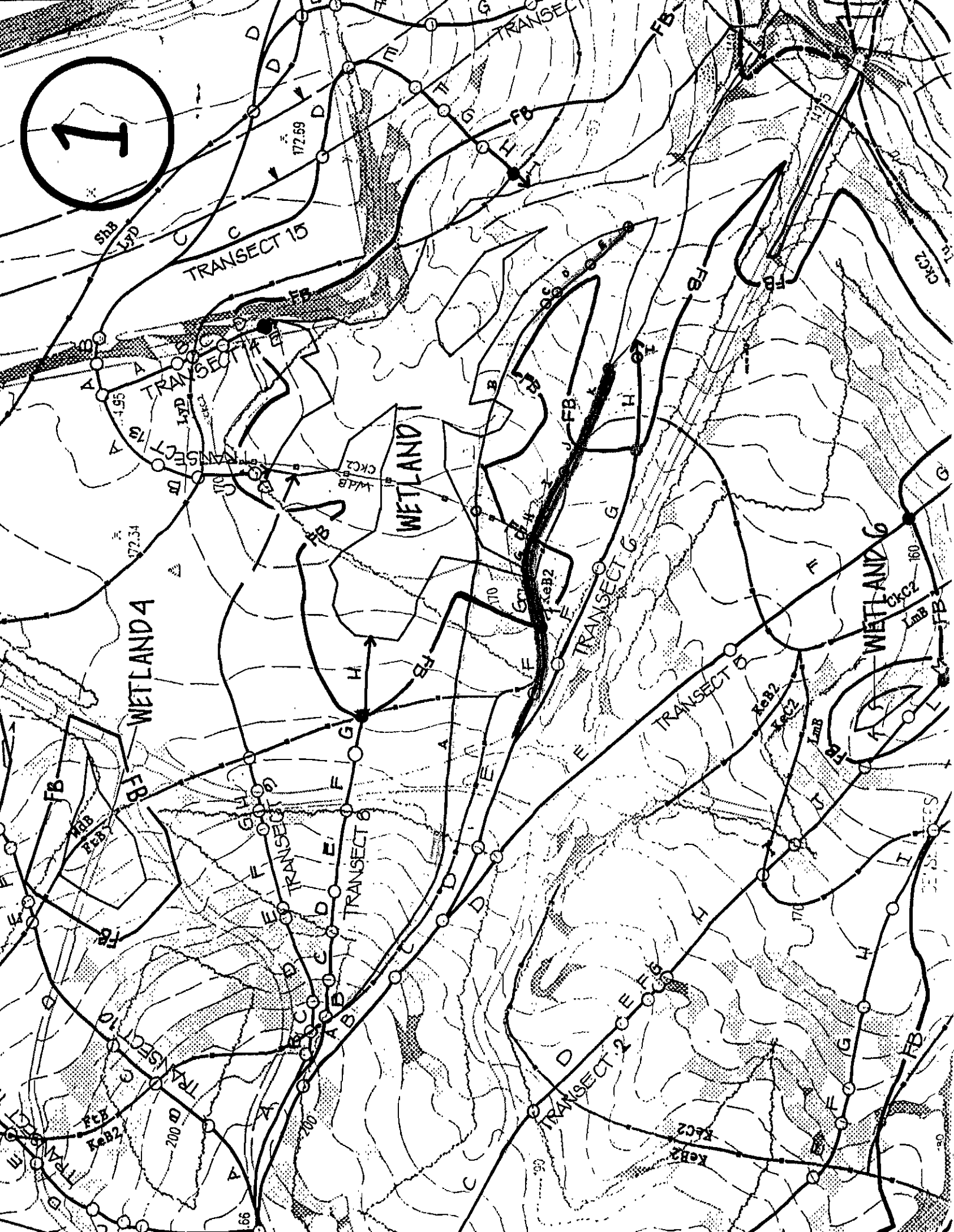
High	35 or greater	No development
Moderate	25 - 30	Development will require additional protective measures
Low	0 - 20	Development with standard measures

**DEVELOPER'S
EXHIBIT NO. 5**



DEVELOPER'S
EXHIBIT NO. 1

1



Transect: 6 Revised

Segment:

G

H

Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	< 10%	0
Slope Length (ft)	765	10	850	10
SEI	KeB2	10	CKC2 & KeB2	10
Cover	Woods	0	Woods	0
Sediment Delivery	100	5	15	10
Total Score		25		30

Transect:

Segment:

I

Segment Factor:	Value	Score	Value	Score
Slope	11-19%	5		
Slope Length (ft)	865	10		
SEI	CKC2	10		
Cover	Bare Soil	10		
Sediment Delivery	0	10		
Total Score		45		

Transect:

Segment:

Segment Factor:	Value	Score	Value	Score
Slope				
Slope Length (ft)				
SEI				
Cover				
Sediment Delivery				
Total Score				

Transect: *Purple* 7A - Same plot, water. 7 - purple. A soil

Segment: F G

Segment Factor:	Value	Score	Value	Score
Slope	<10%	0	11-19%	5
Slope Length (ft)	585	10	665	10
SEI	KEB2 - 0.37	10	WAB - .28	5
Cover	Woods	0	Woods	0
Sediment Delivery	240	5	160	5
Total Score				

Transect:

Segment: H I

Segment Factor:	Value	Score	Value	Score
Slope	11-19%		<10%	0
Slope Length (ft)	690	10	725	10
SEI	CKC2 - .32	10	CKC2 - .32	10
Cover	Woods	0	Woods	0
Sediment Delivery	135	5	100	5
Total Score				25

Transect:

Segment: J K

Segment Factor:	Value	Score	Value	Score
Slope	<10%	0	11-19%	5
Slope Length (ft)	775	10	825	10
SEI	CKC2 - .32	10	CKC2 - .32	10
Cover	Woods	0	Bare Soil	10
Sediment Delivery	50	10	0	10
Total Score		30		35

Transect: 9B *Bkma*

Segment:

A

R

Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	< 10%	0
Slope Length (ft)	680	10	880	10
SEI	WAB-F+B	5	CKC2-.32	10
Cover	Woods/Meadow	0	Woods/Meadow	0
Sediment Delivery	300	0	100	5
Total Score		15		25

Transect:

Segment:

C

D

Segment Factor:	Value	Score	Value	Score
Slope	11-19 %	5	11-19 %	5
Slope Length (ft)	895	10	930	10
SEI	CKC2-.32	10	CKC2-.32	10
Cover	Woods/Meadow	0	Woods/Meadow	0
Sediment Delivery	85	10	50	10
Total Score		35		35

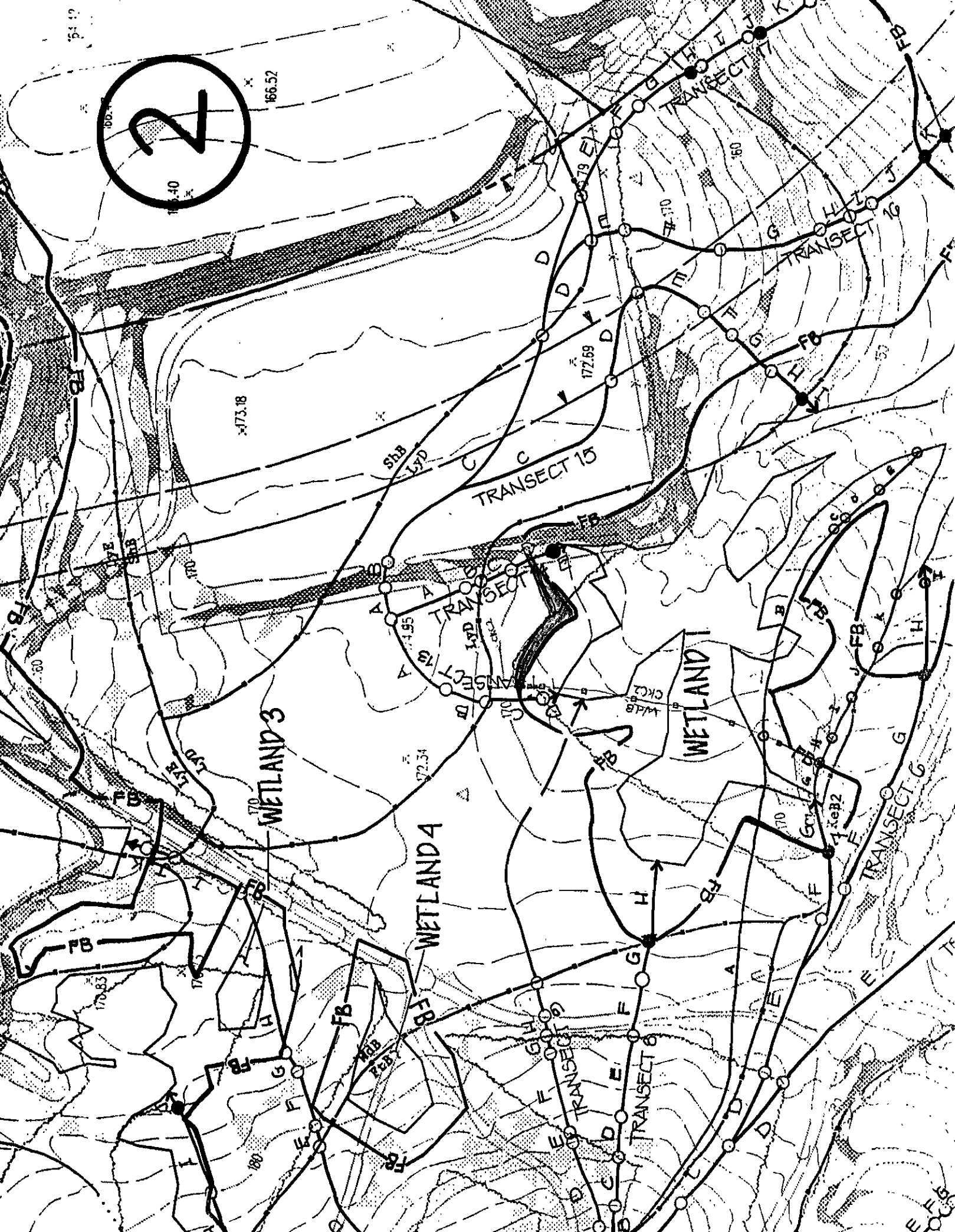
Transect:

Segment:

E

Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0		
Slope Length (ft)	980	10		
SEI	CKC2-.32	10		
Cover	Bare Soil	10		
Sediment Delivery	0	10		
Total Score		40		

2



Transect: 14

Segment: A B

Segment Factor:	Value	Score	Value	Score
Slope	410%	0	410%	0
Slope Length (ft)	70	5	85	5
SEI	LYD-0.17	0	LYD-0.17	0
Cover	Open Space	0	Open Space	0
Sediment Delivery	100	5	85	10
Total Score		10		15

Transect: 14

Segment: C D

Segment Factor:	Value	Score	Value	Score
Slope	410%	0	11-19%	5
Slope Length (ft)	120	5	160	5
SEI	CKC2-0.32	10	CKC2-0.32	10
Cover	Open Space	0	Open Space	0
Sediment Delivery	50	10	10	10
Total Score		25		30

Transect: 14

Segment: E

Segment Factor:	Value	Score	Value	Score
Slope	410%	0		
Slope Length (ft)	170	5		
SEI	CKC2-0.32	10		
Cover	Bare Soil	10		
Sediment Delivery	0	10		
Total Score		35		

**DEVELOPER'S
EXHIBIT NO. 7b**

5

148.55

148.89



Brown

Transect: 17A

Segment:

A

B

Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	< 10%	0
Slope Length (ft)	~ 400	10	430	10
SEI	LYD ₃ Sh ₂ -.17 ₃ .28	5	LYD-.17	0
Cover	Woods/Meadow	0	Woods	0
Sediment Delivery	300	0	270	5
Total Score		15		15

Transect:

Segment:

C

D

Segment Factor:	Value	Score	Value	Score
Slope	11-19%	5	11-19%	5
Slope Length (ft)	455	10	505	10
SEI	LYD-.17	0	CKC2-.32	10
Cover	Woods	0	Woods	0
Sediment Delivery	245	5	195	5
Total Score		20		30

Transect:

Segment:

E

F

Segment Factor:	Value	Score	Value	Score
Slope	> 20%	10	11-19%	5
Slope Length (ft)	540	10	520	10
SEI	CKC2-.32	10	CKC2-.32	10
Cover	Woods	0	Woods	0
Sediment Delivery	160	5	120	5
Total Score		35		30

Transect: 17A Brown

Segment:

G

H

Segment Factor:	Value	Score	Value	Score
Slope	> 20%	10	< 10%	0
Slope Length (ft)	590	10	600	10
SEI	CKC2-.32	10	CKC2-.32	10
Cover	Woods	0	Woods	0
Sediment Delivery	110	5	100	5
Total Score		35		25

Transect:

Segment:

I

J

Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	< 10%	0
Slope Length (ft)	640	10	685	10
SEI	CKC2-.32	10	Iu-.37	10
Cover	Woods	0	Woods	0
Sediment Delivery	60	10	15	10
Total Score		30		30

Transect:

Segment:

K

Segment Factor:	Value	Score	Value	Score
Slope	< 20%	10		
Slope Length (ft)	700			
SEI	Iu-.37	10		
Cover	Bare Soil	10		
Sediment Delivery	0	10		
Total Score		50		

Transect: 17K Lig 4

Segment:

A

B

Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	11-19%	5
Slope Length (ft)	400	10	425	10
SEI	Shrub/LyD-.28p.17	5	LyD-.17	0
Cover	Meadow/Woods	0	Woods	0
Sediment Delivery	325	0	300	0
Total Score		15		15

Transect:

Segment:

C

D

Segment Factor:	Value	Score	Value	Score
Slope	11-19%	5	11-19%	5
Slope Length (ft)	490	10	530	10
SEI	LyD-.32	10	CKC2-.32	10
Cover	Woods	0	Woods	0
Sediment Delivery	135	5	135	5
Total Score		30		30

Transect:

Segment:

E

F

Segment Factor:	Value	Score	Value	Score
Slope	> 20%	10	1-19%	5
Slope Length (ft)	540	10	615	10
SEI	CKC2-.32	10	CKC2-.32	10
Cover	Woods	0	Woods	0
Sediment Delivery	185	5	110	5
Total Score		35		30

Transect: 17B

Segment:

G

H

Segment Factor:	Value	Score	Value	Score
Slope	<10%	0	<10%	0
Slope Length (ft)	625	10	655	10
SEI	CKC2-.32	10	CKC2-.32	10
Cover	100%	0	100%	0
Sediment Delivery	100	5	70	10
Total Score		25		30

Transect:

Segment:

I

J

Segment Factor:	Value	Score	Value	Score
Slope	<10%	0	11-19	5
Slope Length (ft)	695	10	725	10
SEI	Iu-.37	10	Iu-.37	10
Cover	100%	0	100%	10
Sediment Delivery	20	10	0	10
Total Score		30		45

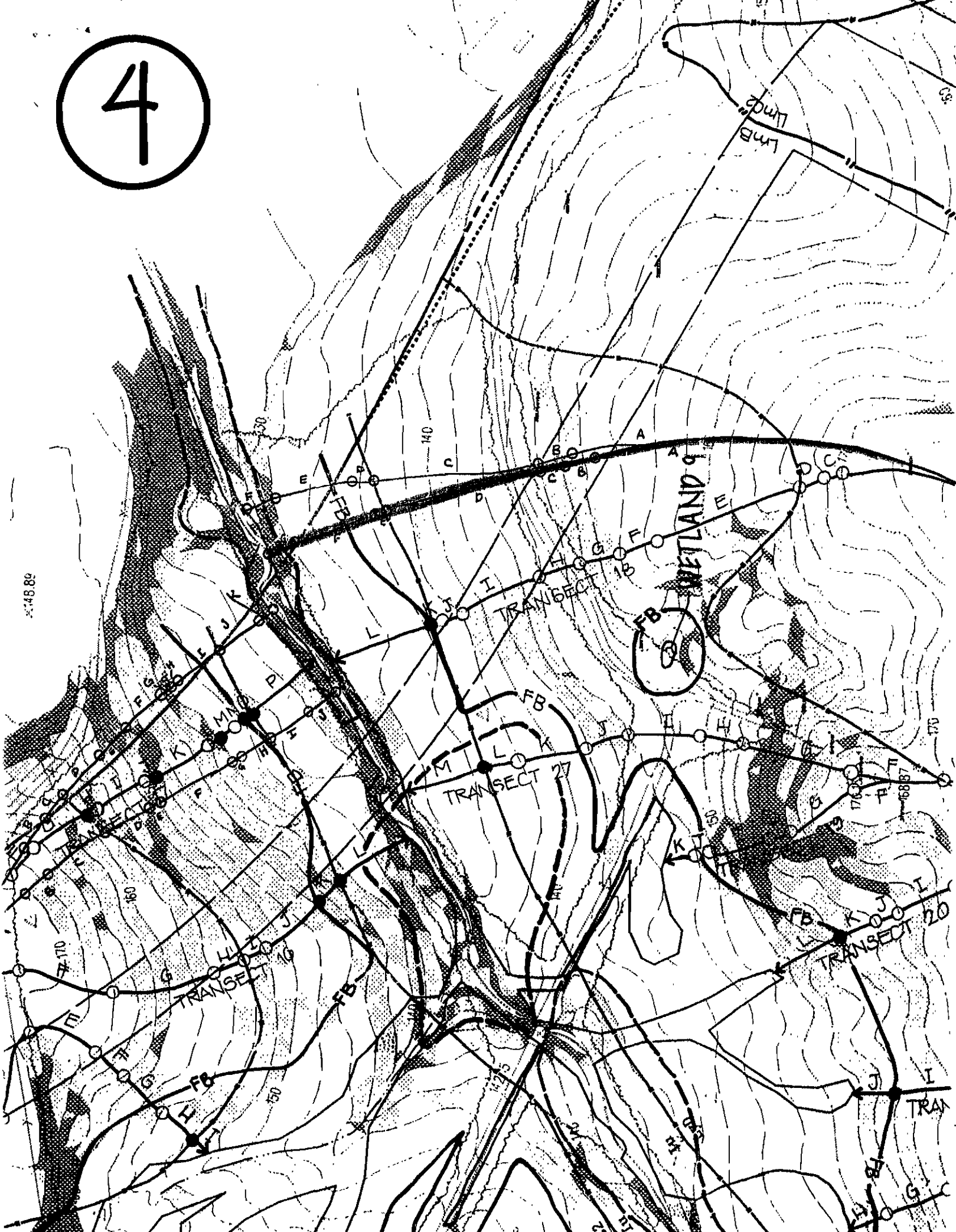
Transect:

Segment:

Segment Factor:	Value	Score	Value	Score
Slope				
Slope Length (ft)				
SEI				
Cover				
Sediment Delivery				
Total Score				

**DEVELOPER'S
EXHIBIT NO. 7c**

4



Green

Transect: 18A

Segment:

A

B

Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	< 10%	0
Slope Length (ft)	650	10	675	10
SEI	LyD-2mB-.17	0	LyD-.17	0
Cover	Woods	0	Woods	0
Sediment Delivery	300	10	275	5
Total Score		20		15

Transect:

Segment:

C

D

Segment Factor:	Value	Score	Value	Score
Slope	11-19%	5	< 10%	0
Slope Length (ft)	700	10	840	10
SEI	LyD-.17	0	LyD-.17	0
Cover	Woods	0	Woods	0
Sediment Delivery	250	5	110	5
Total Score		20		15

Transect:

Segment:

E

F

Segment Factor:	Value	Score	Value	Score
Slope		0		0
Slope Length (ft)	850	10	720	10
SEI	In-.37	10	In-.37	10
Cover	Woods	0	Woods	0
Sediment Delivery	100	5	30	10
Total Score		25		30

Green

Transect: 18A

Segment:

G

Segment Factor:	Value	Score	Value	Score
Slope	> 20%	10		
Slope Length (ft)	950	10		
SEI	Inv...37	10		
Cover	Bare Soil	10		
Sediment Delivery	0	10		
Total Score		50		

Transect:

Segment:

Segment Factor:	Value	Score	Value	Score
Slope				
Slope Length (ft)				
SEI				
Cover				
Sediment Delivery				
Total Score				

Transect:

Segment:

Segment Factor:	Value	Score	Value	Score
Slope				
Slope Length (ft)				
SEI				
Cover				
Sediment Delivery				
Total Score				

Transect: 18 B

Segment:

Segment:	A		B	
Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	11-19%	5
Slope Length (ft)	680	10	715	10
SEI	LyD+LmB- .37	10	LyD- .17	0
Cover	Woody	0	112 Woody	0
Sediment Delivery	300	5	265	5
Total Score		25		20

Transect:

Segment:

Segment:	C		D	
Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	< 10%	0
Slope Length (ft)	865	10	880	10
SEI	LyD- .17	0	Iu- .37	10
Cover	Woody	0	Woody	0
Sediment Delivery	115	5	100	5
Total Score		25		25

Transect:

Segment:

Segment:	E	F		
Segment Factor:	Value	Score	Value	Score
Slope	< 10%	0	> 20%	10
Slope Length (ft)	950	10	930	10
SEI	Iu - .37	10	Iu - .37	10
Cover	Woody	0	Bare Soil	10
Sediment Delivery	30	10	0	10
Total Score		30		50

**DEVELOPER'S
EXHIBIT NO. 7d**



JOHN W. ERDMAN, P.E.

[Handwritten signature]
**DEVELOPER'S
EXHIBIT NO. 10**

EDUCATION

BES - Civil Engineering - 1959
Johns Hopkins University
Traffic Engineering Short Courses - 1964
Northwestern University
Professional Program in Urban Transportation -
1971 Carnegie-Mellon University

REGISTRATION

Professional Engineer - Maryland and Delaware

**PROFESSIONAL
AFFILIATIONS**

Institute of Transportation Engineers
National Society of Professional Engineers
American Society of Civil Engineers
Maryland Society of Professional Engineers

EXPERIENCE

Mr. Erdman has responsibility for all Transportation Planning and Traffic Engineering Services of the Firm. The Firm provides specialized Traffic Engineering and Transportation Planning services to public and private clients. Mr. Erdman brings over thirty-four (34) years of personal experience in these fields to the tasks to be undertaken for those clients.

Mr. Erdman has testified as an expert witness over 200 times before the Zoning Authorities or Appeals Boards in Anne Arundel, Baltimore, Carroll, Charles, Frederick, Harford, Howard, Kent, Montgomery, Queen Anne's, and St. Mary's Counties. His expert testimony has often been reviewed by the Circuit Court.

For 11 years, Mr. Erdman served with the Department of Transit and Traffic, City of Baltimore as an Assistant Commissioner. He was responsible for the Department's Transportation Planning functions within the City of Baltimore.

Mr. Erdman left that agency in 1980 to manage the Transportation and Traffic Engineering Group of a major consulting firm. His responsibilities included traffic system designs with particular emphasis on designing operational improvements to accommodate increased traffic flow and to provide enhanced safety.

Prior to 1968, Mr. Erdman was employed by Edwards and Kelcey, Inc. Consulting Engineers as a Project Engineer. He undertook assignments in the Minneapolis office and Newark headquarters office.

Prior to his employment by Edwards and Kelcey, Mr. Erdman was employed by Baltimore County. He served on the Baltimore County Zoning Advisory Board in 1961. He also served on the technical staff of the Baltimore Metropolitan Area Transportation Study.

**DEVELOPER'S
EXHIBIT NO. 11**

***UMBC
RESEARCH PARK
TRAFFIC IMPACT STUDY***

April 1995

Prepared By:

***KCI Technologies, Inc.
10 North Park Drive
Hunt Valley, MD 21030-1888***

UMBC RESEARCH PARK
IMPACT ON INTERSTATE HIGHWAYS

The regional planner for the area which includes the UMBC campus, indicated that the Traffic Impact Analysis should consider MD 166, MD 732 (via UMBC loop road), I-195, I-95 (via MD 166), and MD 195 (via the MD 372 and I-95 interchanges). The Traffic Impact Analysis prepared for this project directly addresses the impact on MD 372. However, by the time traffic reaches the other facilities, its impact will have been diluted by the naturally occurring distribution of traffic within the road network. For instance, the traffic to be added to the other roadways is shown in Table 1:

TABLE 1
Additional Traps*
UMBC Research Park

DEVELOPER'S
EXHIBIT NO. 12

ROADWAY	<u>AM</u>		<u>PM</u>	
	Inbound	Outbound	Inbound	Outbound
MD 166 (Rolling Road)	32	7	5	29
I-195 (N/I-95)	319	65	52	295
I-95**	319	65	52	295
I-95***	191	39	31	177
I-695**	235	48	39	228
I-695***	141	29	23	137

- * Figure VI of TIS
- ** Includes Northbound and Southbound Trips
- *** Heavier (60%) Direction

This information was taken from Figure IV of the Traffic Impact Study for the UMBC Research Park. The heaviest amount of traffic which will be added to any of the roadways will be 319 trips in the morning inbound peak on I-195. The trips added to I-95 and I-695 will originate and be destined to both the north and south on these interstate highways. The additional trips on the heavier direction have been estimated to be 60% of the total trips on each of these facilities and are shown on the fourth and sixth lines of Table 1. No attempt has been made to identify whether the northbound or southbound will be the heavier since the purpose of this document is to quantify the number of trips which will be added to these facilities as a result of full development of the UMBC Research Park.

Another factor involving the impact of traffic associated with the UMBC Research Park on these major interstate highways is the fact that they are multi-lane highways. In each case, the facility consists of three or four lanes; additional traffic will be distributed among these lanes, thereby distributing the impact of the additional traffic. The additional trips per lane in the heavier direction on each interstate facility as a result of development and occupancy of the UMBC Research Park is shown in Table 2:

TABLE 2
Additional Trips Per Lane
Heavier Direction
UMBC Research Park

ROADWAY	#/LANES	<u>AM</u>		<u>PM</u>	
		Inbound	Outbound	Inbound	Outbound
I-195 (N/I-95)	3	106	22	17	98
I-95	4	48	10	8	44
I-695	4	35	7	6	34

The largest number of additional trips per lane will occur on I-195 during the morning inbound peak period. The heaviest additional traffic on I-95 or I-695 will occur during the morning inbound peak on I-95 and will involve an increase in traffic volume of 48 vehicles.

These increases in volume represent between one half and five percent of the roadway capacities on those interstate facilities. Furthermore, the two percent of capacity occurs on I-195 while the increase in traffic on I-695 and I-95 represent approximately one half percent of the capacity of those highways.

Conclusions

From this investigation of the trips to be added to the major interstate highways in the vicinity of the UMBC Research Park, certain conclusions can be drawn.

- The largest number of trips, an average of 106 vehicles per lane, will be added to I-195 which is the facility most able to accommodate additional trips.
- The most heavily travelled roadway in the area, I-695, will experience an increase on the average of 35 vehicles per lane in the heaviest direction.
- I-95 will experience an average increase of 48 vehicles per lane.

The increase in traffic on the major interstate highways in the area as a result of development and occupancy of UMBC Research Park will be relatively insignificant increases. Such small increases in traffic that they will not have a noticeable impact on operating conditions on those highways.



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

April 24, 1995

Mr. Donald T. Rascoe
Development Manager
Baltimore County
Office of Zoning
Administration and Development
Management
County Office Building, Room 109
Towson, Maryland 21204

Re: Baltimore County
MD 166
UMBC Research Park
Traffic Impact Analysis
ZADM #I-432
Mile Post 0.36

Dear Mr. Rascoe:

This letter is in reference to our ongoing review of the subject development.

In our review of the concept plan for the subject development, we indicated that although there is no direct access onto a State roadway from the subject development, given the close proximity to the ramp to I-195, and the existing intersections of MD 372/Hilltop Road and MD 372/Walker Avenue, we recommend the county require the developer submit a Traffic Impact Analysis (TIA) for our review in order to determine what impact, if any, the additional traffic generated by this development (5,695 ADT's) would have at the aforementioned intersections.

Based upon our review of the TIA, the MD 372/Hilltop Road intersection should be widened to provide a southbound MD 372 left turn lane into Hilltop Road, and a traffic signal installed at the intersection.

In addition, northbound MD 166 (I-195) between the ramp from southbound I-95 and the ramp into UMBC should be overlaid and re-stripped to reduce anticipated weaving problems.

The State Highway Administration cannot legally require the developer to construct the aforementioned roadway improvements on MD 372 and MD 166 (I-195) since they are technically considered as "off-site" improvements.

**DEVELOPER'S
EXHIBIT NO. 13**

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Mr. Donald T. Rascoe
Page two
April 24, 1995

However, we request the Hearing Officer require the developer to construct the aforementioned improvements as a condition of plan approval. We understand that this condition of plan approval would be in accordance with Section 26-206, paragraph "C", sub-section (1), (2) and (3) of Baltimore County's development regulations.

If you have any questions, please contact either Darrell Wiles, Assistant District Engineer-Traffic at (410) 321-3514 or Bob Small of this office at (410) 333-1350.

Thank you for the opportunity to review this plan.

Very truly yours,


Mr. Ronald Burns, Chief
Engineering Access Permits
Division

BS/maw

cc: Mr. Darrell Wiles

MEMORANDUM OF MEETING

DATE: March 30, 1995

MEETING DATE: March 30, 1995

TIME: 10:00am

ATTENDEES: DEPRM
Mike Kulis

KCI Technologies Inc.
Joe Pfeiffer

**DEVELOPER'S
EXHIBIT NO. 16**

SUBJECT: Wetlands and Forest Buffer issues identified in March 8, 1995 letter from DEPRM
KCI Job Order No. 01-89174C

The purpose of this meeting was to review in the field some of the comments offered by DEPRM on the wetland delineation prepared for the subject site and to address issues specifically related to the calculation of the Forest Buffer on site.

The following conclusions regarding wetlands boundaries were made as a result of the discussions at this meeting;

1. The stream identified in wetland #1 will begin near the downhill extent of the upland inclusion in this wetland, as shown on the attached exhibit, and will generate a 75' stream buffer.
2. The isolated depressions upslope of wetland #1 were determined to not have sufficient indicators to classify them as wetlands and have been subsequently dropped from consideration.
3. The uphill extent of wetland #6 was reduced, as shown on the attached exhibit, due to a lack of field indicators.

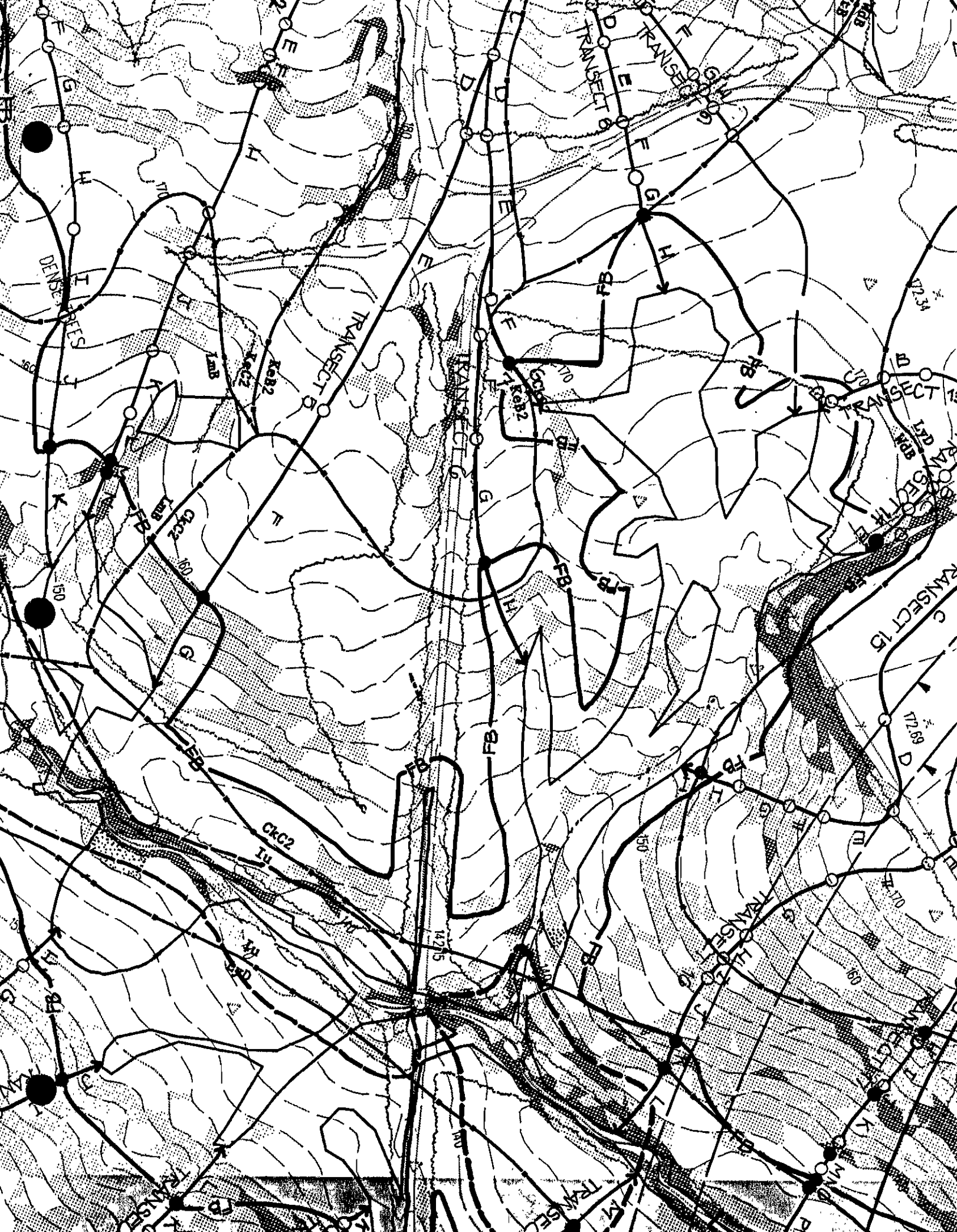
The following conclusions regarding working in the forest buffer and mitigation for forest buffer impacts were also made;

1. Final mitigation plans for forest buffer impacts would only have to be developed for those impacts associated with Phase I of the development. Mitigation areas for impacts associated with Phases II, III and IV need to be shown on the development plan but would not require design and construction until the subsequent phases are submitted for grading permits.

2. Mitigation for forest buffer and wetlands could include the following: wetland creation near wetland #2, reforestation in the floodplain area adjacent to loop road, grouting closed tile drains on site, elimination of mowing practices in floodplain areas on campus.
3. Also discussed were the treatment of wetland drainage in the existing dirt roads on site. As these drainage are near the proposed railway system and are presently eroded ditches, the following enhancement was discussed and approved pending review of details and specifications. Wetland drainage ditches that are not vegetated will be widened slightly to prevent concentration of flow, approximately 1/2" to 1" of topsoil will be added and the area will be seeded with a wetland seed mix.
4. The proposed railway system on the site will attempt to avoid wetlands were possible. DEPRM will discuss the locations of the trail system with Parks and Recreation and work with KCI to develop the best locations for the system.

We believe that the above accurately reflects what transpired at this meeting. However, we will appreciate comments involving a difference in understanding of what occurred. Unless we are notified in writing to the contrary within ten (10) days after receipt, we will assume that all in attendance concur in the accuracy of this transcription.

pc: ~~M. Ertel~~, KCI
V. Piskor, KCI
M. Kulis, DEPRM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

AMENDED COMMENTS DEVELOPMENT PLAN

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning and Zoning

DATE: May 2, 1995

PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

PROJECT PLANNER: Ervin McDaniel

KELLER'S
EXHIBIT NO. 17

RECOMMENDATION(S):

Development Plan

The Office of Planning and Zoning has reviewed the Compatibility Report and Amenity Open Space Concept for the UMBC Research Park Project and recommends that the Development Plan be **APPROVED**.

Compatibility

Section 26.282.a of the Development Regulations requires the Director of Planning and Zoning to make compatibility recommendations to the Hearing Office for developments in the O-T zone. The compatibility Report prepared by KCI Technologies, Inc. dated April 24, 1995 was reviewed by this Office and the Director of Planning and Zoning recommends to the Hearing Officer that this project meets the compatibility objectives of the Baltimore County Development Regulations and the Comprehensive Manual of Development Policies for the reasons listed below.

Neighborhood

The Office of Planning and Zoning defined the neighborhood boundaries for the UMBC Research Park project by the campus loop road and the surrounding the campus buildings to the north; Metropolitan Boulevard, Selford and Sulphur Spring Roads to the south; Wilkens Avenue and Rolling Road to the West; and Shelbourne and Sulphur Spring Roads to the east. The neighborhood for this project consists of the institutional buildings on the UMBC campus as well as the surrounding residential structures.

Context and Site Planning

The UMBC Research Park is a campus-like office complex adjacent to the existing University of Maryland Baltimore County campus. The proposal is to construct 11 buildings totalling 658,474 sq. ft. around a loop road. The proposed site development, building architecture, and landscaping are compatible with the main UMBC campus. Most of the building and parking areas are arranged along the loop road, continuing the campus design established by the adjacent UMBC. With the exception of two gateway buildings at the entrance, the buildings are oriented inward. All of the buildings are linked to each other and the main UMBC campus by pedestrian trails and walkways.

PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

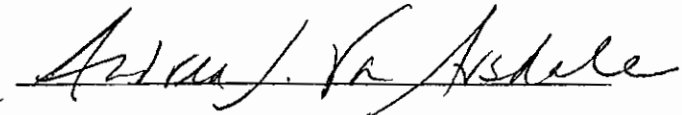
Both the entrance road and the internal loop road will be planted to maintain the boulevard character of Metropolitan and UMBC Boulevards. The internal loop road will also be below the grade of adjacent roads and for the most part, not be visible from adjacent residential properties. The project will not be connected to the adjacent residential community.

About 55% of the site will be in open space which further fosters the open campus effect of this development, again similar to that of UMBC's site design. The space is linked to and complementary to the existing open space and recreational areas of UMBC.

The open space system and the landscape design integrate the natural features of the site into the development. The forested and planted buffer will screen the buildings and parking areas from the adjacent residences to the east.

Architecture

The scale, massing, and detailing of the proposed buildings in the UMBC Research Park will be in proportion and harmonious with the buildings on the UMBC campus. The final building designs will be reviewed by a Design Review Board established by the UMBC Research Park Declaration of Covenants and Easements. These Covenants will ensure that the proposed buildings remain in harmony with the campus character of adjacent institutional uses. Screening, buffering, and the significant drop in elevation from adjacent residential properties and the proposed buildings (approximately 20 feet) will minimize the proposed buildings' mass and scale when viewed from adjacent residences on Sulphur Spring and Shelbourne Roads.

Division Chief: 

AVA:EMcD:rdn:bjs

PROFESSIONAL RESUME

Richard L. Smith

Ref No
18

Mr. Smith was born in Baltimore, Maryland and has principally lived in Maryland, graduating from Westminster High School in 1951. At this time he joined the firm of Whitman, Requardt and Associates as a Jr. Draftsman. Mr. Smith rose from that position to that of a Structural Layout Draftsman in the four year period he was with that firm.

In 1954, Mr. Smith was employed by the Bureau of Engineering for Baltimore County in the design of small utility extensions for that County.

In 1955, Mr. Smith joined the firm of KCI Technologies, Inc. (formerly Matz, Childs and Associates, Inc., and Kidde Consultants, Inc.) and has been associated with this firm to date, rising from a Designer-Draftsman in the area of utility design work to his present position of a Senior Associate in the Electrical Division of the firm, and Project Manager in the Urban Planning and Development Division, supervising land planning, zoning, and civil work related to projects in that division. Previous assignments include those of Design Engineer, Quality Control Officer, and Assistant Chief of the Planning and Zoning Section within the division. Additionally, Mr. Smith has supervised civil related work in conjunction with KCI's Mechanical and Electrical Division and several of KCI's Regional offices. Mr. Smith is active with the Baltimore County Chapter of the Home Builders Association of Maryland and is currently serving on the Planning Committee, the Zoning Administration and Development Management Committee and is a member of the Executive Board of the Commercial Builders Council. Mr. Smith has been principally associated with commercial and residential land development for over 35 year and currently assists in the supervision of other planners, engineers and designers and draftsmen in the preparation of engineering plans, land use plans, site plans and studies, landscape plans and supervises the preparation of zoning plats and petitions.

Mr. Smith in this regard has testified as an expert witness for over 20 years in the areas of site planning, site engineering and all phases and matters of land development before The Baltimore County Zoning Commissioner, The Baltimore County Board of Zoning Appeals, The Carroll County Zoning Officer, The Anne Arundel County Zoning Officer, The Howard County Zoning Board, The Harford County Zoning Officer and The Board of Zoning Appeals of Baltimore City.

Mr. Smith has also been responsible for the preparation of plans and studies relative to numerous property condemnation cases and has testified as an expert witness before the Baltimore County Circuit Court and the Baltimore City Circuit Court in the areas of land development, site planning and engineering.

Mr. Smith has attended McCoy College and has graduated from the U.S. Army Command and General Staff School and The U.S. Army National Defense University. Mr. Smith is retired from the Maryland Army National Guard holding the rank of Colonel.

Some of the representative projects which Mr. Smith has been associated with are as follows:

SUBDIVISIONS

Kings Park	Springwood Valley
Blackthorn	Velvet Valley
Belle Farm Estates	Midfield
Dumbarton Heights	Fox Ridge Manor
Stevenson Ridge	Randall Ridge
Perring Park	Highpoint
Springbrook	Rippling Estates
Ruxton Crossing Townhouses	Pinedale Woods
Five Springs	County Hill Estates

COMMERCIAL

One Mile West Shopping Center	Holiday Inns
40 West Shopping Center	Loch Raven Shopping Center
Parkville Shopping Center	Restaurant Sites for Various Local and
Greenspring Mall	National Restaurant Chains
Yorkridge Shopping Center	Ramada Inns
Golden Ring Mall	Gas Station Sites for Various Oil Companies
North Plaza Mall	Timonium Crossing Shopping Center
Heckinger Stores	Radcliff Center
Giant Foods Stores	Harbor Exchange
Jiffy Lube International, Inc.	WCAO Radio Tower Site
Car Wash Sites for Various Companies	

CONDOMINIUMS, GARDEN APARTMENTS & MID-RISE APARTMENT BLDGS.

One Slade Avenue	Brookshire
Seven Slade Apartments	Stillpond
King's Court	130 Slade Apartments
Twin Lakes Apartments	Hillcrest Apartments
Greenspring Apartments	Woodholme Manor
Balmoral Apartments	Pomona

RECREATIONAL AND COMMUNITY FACILITIES

Woodholme Country Club	40 West Racquet Club
Greenspring Racquet Club	Mercantile Club
Beth Tfilon Day Camp	Jewish Community Center (Owings Mills)
Beth Tfilon Day School Expansion	Essex Elementary School
Chizuk Amuno Day School Expansion	

INDUSTRIAL PARKS AND SITES

Baltimore Spice Company	Federal Armored Express
Maryland Cup Company	Ryder Truck Company
Malco Plastics	Maryland Milk Cooperative
Security Industrial Park	Pulaski Industrial Park
Canton Industrial Park	White Truck Company
Hertz-Penske Truck Leasing	Nabisco Company
Owl Corporation	

OFFICE BUILDINGS AND BANKS

Beacham Square Office Complex	Security Office Park
Grempler Building (Towson)	Union Trust Company
Pikesville Plaza Building	Standard Federal Savings & Loan Association
Greenspring Station	Bosley Building (Towson)
Charles Towson Office Building	North Plaza Office Building
Providence Road Office Building	

MARYLAND WASTE COALITION

MEMBER ORGANIZATIONS

Baltimore Environmental Center
Citizens Against Toxic Chemical Hazards
(Washington County)
Citizens Alliance for Northern Baltimore County
(Baltimore County)
Clean Water Action
Coalition of Peninsula Organizations
(Baltimore City)
Every Voice Opposed to Killing the Environment
(Anne Arundel County)
League of Women Voters
(Baltimore County)
Maryland Conservation Council

845 North Shore Drive
Glen Burnie, Maryland 21060
(410) 255-7021



Residents for Unpolluted Neighborhoods
(Cecil County)
South East Communities Organization
(Baltimore City)
Worcester Environmental Trust
(Worcester County)
Wells McComas
(Baltimore County)
United Communities Against Pollution
(Baltimore City)
Curtis Bay Improvement Association
Greater Brooklyn Park Council
Concerned Citizens for Better Brooklyn

**THE FOLLOWING RESOLUTION WAS PASSED ON APRIL 12, 1995
BY THE MARYLAND WASTE COALITION BOARD OF DIRECTORS AT THEIR
ANNUAL MEETING:**

**Be it resolved that Kaye White, MWC's Board member,
represent the Maryland Waste Coalition at the hearing
before the Baltimore County Hearing Officer,**

**Be it resolved, that she speak on behalf of our
membership, and testify on the UMBC proposed Research
Park/Industrial Complex proposal.**

Signed

Mary Rosso, President, MWC

**PROTESTANT'S
EXHIBIT NO. 1**



Baltimore County Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Post.
BFB



WILKENS

AVENUE

UMBC RESEARCH PARK
MASTER PLAN

I. MASTER PLAN SUMMARY

PROTESTANTS
EXHIBIT NO. 2

Sasaki Associates, Inc.
Kidde Consultants, Inc.
Hammer Siler George Associates
K.S. Sweet Associates

AGREEMENT

THIS AGREEMENT is entered into on this 15th day of March, 1995, by and between the State of Maryland for the use of The University of Maryland System on behalf of its constituent institution, the University of Maryland Baltimore County ("UMBC") and Atlantic Pharmaceutical Services, Inc. ("APS").

WHEREAS, UMBC has established on a portion of its campus a Research Park which it intends to develop and operate in conjunction with its public higher education institution located on its campus in Baltimore County, Maryland; and

WHEREAS, in connection with establishing the UMBC Research Park, UMBC has entered into a Ground Lease with the UMBC Research Park Corporation, Inc. pursuant to which it is has required that any resident subtenant in the UMBC Research Park will enter into a Cooperation Agreement with UMBC which will be co-terminus with the sublease of that subtenant, will involve interaction between the resident subtenant and UMBC of a sufficient quality and magnitude relative to the resident subtenant's operation in the Park and will provide for redetermination from time to time to reflect conclusion of defined products and changes in circumstances; and

WHEREAS, APS is entering into a sublease to become a resident subtenant, and UMBC and APS intend that this Agreement which is being entered into after substantial discussions between the two parties will constitute such a Cooperation Agreement.

NOW, THEREFORE, in consideration of the respective agreements and the performance of the terms and conditions herein contained, UMBC and APS hereby agree as follows:

1. Areas of Interaction. UMBC and APS hereby agree, when and where possible and appropriate, to collaborate and interact in the following areas:

(a) UMBC intends to make available to APS, in accordance with UMBC customary policies, access to UMBC's library and computing and laboratory resources at either no cost or on the basis of standard charges imposed by UMBC for such services.

(b) APS will permit at mutually convenient times scheduled visits of UMBC students/classes to observe APS' facility. APS will make staff available during those visits to explain and discuss non-confidential production equipment and processes. APS will also make its facility available at mutually convenient times for training of students using case studies for process selection and process scale-up. APS also intends to establish internship opportunities for UMBC students for periods of between two to four months during each year, with a goal of two internships each year depending on the other demands of the APS facility.

**PROTESTANTS
EXHIBIT NO. 3**

(c) To the extent that APS equipment is not in use or scheduled for use and such equipment is appropriate to be used for the purpose, APS will also make its equipment available for supervised use at APS' facility for graduate student research projects. Any such project will be carried out in accordance with a proposed project outline which has been prescreened and approved by the Provost of UMBC or her designee and has also been approved by APS. The use of such equipment will be without cost unless APS indicates that there will be a cost and the amount thereof at the time that it reviews and approves the graduate student project outline previously prescreened by UMBC.

(d) Pursuant to sponsored research agreements, in form and substance mutually approved by APS and UMBC, the two parties will engage where appropriate in collaborative research projects in such areas including but not limited to protein formulation and delivery, fluid bed processing, microwave processing, and equipment design. These projects may involve UMBC's engineering, chemistry or biochemistry departments, and UMBC may also cause departments at University of Maryland at Baltimore to participate. Where appropriate, funding will be sought for the research projects through the Maryland Industrial Partnership's program in addition to any other available sources. No project will be undertaken, however, until a mutually satisfactory agreement concerning the confidentiality, proprietary rights and use of information and developments from the project has been executed by APS and the other party(ies) to such research.

(e) APS intends to use UMBC training and conference facilities to the extent appropriate for training APS' customers and employees, and UMBC intends to make such facilities available to APS under the standard UMBC policies and charges.

(f) Where appropriate, in agreement with the Provost of UMBC or her designee, APS may carry out one or more of the activities set forth above by causing third parties to provide the facilities, equipment, research, internship, or educational opportunities.

(g) Notwithstanding any of the above provisions and the intent of the parties as set forth above, UMBC and APS recognize that the operations, equipment and business of APS will be generally conducted on a confidential basis and will be subject to specific confidentiality agreements and other restrictions imposed by third parties. In some cases, the activities authorized above may not be carried out during periods when the APS facility is being used on a confidential basis in connection with APS customers. Any cooperative activities with UMBC and its faculty and students will be required to be conducted within the terms of these confidentiality agreements and restrictions, and UMBC will ensure that it and its faculty and students will abide by the terms of all confidentiality and research agreements with APS.

2. Periodic Review. An annual review of the UMBC and APS activities in carrying out the intent of the cooperation provisions in Paragraph 1 above will be conducted during the summer months following each anniversary of the commencement of APS's sublease for its facility. That review will be conducted by a committee composed of four persons: The President of UMBC or his designee, the Chief Executive Officer of the UMBC Research Park Corporation, Inc., or his designee, the President of APS or his designee, and one individual from the Greater Baltimore-Washington financial community to be mutually determined by the other three committee members. Where appropriate, this Committee will make adjustments in the cooperation activities as set forth in Paragraph 1 above in order to be consistent with the then business activities of APS and the educational programs of UMBC (and the restrictions placed on both by applicable confidentiality and proprietary right restrictions), as well as other activities in the UMBC Research Park and the business and financing needs for those activities.

3. Disputes. To the extent that there are any disputes between UMBC and APS concerning the terms of this Agreement and either party's performance in carrying out in good faith its agreements and intent expressed in this Agreement, the parties will endeavor to resolve such dispute by negotiation. If the dispute cannot be resolved by negotiation, it shall then be resolved by the Committee established in accordance with Paragraph 2 above; provided, however, that such disputes will only be submitted for resolution by that Committee at the time of the annual review during the summer following each anniversary of the APS sublease commencement date. If the Committee decides that UMBC has fulfilled all of its obligations and effectuated its intent set forth above and APS has not fulfilled all of its agreements or effectuated its intent set forth above, APS shall be afforded a reasonable opportunity not to exceed three months to cure such problem to the satisfaction of the Committee. To the extent that it does not cure such non-fulfillment to the satisfaction of the Committee, such non-fulfillment will be automatically waived if APS makes a contribution at the end of such cure period to a scholarship fund established by APS at UMBC to be used for students involved in science and engineering studies. Such contribution in any year will be in an amount (not to exceed \$25,000 for the first 5 years and \$35,000 for years thereafter) as may be agreed by the Committee to be appropriate given the nature of APS' claimed failure under this Agreement. Under no circumstances will APS be deemed to be in breach of this Agreement unless the Committee determines UMBC has fulfilled all of its obligations and effectuated its intent set forth above and APS has not fulfilled all of its obligations or effectuated its intent set forth above, has not cured such failure(s), and has not made a contribution to such scholarship fund at the end of the cure period.

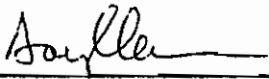
4. Complete Agreement. This Agreement represents the complete understanding between the parties as to the subject matter

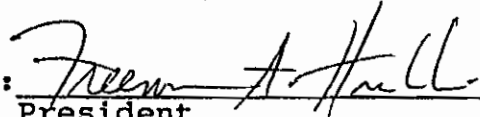
hereof, and the Agreement and intent of the parties as expressed herein supersedes all prior negotiations between them concerning such subject matter.

IN WITNESS WHEREOF, UMBC and APS have caused this Agreement to be executed and delivered by their duly authorized officers as of this 15th day of March, 1995.

WITNESS:

UNIVERSITY OF MARYLAND
BALTIMORE COUNTY



By: 
President

ATLANTIC PHARMACEUTICAL
SERVICES, INC.



By: 
President

A:JCDAPS01.AGT
01/16/95:ewb

APPROVED FOR FORM AND LEGAL SUFFICIENCY:


Sara Slaff
Assistant Attorney General

MINUTES FROM THE BOARD OF PUBLIC WORKS

OCTOBER 5, 1994

PROTESTANT'S
EXHIBIT NO. 4

P R O C E E D I N G S

GOVERNOR SCHAEFER: The Board will come to order. What's first? We want to take the distinguished Mr. Freeman Hrabowski first, who is our good friend.

MR. HRABOWSKI: Thank you, sir.

MR. GOLDSTEIN: Yes, sir.

MR. HRABOWSKI: I appreciate that. Good morning. I'll be brief. We are excited about the development of this Research Park. You know we are. You've had a chance to go on the roof, Governor.

GOVERNOR SCHAEFER: What item is this, first? We don't even know what you're talking about.

MR. HRABOWSKI: The Research Park is a major initiative on the part of the University of Maryland Baltimore County, designed to develop the region economically, and we have funding now from the federal government EDA, from the state, this loan, and we're really appreciative of that, and from the county, from Baltimore County.

And at this point we are ready to move ahead

1 with the development of the physical infrastructure.
2 We've been talking with developers. They're very
3 interested in having a multi-tenant building. There's
4 a lot of space out there, as you know. We're talking
5 about 95 acres. We'll be using 16 of those acres to
6 begin with.

7 And what's really good is that we'll be
8 working with faculty and students on economic
9 development. They'll be serving in those laboratories,
10 who will have connections between the companies and the
11 university, very closely tied.

12 As you know, this property is between the
13 main part of the campus in the loop and the airport.
14 It's right there next to the airport. In fact, you can
15 go from the airport terminal to the administration
16 building at UMBC faster than from the airport terminal
17 to the airport hotel. No traffic lights, 195, so
18 companies will be able to get in and out very easily to
19 the airport.

20 Everybody who comes is very attracted to that
21 land. We're very excited about it. It's a wonderful

1 opportunity for that part of the county and for the
2 state. We've worked very conservatively. Bernie
3 Berkowich has been with us all the way on this.

4 I want to thank Mark Wasserman and thank the
5 county, thank the state for all the support you've
6 given us. We're ready to move ahead. We have three
7 items for your approval there.

8 MS. MAURER: Mr. Hrabowski, for the record,
9 what kind of industrial development are you targeting?

10 MR. HRABOWSKI: Okay. Focusing heavily in
11 the life sciences, biotechnology and information
12 technology. These are the two major strengths of
13 UMBC's science and engineering programs.

14 And what we're going to be doing is not only
15 working with companies, but really training the work
16 force. A lot of jobs are available here, a lot of
17 internships for students, hands-on experience for
18 faculty and students.

19 Let me just tell you just one index of
20 progress of what we can do in terms of technology
21 transfer and technology commercialization. Two years

1 ago -- this is just one index of what can happen when
2 you talk about connecting with industry -- two years
3 ago, we were with three invention disclosures a year
4 from faculty. They were doing research, but they
5 really were not moving ahead to get it to industry.
6 This past year, we had 10 invention disclosures and
7 eight patents right there on that small campus, just
8 based on working with industry, moving the research out
9 of the laboratory to companies. Now, imagine what
10 happens when you've got companies right there working
11 with us.

12 The other good sign is that we've got a
13 incubator facility that already has companies doing
14 well. In Vitro Technology is one of those companies,
15 got the high-tech entrepreneurial award last year for
16 its work with Taxol and ovarian cancer, working with
17 FDA.

18 So we've got a record now of working with
19 companies. This will be a kind of synergy that will
20 develop in the two areas, to answer your question,
21 biotechnology and information technology.

1 MS. MAURER: At what level are these
2 industrial programs? They're past the incubation
3 stage?

4 MR. HRABOWSKI: Yes. These will actually be
5 companies interested, and these will not be like the
6 incubator companies with a few employees. These will
7 be certainly more than that. The first building is a
8 multi-tenant building, but several companies have been
9 talking with us about their interest, particularly in
10 the wet lab space, in connecting with the university
11 because you've got the faculty research and the
12 students right there who can serve as workers. Those
13 are the strengths.

14 MS. MAURER: And pass the clinical trials if
15 those are involved?

16 MR. HRABOWSKI: Generally, right, exactly,
17 exactly.

18 MS. MAURER: And ready to go into production?

19 MR. HRABOWSKI: That's right, that's right.

20 MS. MAURER: But is it for the research and
21 development or actually the main production?

1 MR. HRABOWSKI: It's more research and
2 development, though there will be some manufacturing
3 involved. We've gone back and forth on this. The
4 emphasis is research, research and development, though
5 prototype manufacturing will be going on there.

6 MR. GOLDSTEIN: How about the reaction of the
7 community?

8 MR. HRABOWSKI: The reaction has been very
9 positive. We have one political official who is
10 against expansion of any kind; but I say to people all
11 the time, when we met with the entire county council,
12 everybody on the council except that one person was in
13 favor. In fact, the county council person from Dundalk
14 said, "Move UMBC to our area. We want the jobs." So
15 people want jobs.

16 I met with the Arbutus Lions Club, average
17 age in their early 70s. All these young men and women
18 both said, "Good job, good job." I didn't have one
19 person in that meeting to object to it.

20 So you're going to always have some people
21 against it, but the vast majority that we talk to tell

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1 us clearly that they want to see the development of
2 that region.

3 MR. GOLDSTEIN: It's a unique location.

4 MR. HRABOWSKI: Yes, it is, sir.

5 MR. GOLDSTEIN: Yes, sir.

6 MR. HRABOWSKI: It's very unique. We want to
7 thank the state for giving it to the university. We
8 got five new acres there. It's a resource for this
9 state.

10 MR. GOLDSTEIN: Well, I told you, Governor,
11 how we got that property. Governor Tawes and John
12 Leukemeyer and Richard Case and I went out there early
13 one morning, and Governor Tawes said, "What, we own
14 that property?" I said, "Yes, sir." He said, "Why are
15 we fooling around trying to buy something else?" I
16 said, "Well, I'm glad you made that statement," because
17 a lot of the speculators wanted to buy the old Dr.
18 Hutchinson's property up there near Towson, a rock
19 pile, solid rock. You couldn't even get a damn hole in
20 there much less a -- so it worked out pretty good.

21 MR. GOLDSTEIN: I gather you're not too

1 enthusiastic about this?

2 (Laughter.)

3 MR. HRABOWSKI: I try to hold myself down,
4 Governor, but it's exciting. It is. I'm trying to
5 hold myself down.

6 GOVERNOR SCHAEFER: Colonel Walsh said that,
7 "You know, Freeman is not very enthusiastic about
8 this," and so I'm glad you're not. Thank the Lord for
9 that!

10 Now, I don't want to get started. Are your
11 kids doing okay?

12 MR. HRABOWSKI: They're doing extremely well.

13 GOVERNOR SCHAEFER: Yes or no? That's all.

14 MR. HRABOWSKI: Great!

15 GOVERNOR SCHAEFER: Okay. Thank you.

16 MR. GOLDSTEIN: You've won your case.

17 MR. HRABOWSKI: Thank you.

18 MR. GOLDSTEIN: Have a safe trip.

19 MR. HRABOWSKI: Thank you very much. Thank
20 you.

21 MR. WALSH: For the record --

1 MS. REYNOLD: Let me go ahead. For the
2 record, these are Secretary's Item 3 and General
3 Services Items Number 3 and 6.

4 GOVERNOR SCHAEFER: All right. Why don't we
5 have a motion.

6 MR. GOLDSTEIN: I move we approve Secretary's
7 Agenda Item Number 3.

8 MS. MAURER: Second.

9 GOVERNOR SCHAEFER: No objection. So
10 ordered.

11 MR. GOLDSTEIN: And I move we approve Item
12 Number 3-RP and 6-RP on General Services Agenda.

13 GOVERNOR SCHAEFER: Second?

14 MS. MAURER: Second.

15 GOVERNOR SCHAEFER: No objection. So
16 ordered. Thank you.

17 MR. HRABOWSKI: A great day for UMBC and for
18 Maryland. Thank you.

19 MR. GOLDSTEIN: Yes, sir.

20 GOVERNOR SCHAEFER: I'd like to take the
21 National Guard items. They had to sit through six



THE UNIVERSITY OF MARYLAND

BALTIMORE COUNTY CAMPUS
Baltimore, Maryland 21228

Administrative Affairs
(301) 455-2939
TDD (301) 455-3233

January 18, 1991

Mrs. Cathy Valderas
President
Maiden Choice Lane Association
1225 Elmridge Avenue
Baltimore, Maryland 21229

Dear Cathy:

This is in response to your request in behalf of the community for a list of companies and organizations that have expressed interest in locating in the UMBC Research Park.

We have had inquiries from many area developers who are interested in exploring being the developer of the entire park or building multi-tenant buildings in the Park. The response to the developers has been that UMBC did not intend to select a single developer for sites in the Research Park. We further indicated that some multi-tenant buildings were contemplated but we expected to select developers for multi-tenant buildings on a competitive basis through requests for proposals. In addition, we told them that we preferred proposals that identified known tenants for a substantial part of the space (half or more).

I am not listing the names of the developers because I do not believe that is what you are after and it is not possible to evaluate the seriousness of the inquiries since we didn't pursue them.

We have also received referrals from Expansion Magazine which received inquiries following a special University Research Park supplement a year ago. UMBC placed an advertisement in Expansion Magazine at that time because the supplement was sponsored by the Association of University Related Research Parks to which UMBC belongs. Most of the inquiries were for information on all Maryland locations and were referred to UMBC as a Maryland advertiser. A few specifically cited the UMBC Research Park ad. I have only listed the latter unless a "Maryland" referral resulted in even the slightest degree of interest, in which case they have been included in the list.

**PROTESTANT'S
EXHIBIT NO. 5**

The list is as follows:

1. Westinghouse's Manufacturing Systems and Technology Center, Columbia, Md.
(300 employees, 83,000 square feet, 6 acres, research on advanced manufacturing technology including robotics, very serious prospect for Park location.)
2. American Type Culture Collection (ATCC), Rockville, Md.
(50 year old non-profit organization with 200 employees, looking for new 130,000 square foot building, maintains largest collection in world of biological cultures, documents cultures, does some contract research, runs seminars and workshops, highly respected organization, referred to us by UMBC faculty member who made introduction to ATCC President.)

I met with ATCC's President at their labs in Rockville about a year ago. A formal proposal was submitted to ATCC's real estate consultant in May of 1990. While ATCC is interested in the potential of university collaboration, their preference is the D.C. area. ATCC also wants the developer of their new building to purchase their Rockville property which complicates the location decision. Thus, this is an unlikely prospect for UMBC Research Park.

3. F. J. Spencer, President
IMS
Houston, Texas

(Location consultant with international clients, referred by Expansion Magazine in May 1990.)

Information on the Park was sent to Mr. Spencer. He was probably just collecting information for his reference files on alternate locations. I do not consider this to be a serious prospect.

4. John Ringwood
Director of Facilities
Allied-Signal, Inc.
Morristown, N. J.

(Referred by Expansion Magazine in April 1990 as a "Maryland" referral, research laboratory office location for a materials and chemicals research facility of up to 450,000 square feet.)

The last contact with Mr. Ringwood was in January of 1991. Allied-Signal's project has been delayed because of business conditions but there appears to be some interest in future consideration of the UMBC site.

5. Maryland Bioprocessing Center

This Center has been under study by a committee including Johns Hopkins University, the University of Maryland (UMBC and College Park), the Maryland Biotechnology Institute, the Greater Baltimore Committee, the State Economic Development Department, the Abell Foundation and staff from some private biotechnology firms. It would provide (at cost) laboratory-processing facilities and expertise to small biotechnology companies to enable them to obtain approvals from the FDA for their products and assist them in scaling up their operations from the laboratory to larger scale manufacturing. Since there is nothing quite like this in the country, it would be an incentive for small biotechnology to locate their manufacturing operations in Maryland. After the companies completed their work in the Center and received FDA approval, many would set up plants in Maryland.

Based on feasibility, market and cost-benefit studies, Governor Schafer has included \$2 million for this Center's design in his next Capital Budget. The remaining funding needed for the project is \$15 million which is needed to build and equip a 40,000 square foot building. The operating costs would be covered by revenues from usage and substantial private contributions of equipment are anticipated.

Two locations have been under consideration - the UMBC Research Park and the Johns Hopkins Bayview Research Campus. The "Building 3" site shown in the UMBC Research Park Master Plan is under consideration.

6. Complex of Biotechnology Research Companies

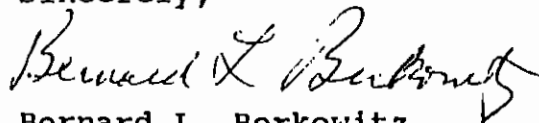
There has been preliminary interest shown by Biotrax, a start-up Biotech Company in UMBC's Incubator, and the Biotrax Board Chairman in locating three or four biotech companies (related though the chairman) in a multi-tenant biotech complex where the companies could share certain space and equipment. This would probably be 30,000 to 50,000 square feet of space.

7. Food and Drug Administration (FDA) Headquarters

In 1989 there was some discussion with FDA staff about consolidating the now scattered parts of FDA at a new campus complex in UMBC's Research Park. However, the total space required by FDA far exceeds what could be accommodated in the UMBC Research Park. There is also a strong tendency for FDA to remain in the D.C. area.

If you have any questions about the list, please call me at 455-3222.

Sincerely,



Bernard L. Berkowitz
Senior Advisor for
Economic Initiatives

BLB/tm

cc: Kaye White ✓
William Bowman



THE UNIVERSITY OF MARYLAND

BALTIMORE COUNTY CAMPUS
Baltimore, Maryland 21228-5398

Administrative Affairs
(301) 455-2939
TDD (301) 455-3233

March 18, 1991

Ms. Julie Anderson
President
Relay Improvement Association
P.O. Box 24046
Baltimore, MD 21227

Dear Ms. Anderson:

In the spirit of a good neighbor, UMBC began several years ago to discuss its plans to develop a University-affiliated research park. Because of that effort to inform, we have concerns, shared by our faculty and staff who live in the community, about the impression being created by the document and survey being distributed in the community regarding the research park. The concerns are related to the incorrect information in the statement accompanying the survey. In order to assure that correct information is provided in the community we offer the following comments and ask that you share them with members of your organization and your neighbors.

UMBC is planning a University-related Research Park not a Technical and Industrial Center as stated in the survey document. The research park is a part of UMBC's overall Master Plan and State-approved mission statement. The plan was developed with the oversight of a campus-wide Land Use Committee and endorsed by the UMBC Faculty Senate. The proposed research park is consistent with the Baltimore County Master Plan and has the appropriate zoning.

While State land is often exempt from local jurisdictional supervision, UMBC chose, three years ago, to go through the comprehensive rezoning process to make certain that the use of the land would be discussed in public meetings, and scrutinized by the Baltimore County Office of Planning and Zoning and the Planning Board and County Council. As a result of that process, the proposed research park land was granted Office Technology zoning. During that period of time, President Hooker attended several public meetings and addressed several civic and community organizations in the area so the community would know of UMBC's interest in developing the park.

PROTESTANTS
EXHIBIT NO. 6

During this process, we stated that we would be obtaining the services of a land-use consultant to determine the feasibility of the research park. After the zoning was approved, we proceeded to have a comprehensive study done on all facets of the land and the proposed project, from wetland studies to economic viability. The draft final report was provided to UMBC in November 1990 and in the same month we began meeting with the community again.

The park will not "encompass 95 acres." It will sit on a 95-acre tract of land, developing only 36 acres, and essentially keeping intact all wetlands and most of the wooded areas that currently exist. The areas designated for buildings and parking are now mainly open land or scrub and secondary growth. The storm water management plan for the park will actually result in a reduction in runoff as compared to the present as well as an improvement in the quality of the runoff.

We concur that traffic is a problem throughout our community. In fact, UMBC has over 600 cars going through its campus between I-695 and I-95 every morning and again every evening. These are not UMBC people; they use our campus as a shortcut. After concerns were voiced over the traffic study that was part of the consultant's work, we physically counted all of the cars on South Rolling Road for three mornings to determine how many cars using that road were headed for UMBC. By standing at the South Rolling Road and Wilkens Avenue intersection and counting the total cars passing along South Rolling Road during the peak traffic period, 7:15 a.m. to 9 a.m., and also counting the number of cars with UMBC hangers, (required to park at UMBC to avoid a ticket), we were able to determine the percentage of the cars going to UMBC using South Rolling Road. The same procedure was used on three evenings between 4:30 and 6 p.m. The results indicated that UMBC faculty, staff, and students comprise about 5-6% of the traffic during the morning peak hours and 7-8% during the evening peak hours. All the counts showed less than 100 UMBC cars per hour during the peak periods. (The traffic counts and an explanation of the procedures can be obtained from the UMBC Administrative Affairs Office at 455-2939.) Regardless of this low impact, we are joining the community in asking the State and Baltimore County to conduct a traffic study so that a traffic plan can be developed to alleviate the congestion for all of us.

UMBC has been sensitive to the community's concerns about traffic and other impacts. After early discussions with the community, we made certain that the plan for the research park allows no access to or from the Park on Sulphur Spring Road or Shelbourne Road. The main entrance to the Park is on UMBC Boulevard with a secondary access at Campus Loop Road. Furthermore, a permanent buffer of trees will be maintained along these two roads.

UMBC is keenly aware of the archeological and historical sites on the property which are identified in the Master Plan Study. The Maryland Historical Trust will oversee the exploration and recovery of artifacts by an independent archeologist. If the foundation or other significant remains are found from the Sulphur Springs Hotel, we will develop an interpretative area for the site. UMBC has very strong and vibrant departments of History, Ancient Studies and Sociology and Anthropology devoted to historical finds and research. Their participation in this effort will be invaluable.

There will be no manufacturing or warehousing in the park. UMBC has been very clear on this point. We have established very stringent guidelines and procedures that severely limit tenant admission and activities in the park. First and foremost, the occupants must have a research goal that is compatible with the research strengths of the UMBC faculty. There must be a commitment to collaboration and there must be interest in providing opportunities for our graduate and undergraduate students in the areas of research and employment. Research and development, including development of prototypes, are the only activities permitted by occupants of the park.

The growth figure for UMBC presented in the survey is not correct. UMBC will not grow by 9,000 additional students in nine years. UMBC plans an increase of 5,500 students in nineteen years! We are proud of UMBC's student body and know that you are also. Over 14,000 of our graduates have chosen to work, own their homes, and raise their children in the Baltimore area. Many of these graduates are community residents, or their children, since annually over 13% of our entering students are graduates from the five high schools (both public and private) in the immediate area surrounding the Campus.

The Research Park is not a profit-making venture for UMBC. This was never part of the criteria for the research park; it is not part of our mission. Our goal for the research park is to transfer new technologies and discoveries in our research laboratories to businesses located in Baltimore County and the State of Maryland and to strengthen UMBC as a research university. Cooperative research efforts with these companies will help ensure a vibrant and healthy future for the area's economy, while providing opportunities for faculty and students.

There was concern raised in the survey over the success rate of research parks. Studies done on research parks nationwide show that those that failed did so for the following reasons: They were located in areas characterized by poor transportation access and isolated from a strong regional economy; there was not a sufficient research base within the university; and the research park was not located contiguous to the university. The consultants have confirmed that the UMBC park location is premier and that it has all the characteristics for success. It is the center of the large Baltimore-Washington corridor research and development market; the research base within UMBC is solid and growing, and the park is located within the boundaries of UMBC. The research parks that have this profile have been successful and have enriched the communities where they are located.

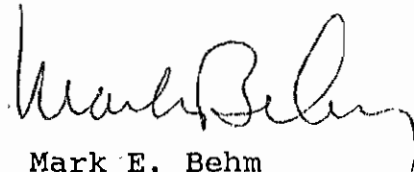
The Research Park is an appropriate use of public funds. The campus will be applying for loans and grants from both the State and Baltimore County to develop the infrastructure for the park. Loans will be repaid from the ground rents obtained from the lessees in the park. Grants will more than pay for themselves through the substantial property tax revenues that will be paid by occupants of the research park.

UMBC will not sell university land. We will have complete control over the use of the land and activities within the buildings through the lease agreements and covenants, including stringent requirements regarding hazardous materials' management. UMBC will not build the buildings for the tenants. There will, however, be design criteria and guidelines that must be adhered to that will govern the construction and architecture of the buildings.

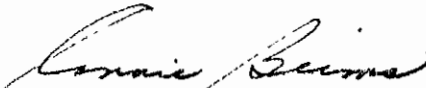
Contrary to the information in the survey, UMBC is not planning a hotel/conference center. Two years ago faculty members on the Land Use Committee suggested several ideas for the consultant to explore. While the hotel/conference center was a suggestion at that time, the consultants' work has shown clearly that this entity should not be part of the park. The study has suggested that some support retail services be considered. In meeting with the community in recent months it has been suggested, and we concur, that we look at the viability of existing businesses in the Arbutus/Catonsville area serving the park tenants.

UMBC administrators and faculty have been meeting regularly with various community and civic associations throughout the area over the past five months. We will continue to do so to make certain that factual information is provided to the citizens of our community so they may make informed decision about our plans. We hope the above information advances that understanding. Should you, members of your organization, or neighbors have further questions or concerns, we would appreciate a telephone call. UMBC wants to be a good neighbor and a vital member of the community. We ask that you help us to be so.

Sincerely,



Mark E. Behm
Vice President for
Administrative Affairs
(301) 455-2939



Constance R. Beims
Vice President and Executive
Assistant to the President

*Not for identification
IP*

I am Frances Kathleen Ingram, and I live at 5003 Cedar Avenue in Relay. I am also a concerned citizen of the State of Maryland. I am here to secure my fundamental right to petition this representative governmental agency to set right a wrong by addressing the

fact that this dialogue today between the state and the citizenship is being threatened. *by the developer and the corporation they are using as a corporate shield.*

Although I am presenting testimony against the UMBC proposed industrial park, I am concerned that my presence here may get my husband fired.

I officially submit for exhibit these papers which relate to the Community Input Meeting on March 21, 1995, and comments made between Freeman Hrabowski, President and Developer of UMBC Industrial Park, and the UMBC Provost, Joanne Argersinger.

I will read these written comments since they are germane to the attitudes of these two state officials, the developers of this UMBC project, who are requesting this hearing.

These comments reflect Hrabowski's and Argersinger's selfish, patronizing mind set that is so insensitive to their good neighbors--the residents living in Arbutus, Catonsville, Halethroe, and Relay.

Their comments also reflect improprieties and abuse of power that is pertinent to this hearing.

For the record, I did run for State Senate. I have degrees from UMBC, and my husband is an employee of Baltimore Gas and Electric Company. Freeman Hrabowski is also on the Board of Directors at BGE. Hrabowski approached me and my husband before the community input meeting and introduced himself. My husband said he already knew him from BGE. Hrobowski asked what he thought of BGE. My husband answered that he did not like the changes at BGE.

The blue writing in these papers has been identified by Freeman Hrabowski, himself, as his. He insisted in front of me and others that his written statements are "true." The Provost of UMBC, Joanne Argersinger, has also stated in front of me and others that the statements in black ink are attributed to her.

The following comments were found on the back of Hrabowski's Community Input Meeting notes:

Hrabowski- I'm trying not to laugh. My Mother would say "Sweet Jesus." (The words "Sweet Jesus" were scribbled over.)

Hrabowski- 5% of the top 100 officers are women and blacks. 65% of the customers are women and blacks. (These statements could relate to the same statistics presented in a video for BGE employees by Hrabowski.)

Hrabowski- One woman here told me she was against Affirmative Action when someone introduced me Pres. She ran for State Senate? Fran? Her husband works at BGE (underlined twice) & heard I was changing things. (underlined for emphasis)
--An arrow is drawn in black ink, pointing from the previous statements by Hrabowski to statements made by the Provost, Argersinger.--

Argersinger- Who is this? You can fire his a___. You should say so am I, but I had to wait until all the white guys had jobs. Maybe he can get a new job in the Research Park.

Hrabowski- She's a graduate of UMBC, BA- Political Science & MA Instructional Systems Development. She lives in Arbutus.!

Argersinger- And you want me to live in Catonsville! Big friggen difference! Perfect for this crowd.

Hrabowski- Boring!! (There are two large exclamation points after "boring" which is written in two inch letters.)

How can you proceed with this hearing without investigating charges of abuse of power by these state officials, Hrabowski and Argersinger. Both used their office to intimidate and threaten a petitioner because she spoke against their project which can advance their search for more personal opportunity and money. But the real crime is that the developers, Hrabowski and Argersinger, perceive their neighbors and the time that the community membership took out of their busy schedules to attend the UMBC Community Input meeting-- as BORING!!

From this commission, I request a written answer to these charges of improprieties. Since these officials invaded my rights, and this may have a chilling effect on others that wish to testify, I request this commission to deny their petition for zoning changes and county permits.

1/23
not for identification
7B
Freeman
ID
3/17

COMMUNITY INPUT MEETING

on the

RESEARCH PARK

Tuesday, March 21, 1995

for Tuesday evening.

(You may want to discuss
with Mark at 4:00 today -
Friday)
Amy

Note: For the Community Input Meeting, Mark has identified both the general topics you should touch on and a number of specific points you should make in a 10-15 minute "conversational, informational presentation." Mark thinks that several hundred people from the community will attend. (UC Ballroom - 7:00 p.m.).

Agenda is as follows:

1. Donald Rascoe, Development Manager with Baltimore County's Office of Zoning Administration & Development Management, will open the meeting and explain the County review process. He'll emphasize that the meeting is a community forum (not a hearing) to provide information, solicit suggestions, and respond to questions. Mr. Rascoe will introduce you.
2. You'll have 10-15 minutes for your presentation. Mark recommends that you touch on the following:
 - a. UMBC's mission;
 - b. How the Research Park is consistent with our mission;
 - c. Park's long-range benefits for the campus & community;
 - d. UMBC's role in the community vis-a-vis economic development, job creation, etc;
 - e. Process UMBC has gone through to reach this point in Park's development.
3. Mark would like you to introduce Mike Ertel, from KCI Technologies. Ertel is the project engineer from the company selected to design the plan and do the engineering work for the infrastructure. He will use slides to explain site constraints, describe environmental & archaeological protection efforts, etc.
4. Mike Ertel will open the floor for questions & comments. Mark suggested that strategy is to answer questions (or refer them to experts in the room), take comments under advisement, and avoid confrontation.
5. Don Rascoe will close the meeting (and will try to have meeting minutes available the next day, Wednesday, 3/22).

Others in attendance will include David Frederick, Steve Kaplan, Scott Barhight (Research Park land use counsel), some County staff, and others.

(COMMENTS BEGIN ON NEXT PAGE)

Developing a research park at a time when UMBC is prospering!!

OVERVIEW: UMBC's MISSION and DIRECTION

Red Maple 40,000 trees [Standard 2] Large Rd. use Blvd Let's go

VIBRANT, RAPIDLY-DEVELOPING PUBLIC RESEARCH UNIVERSITY,
EMPHASIZING GRADUATE-LEVEL SCIENCE, ENGINEERING, PUBLIC
POLICY, COMPLEMENTED BY A STRONG, UNDERGRADUATE LIBERAL
ARTS CORE.

A UNIVERSITY THAT CARES DEEPLY ABOUT UNDERGRADUATE
EDUCATION -- BECOMING A NATIONAL MODEL

IN SCIENCE & ENGINEERING, CONCENTRATING ON COMPUTER SCIENCE
& INFORMATION TECHNOLOGY, PHOTONICS, SIGNAL PROCESSING,
MATERIALS SCIENCE, BIOENGINEERING.

CAMPUS STRONGLY COMMITTED TO:

LINKING RESEARCH FACULTY & UNDERGRADUATES

CONNECTING WITH LARGER COMMUNITY -- FOR ECONOMIC
DEVELOPMENT & COMMUNITY SERVICE (E.G., SHRIVER CENTER)

WESTINGHOUSE, MARTIN MARIETTA, CSC, AL LABS,
DANAHER, APPLE, SGI, DHMH, NSF, NSA, DOE, MSDE.....

DISTINCTIVE CHARACTERISTICS:

MEDIUM SIZE -- CRITICAL MASS OF PEOPLE & PROGRAMS

STRONG SENSE OF COMMUNITY

FOCUSED ACADEMIC PROGRAMS

INTERDISCIPLINARY STRENGTHS

RAPID RATE OF DEVELOPMENT

APPLIED RESEARCH EXPERIENCES FOR UNDERGRADUATES

STUDENTS IN LABS AT APPLE, NIH, NSF, AT&T BELL LABS,
NASA/GODDARD, MIT, HOPKINS, HARVARD, NSA, NIST, & IN LAB OF
NOBEL LAUREATE TOM CECH AT U. COLORADO-BOULDER (WHO,
COINCIDENTALLY, WAS HERE VISITING THE CAMPUS
EARLIER TODAY, INTERACTING WITH SOME OF OUR
UNDERGRADUATES!)

MAJOR INTELLECTUAL & ECONOMIC ENTERPRISE

- . 1,000 EMPLOYEES
- . \$135 MILLION BUDGET; \$65 MILLION PAYROLL

WE CELEBRATE & FIND STRENGTH IN OUR DIVERSITY -- WE'RE FOCUSING SIMULTANEOUSLY ON ACHIEVING EXCELLENCE & DIVERSITY.

- . 11,000 STUDENTS -- 25% MINORITY (13% AA; 10% ASIAN; 2% HISPANIC)
- . 45 STATES, 79 COUNTRIES
- . MEYERHOFF PROGRAM -- HIGHLY SUCCESSFUL

- . WE WANT TO BE KNOWN AS A PLACE THAT ATTRACTS THE BEST-PREPARED, HIGH-ABILITY STUDENTS -- INCLUDING MINORITY STUDENTS -- PARTICULARLY IN SCIENCE & ENGINEERING

HIGH STANDARDS -- OUR THEME: SUCCESS IS NEVER FINAL!

CAN POINT TO MANY INDICES OF QUALITY:

- . AMERICAN CHEMICAL SOCIETY RANKS UMBC 25th NATIONALLY IN ACS-CERTIFIED CHEMISTRY DEGREES (MORE THAN MIT, HARVARD)
- . MONEY GUIDE -- MOST SELECTIVE PUBLIC UNIVERSITY IN STATE
- . NSF -- WE HAVE AMONG HIGHEST CONCENTRATIONS OF TALENTED AFRICAN AMERICAN UNDERGRADS IN SCIENCE IN THE NATION
- . 1/3 GRADUATES GO IMMEDIATELY TO GRADUATE & PROFESSIONAL SCHOOLS (MIT, LAWRENCE LIVERMORE LABS, LONDON SCHOOL OF ECONOMICS, DUKE, VIRGINIA, MICHIGAN, PENN, ETC.)
- . CONTRACTS & GRANTS -- FROM \$3.5M IN 1986 TO \$30M+ THIS YEAR.
- . NSF YOUNG INVESTIGATORS (3)
- . FIRST PUBLIC CAMPUS IN MD WITH HOWARD HUGHES INVESTIGATOR
- . FELLOWSHIPS & FOUNDATION SUPPORT: NSF, NIH, WHITAKER, FULBRIGHT, SLOAN, ANDREW MELLON, WOODROW WILSON

HOW THE RESEARCH PARK IS CONSISTENT WITH UMBC'S MISSION & THE PARK'S LONG-RANGE BENEFITS for UMBC & THE COMMUNITY

RESEARCH PARK PROMISES TO HELP US ACHIEVE MAJOR COMPONENTS OF OUR MISSION, WHICH WILL HAVE POSITIVE IMPACT ON UMBC -- AND WELL BEYOND THE UMBC LOOP -- FOR MANY YEARS TO COME:

- ✓ CONNECTING WITH LARGER COMMUNITY...
- ✓ BUILDING MULTI-LEVEL PARTNERSHIPS WITH PRIVATE & PUBLIC CONCERNS...
- ✓ HELPING TO STIMULATE REGIONAL AND STATE ECONOMIC DEVELOPMENT...

PROMOTING TECHNOLOGY DEVELOPMENT & COMMERCIALIZATION -- WE MUST TRANSLATE R&D DISCOVERIES INTO PRODUCTS & SERVICES PRODUCED HERE IN MARYLAND...

Went from 1 to 15
PAST 2 YEARS, WE'VE INCREASED INVENTION DISCLOSURES FROM 3 TO 15, PATENT APPLICATIONS FROM 1 TO 8, AND LICENSES NEGOTIATED FROM 1 TO 6...

RELATING OUR WORK TO FINDING SOLUTIONS TO REAL PROBLEMS OF THE DAY...

CREATING NEW RESEARCH OPPORTUNITIES FOR FACULTY & OPPORTUNITIES FOR APPLIED RESEARCH EXPERIENCES FOR OUR STUDENTS...

WE ARE ALREADY WORKING TO ACHIEVE THESE OBJECTIVES THROUGH OUR BUSINESS INCUBATOR FOR BIOTECHNOLOGY & INFORMATION TECHNOLOGY START-UP COMPANIES.

PARK ALSO PROMISES TO PRODUCE...

✓ INCREASED TAX REVENUES FOR THE COUNTY & STATE... ✓

✓ ~~AS WELL AS~~ A MUCH-NEEDED SOURCE OF REVENUE FOR THE CAMPUS (FOR EQUIPMENT, FELLOWSHIP & SCHOLARSHIP SUPPORT, FACULTY & STAFF POSITIONS)...

AND ~~SOME~~ ADDED REVENUE FOR IMMEDIATE COMMUNITY (TENANT COMPANIES AND THEIR EMPLOYEES WILL SPEND IN THIS AREA).

PROCESS OF THE RESEARCH PARK'S DEVELOPMENT

1. UMBC BEGAN DEVELOPING CONCEPT OF THE RESEARCH PARK IN 1988.
2. UMBC CREATED A LAND USE COMMITTEE, MADE UP OF FACULTY & STAFF, WHO PREPARED A SET OF GOALS, OBJECTIVES, AND STRATEGIES FOR THE PARK'S DEVELOPMENT.
3. THE CAMPUS ENGAGED A CONSULTING TEAM OF ENGINEERS, MARKET ANALYSIS CONSULTANTS, LANDSCAPE ARCHITECTS, AND MARKETING DEVELOPERS TO DEVELOP A MASTER PLAN FOR THE PARK.

WE IDENTIFIED A SET OF PRINCIPAL (AND PROHIBITED) USES FOR THE PARK, REFLECTING THE VIEWS OF THE CAMPUS' LAND USE COMMITTEE, WITH INPUT FROM THE MARKETING CONSULTANTS ABOUT WHAT WE COULD REALISTICALLY HOPE TO ACHIEVE THROUGH THE PARK.

4. UMBC THEN DEVELOPED A SET OF COVENANTS TO USE AS A MECHANISM TO CONTROL USES BY RECORDING THE COVENANTS WITH THE DEED.

THE COVENANTS ESTABLISHED THE FOLLOWING:

- THE PRINCIPAL USES, PROHIBITED USES, AND RESTRICTIONS OF SPACE (INCLUDING PROHIBITING USE OF HAZARDOUS SUBSTANCES IN STUDIES BEING CONDUCTED IN THE PARK'S FACILITIES, APPROPRIATE SAFEGUARDS TO ENSURE CLEAN AIR, CLEAN WATER, ETC.) ✓
 - DESIGN GUIDELINES TO ENSURE LANDSCAPING AND CONSISTENCY IN THE QUALITY OF FACILITIES. ✓
 - A DESIGN REVIEW BOARD, REQUIRED TO REVIEW AND MAKE RECOMMENDATIONS ON EVERY FACILITY TO BE BUILT. ✓
 - THE REQUIREMENT THAT A COOPERATION AGREEMENT MUST BE EXECUTED WITH THE CAMPUS BEFORE ANY LEASE OF ANY FACILITY COULD BE APPROVED. THIS WILL ENSURE THAT ACTIVITIES IN THE PARK WILL PROVIDE OPPORTUNITIES FOR FACULTY & STUDENTS. ✓
5. UMBC ESTABLISHED A NOT-FOR-PROFIT CORPORATION TO BE CERTAIN THAT CONSTRUCTION AND DEVELOPMENT OF THE RESEARCH PARK WOULD NOT BE A DRAIN ON THE BUDGET, OR PRESENT A LIABILITY TO THE CAMPUS OR THE STATE.

LAND FOR PHASE I (THE FIRST 4 SITES) WAS LEASED TO THE CORPORATION THIS PAST FALL, WITH APPROVAL BY THE BOARD OF REGENTS AND THE BOARD OF PUBLIC WORKS.

THE LEASE TO THE CORPORATION INCLUDES THE RESTRICTION AND THE COVENANTS THAT WERE DEVELOPED, AND THE LEASE REQUIRES THAT ALL PROFITS ABOVE THE ACTUAL OPERATING COSTS OF THE PARK BE RETURNED TO UMBC.

6. FUNDING FOR THE PARK'S INFRASTRUCTURE HAS BEEN MADE AVAILABLE THROUGH COUNTY, FEDERAL, AND STATE GRANTS & LOANS.

THESE REPRESENT AN INVESTMENT IN THE INFRASTRUCTURE, RECOGNIZING THAT THE PROPERTY WILL GO ON THE TAX ROLLS AND WILL PRODUCE INCOME -- BOTH DIRECTLY AS THE ENTITIES PAY PROPERTY TAX AND INCOME TAX -- AND INDIRECTLY AS EMPLOYEES PARTICIPATE IN THE COMMUNITIES.

7. NOW, WE ARE GOING THROUGH THE BALTIMORE COUNTY'S DEVELOPMENT PROCESS TO ENSURE THAT THERE IS WIDE PARTICIPATION.

PART OF THE PROCESS INVOLVES THIS REVIEW, EXPLAINED BY MR. RASCOE.

OUR SCHEDULE -- BREAK GROUND IN AUGUST, BOTH FOR THE INFRASTRUCTURE AND FOR THE FIRST BUILDING, WHICH WILL BE CONSTRUCTED INDEPENDENTLY BY NIRO FOR ITS NEW SUBSIDIARY, ATLANTIC PHARMACEUTICAL SERVICES.

WE ANTICIPATE THAT THE CONSTRUCTION OF THE ROADS AND INFRASTRUCTURE WILL BE LARGELY COMPLETE BY DECEMBER.

INTRODUCE MIKE ERTEL, KCI TECHNOLOGIES

KCI TECHNOLOGIES IS THE COMPANY SELECTED TO DESIGN THE PLAN AND DO THE ENGINEERING WORK FOR THE PARK'S INFRASTRUCTURE.

MIKE ERTEL IS THE PROJECT ENGINEER

HE WILL EXPLAIN SITE CONSTRAINTS & DESCRIBE ENVIRONMENTAL & ARCHAEOLOGICAL PROTECTION EFFORTS, AND OTHER ASPECTS OF THE PROJECT.

Steve Kaplan

I'm trying not to laugh. My Mother would say ~~she's a joke~~

5% of the top 100 officers are women + Blacks

65% of the customers are women + Blacks

She ran for State Senate from? Her husband works at BGE and I was changing things.

One woman here told me she was against Affirmative Action when someone introduced me as Pres.

You can fire him or you should say to our I but I had to wait until all the white guys had left

She's a graduate of UABC BA + MA Public Service Instt'l Systems Design

And you want me to live on Calumet!

Big budget difference! She lives in Arbutus!

Perfect for this crowd!

Baltimore County Government
Department of Environmental Protection
and Resource Management



401 Bosley Avenue
Towson, MD 21204

(410) 887-3733

March 8, 1995

Mr. Michael Ertel
KCI Technologies
10 N. Park Drive
Hunt Valley, Maryland 21030-1888

**PROTESTANT'S
EXHIBIT NO. 8**

Re: UMBC
Wetland Delineation Verification

Dear Mr. Ertel:

Staff of Environmental Impact Review of this Department would like to thank you and Mr. Pfeiffer for meeting with us at such short notice on March 1, 1995.

The areas of concern regarding the above-referenced submission are as follows:

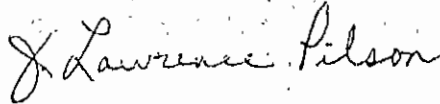
1. Show the stream thread in wetland #1.
2. Revise the northeastern limit of wetland #1.
3. The mowed field that sits upslope of wetland #1 contains hydric soil inclusions.
4. The discharge that flows from a storm drain at the southwestern edge of wetland #2 is a stream.
5. An additional stream exists in the northwestern corner of wetland #2.
6. The downslope limit of wetland #6 needs to be extended down the swale by 15 feet.
7. Revise the limits of wetland #7.
8. Three (3) streams are located in wetland #7.
9. The limits of the isolated wetland between wetlands #7 and #9 need to be revised.
10. Be advised that the wetland flags from data point #7 south to the property line have been vandalized.

Mr. Michael Ertel
March 8, 1995
Page 2

The previous comments are illustrated on the attached red-lined copies of the site constraints map. For areas that we cannot reach an agreement on, this Department will abide by the Corps of Engineers determination, if made.

If you have any questions regarding this correspondence or wish to schedule a meeting, please contact Mr. Michael S. Kulis at 887-3980.

Very truly yours,



J. Lawrence Pilson
Program Supervisor

MSJLP:MSK:sp

c: Mr. Joseph Pfeiffer

ERTEL/DEPRM/EIR

Baltimore County Government
Department of Environmental Protection
and Resource Management



401 Bosley Avenue
Towson, MD 21204

(410) 887-3733

April 11, 1995

RECEIVED

APR 19 1995

ZADM

Mr. Brian Sullivan, RLA, AICP
KCI Technologies, Inc.
16 North Park Drive
Hunt Valley, Maryland 21030-1888

Re: UMBC Research Park
Forest Stand Delineation
Forest Conservation Worksheet

Dear Mr. Sullivan:

The following is a reiteration of the topics discussed during the telephone conversation with staff of Environmental Impact Review on March 20, 1995.

The Forest Stand Delineation is approved with the following comments:

1. In the narrative, the forest stand rating for forest stand "A" is priority.
2. The limits of forest stand "A" should correspond with the edge of the old road and traverse to the knoll at elevation 170.13'.
3. Forest stand "C" has a greater # of native tree species and woody vegetation layers than assessed in the forest structure analysis. The aforementioned changes increase the forest structure rating from good to priority.
4. Forest stand "E" should be broken into 3 separate stands. All stands are pioneer to early seral stage and have a similar forest structure (poor) but differ significantly in the 7 forest parameters assessed in the structure analysis.
5. Forested areas within the Forest Buffer Easement, that are not proposed to be impacted, need not be assessed.
6. Specimen tree #16 is a Black Walnut (Juglans nigra).
7. Specimen tree #18 is a Black Gum (Nyssa sylvatica).

PROTESTANT'S
EXHIBIT NO. 7

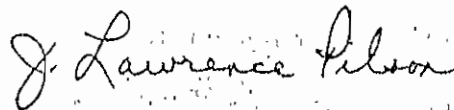
Brian Sullivan, RLA, AICP
April 11, 1995
Page 2

The Forest Conservation Worksheet needs to be revised as per our conversation on March 30, 1995. Staff of Environmental Impact Review of this Department could not reproduce the acreages provided. Additionally, the parcel has two (2) separate zoning uses which have different forest conservation thresholds. The worksheet is to be completed in two columns and combined at the break-even point (Section IIF) or the conservation threshold (Section VB).

According to Section 14-407 (formerly 14-406) clearing forest to below the break-even point will require that a Forest Retention Investigation Report be submitted and approved prior to Development Plan approval.

If you have any questions regarding this correspondence, please contact Mr. Michael S. Kulis at 887-3980.

Very truly yours,



J. Lawrence Pilson
Program Supervisor

msk JLP:MSK:sp

c: Mr. Michael Ertel

SULLIVAN/DEPRM/EIR



**Maryland Department of Transportation
State Highway Administration**

2ADN
David L. Winstead
Secretary
Hal Kassoff
Administrator

MEMORANDUM

**PROTESTANTS
EXHIBIT NO. 10**

TO: Mr. Ronald Burns, Chief
Engineering Access
Permits Division

ATTN: Mr. Robert Small

FROM: Steven R. McHenry, Regional Planner
Regional & Intermodal
Planning Division

DATE: February 24, 1995

SUBJECT: Baltimore County
UMBC Research Park
Development Proposal
Access Impacts Review

The concept plan for the development of the UMBC Research Park provides for 740,000 square feet of office/research development concentrated in eight separate buildings, in four construction phases, on a 93 acre site. Approximately 2240 auto parking spaces would be provided. The primary access to the proposed complex would be provided by UMBC Boulevard at a point approximately 1500 feet north of MD 166.

The consultant's preliminary estimate of the average daily traffic for the total buildout of the site is 5700 trips. While this appears reasonable based on ITE trip tables for research park development of this size, additional information will be needed on the impacts of the proposed development to the surrounding highway system during peak periods. You have indicated that a complete traffic impact analysis (TIA) has been requested from the developer. MD 166, MD 372 (via the UMBC Loop Road), I-195, I-95 (via MD 166), and I-695 (via the MD 372 and I-95 interchanges) would bear the primary traffic impacts of the proposed research park, and should be included in the TIA. This should be reviewed by our Traffic Forecasting Section for accuracy and adequacy.

There are no plans to provide improvements to any of these highways in Baltimore County except for the portion of I-695, from I-95 to north of MD 372 (Wilkins Avenue). Final design is underway for the reconstruction of the I-695 to four lanes, plus median HOV lanes. The current schedule includes a spring 1996 design shelf date. The project is not currently funded for construction.

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Mr. Ronald Burns
Page 2

The traffic analysis for the I-695/MD 372 interchange in the approved FEIS (1991) for the widening and reconstruction of I-695, from I-70 to MD 170 (excluding HOV lanes) indicates that the current interchange is failing in the evening peak period. A LOS of "E" is predicted in the design year (2015) with the proposed widening in place. The Traffic Forecasting Section will be updating the analysis to include the impact of the proposed HOV lanes that are now being considered.

In 1989, Baltimore County identified the extension of MD 166 (Metropolitan Boulevard), from its terminus at the park and ride lot to MD 144, as a priority for future project planning starts. Subsequent to that, SHA and the county jointly reviewed the potential for the proposed extension of MD 166. The alignments studied began at the existing northern terminus of MD 166, and continued northwestward between the Patapsco Valley State Park and Catonsville Community College. The proposed extension terminated at the existing MD 144/Rolling Road intersection.

The concept was dropped from study in 1990 when SHA and the county jointly concluded that growing residential development, expanding park boundaries and wetland impacts precluded the construction of a new major highway in the area. While still carried in the Baltimore County master plan as the Rolling Road area study, continued development, and increasing federal and state regulations make consideration of a new major highway even less likely today.

A final issue has to do with the Catonsville community itself. There has been an ongoing dialogue with the community over perceived cut-through traffic using community streets in lieu of I-695 and the impacts of commuter traffic from Howard County. While these issues have been dispelled, for the most part, by the community based, county developed community traffic study completed in 1990, these issues will be dredged up again with the proposed development. Any traffic impact analysis must respond to such potential impacts.

We need to take a careful look at the impacts of this major development to MD 166 and MD 372, and incorporate any necessary improvements into the current beltway design contracts. In addition, we need to encourage the developer and the county to work closely with community leaders on this issue and on the development of TSM and transit based improvements before construction begins on the research development complex.

If I can be of further assistance, please let me know.

cc: Mr. Joseph Finkle
Mr. Charles R. Harrison
Mr. Robert Lambdin

Mr. Neil J. Pedersen
Mr. Douglas H. Simmons

PROTESTANT'S EXHIBIT NO. 11

118/
133

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
F.J. SETSON	INDS ENV. Sci.	OPPOSE
Peter Hyde	INDS- Biology & Geography	OPPOSE
Jonathan Lopez	CENG (Chemical Engineering)	Oppose
Clare Norcio	Hist/Anth	oppose
NORMA GREEN	Staff	OPPOSE
Mitra Elyassi	student / Sociology	oppose
Nahum Castro	student / (comp Science)	oppose
Neil McCAIN	SEB / student	oppose
LINGCAN ZHANG	CMSC. Ph.D.	oppose.
TIM EDWARDS	(JOHNS HOPKINS) PH.D. STUDENT	OPPOSE
Jan Zubair	IFSM B.S.	oppose
Mary Mason	Biol/ECF BS	oppose
Gennifer Evans		oppose
Pamela Woods	GEOG	oppose

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
Lynda Dodd	Env. Science	oppose
Adam Smith	Env. Science	OPPOSE!!!
Walter Prince	Geography	oppose
Amy Marks	Environmental Science	OPPOSE
Young Huang	Mechanical Engineer	oppose
Maurice Nixon Jr	Geog	Oppose
Gary Thompson	Geog	Oppose
✗ Ibrahim Youssef	Resident	oppose
✗ Mark K. Apple	~~Geog~~ Marine Science	oppose !!
Barbara Harper	Rec + Parks	oppose.
Dani Haslam	Social work	OPPOSE !!
Amy Nelson	English	<u>OPPOSE</u>
Susan Allen	Resident	oppose
Ben Babst	Biology	oppose

res. student

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
Steve Mengen	Psychology	oppose
Lisa Shifren	digital Imaging/anatomy	AGAINST
Kelle-Anne Allen	JNDS - Communication	Against
~~Carste M. Mares~~	Bio/Geog	Against
Benjamin Cary	History/Geog	Against
Julie Miller	Bio.	Against
Jan Bland	History	Against
Wendy Rosez	ccc	Against
Jacqueline Shup	English	against
Tanya Tayman	Bio/Psyc	Against
Rima Allport	JNDS & Psyc	Against
Tammy Craig	Campus Activities	Against
Kathleen Bickel	Biochem/Bio	For
Vivian Selvan	MLL German	OPPOSE

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
Earl Millett	Geography	opposed
Bethany Yost	Biology	opposed
Michelle Zewai	Biology	opposed
Brian P. Coughlin	IFSM	opposed
Emily Frye	MUSIC	OPPOSED!
Dana Hinzman	Student - Econ/Geog.	Opposed!
JODI BARTZ	SOCIAL WORK	(DUM)OP!
Staci Catzva		OPPOSED
Michael A. Eaves	INVS / Poly Scie.	opposed
Rebecca C Tracey	Political Science	opposed
Kelly Cook	Alumni	<u>OPPOSED!</u>
Chris Cooper	—	OPPOSED
Andy Baumgardner	Geography	OPPOSED
Amy Rodeffer	Biochemistry	FAVOR

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
PATRICK DAY	Bio Chemistry	FAVOR
SIENGTHA TEP	BIOLOGY	OPPOSE
Judy Costen	INDS	OPPOSE
Nathan C. Jenkins	Music Performance	oppose
Wilky	WmST	oppose
Olivia Burlingame	Women Studies	oppose
Alexa Warfield	CMSC	Favor
Mike Windham	IFSH	oppose
JANE WITMER	BIOCHEMISTRY	OPPOSE
LUE WALTERS	PHYSICS	FAVOR
STEVE WALTERS	BIOLOGY	FAVOR
George Rouss	Photo	OPPOSE
Phil Hardin	Photo/Video	opposed
Chad Isbell	Psychology / Social Work	oppose but need more info.

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
Lisa Parris	Biology	Oppose
Shauna Harris	medical Technology	oppose
Thomas Yeager	Biology	For
Soel Wynn	Biology Chem	oppose
Stephen Phillips	Math	for
J.C. J.	Bio/Soc	oppose
William D. Rader	IT/Sci	oppose
* Jessica Muehlbeck	Occupational Therapy	Oppose
Kelly Kuersten	Photography	Oppose
Dawn Grappe	Pre-Nursing	oppose
* Gookie Bernierke	Hotel/Restaurant Management	oppose
Katherine Sprinkle	English	oppose
Cheryle Smith	Biology	oppose.
Michelle Smith	Biology/Psyc.	oppose

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
Jay D'Aiuto	VPA - MUSIC	OPPOSE
* Shannon Gregory	Bio	OPPOSE
Jay Beale	Physics	OPPOSE
EMILY HARWIN	ENGLISH	OPPOSE
Dave Chu	~~_____~~	OPPOSE
JOHN SEARS	VPA	OPPOSE
San MacAllister	PHOTOGRAPHY	oppose!
Martha Bouff	Bio/ span.	Oppose
Gina Shepler	chemical Eng.	Oppose
Lori Martin	Biology	Oppose
CHRIS RYLOSKO	PRE-Med.	OPPOSE
DAVID HAGAN	MENG	AGAINST
Jeremy Hartman	Cmsc	FOR!
Sara Hinkelman	Bio	FOR

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
C. DeSantis	VPA	Move it somewhere else.
Claudia Moessinger	Theater	move it!
Danae Griffin	Health Science + Policy	Move it
Steven Butz	Biology	move it!
Jami Lipan	Biology	IF it can be built elsewhere, move it otherwise stay there.
Myra L Oliver	Psychology	Move it somewhere else
James Spodwin	Biology	Move It
William Brown	~~Psychology~~ Biology	Move it no need!!
Namrata Kadivar	Biology	Move it
Debra Daggs	Engineering	Favor
Jeanna Lawn	EHS	Move to another place
Chad Pickel	Psy	Favor
Christine Bell	Biology/Education	move it
Kevin Hegogue	Biology	Move It

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

Name	Major or Faculty/Staff Dept.	Favor or Oppose
Margaret Webb	Nursing	Oppose
Christina Heibler	Biochemistry & Molecular B5D	Oppose
Byron Norton	Psychology / Biology / Anc. St.	Opposed
Todd David Newell	Computer Science	oppose
Alan Rebar	Education	Oppose
Mannan Humay	SAIS "Ethnic & Sociology"	OPPOSE
Ed Conley	American Studies	opposed
Brian Townshend	Geography	opposed
Allison Cauthorn	Environ. Earth Science / Policy	Opposed
Tara Evanko	PrePharmacy	opposed
Jennifer Fitzgerald	Geography / Biol	opposed
Arti Kishen	Souk	OPPOSED
Lithparam. Nachigida	Engineering	Oppose
Daniel Wright	CMSC	Opposed

RESEARCH PARK SURVEY

Do you favor or oppose the plan to build a research park on the 93 acres of land located between UMBC Boulevard and the practice fields?

[illegible]

UMBC RESEARCH PARK FACTS

- The proposed site for the Research Park consists of 93 acres of *wildlife habitat*, including forest, wetlands, a pond, and a stream
- Although the site is desirable because it is adjacent to campus, *other nearby sites* exist that are not being used, including Spring Grove (across the street from campus), the Beltway Business Community (2.5 miles away), and the vacant Montgomery Ward Building (located downtown)
- The site is currently being used as a "*living laboratory*" for undergraduate and graduate research projects, as well as a "*natural classroom*" for UMBC & elementary school students
- The Research Park will damage the *habitat* and *breeding grounds* for many wildlife species (*note the species list on the other side*) and cause the elimination of specimen trees
- The increased number of people on campus will exacerbate *parking, traffic, and pollution* problems
- The plan will require the moving of practice field, leaving *little space* for future expansion of our athletic programs
- Currently, *only one company* (Atlantic Pharmaceuticals) has agreed to move into the Research Park
- This company will be custom manufacturing pills, not doing research. They will employ 29 low-level technicians; *no scientists will be on the site*
- Currently, this company will offer *only 2 internships* for UMBC students
- Most members of the surrounding communities, as well as many UMBC students, faculty, and staff oppose the Research Park *on this site*. We agree that the Park should be built, but on another, already developed site.

8-1
STUDENT
PROTEST NO. 1

SPECIES LIST

The following species have been found living in and around the proposed site of the Research Park:

A breeding population of 10 white-tailed deer, foxes, cottontail rabbits, red-shouldered hawks; brown-headed cowbirds; gnat catchers; Carolina yellow-billed cuckoos; wrens; dusky butterflies; Japanese honeysuckle; hackberry trees, over 76 species of breeding birds; salamanders; deer mice, box and painted turtles; woodchucks, opossums, chipmunks, skunks, raccoons

Plot # 3 SPECIMEN TREE LOCATION

8 a.m. (6:30 a.m. April 20, Thurs.

David Platin and Adam Smith cited:

- ruby-crowned Kinglets
- wood and hermit thrushes
- downy woodpecker
- Northern Flicker
- 3 American goldfinches
- 4 titmouses
- 2 killdeer
- several yellow-rumped warblers
- warblers
- starlings
- robins
- pair of chickadees
- pair of black and white warblers
- 3 white-eyed vireos
- grackle
- common crow

April 20 Smith/Platt/Young et. al.

-fox dens; river birch trees; army ants,

Noon April 18 Pig Pen Pond

David Platin sighted:

- common grackles
- mourning dove nests
- American robin nest
- yellow warblers nest
- white-eyed vireo
- common snipe
- red-winged blackbird
- palm warblers
- swamp sparrow
- purple-sided towhees
- green and blue herons

American toads; leopard frogs;
Bull frogs; spring peepers +

crayfish; dusky salamander;
common and redbellied shiners;
minnows

Platt also says pond has water
snakes; catfish; eels, bass; snapping
turtles.

5/3/95

I am very concerned with the proposed research park. There is only one company that is guaranteed to participate, and that company will not be providing the internships that are usually cited ~~with~~ as benefits of having the park on campus. With no benefit for UMBL, I see no reason for ~~to~~ constructing a facility that could easily be built elsewhere and with less environmental damage.

Lianne M. Tauxe

Lianne M. Tauxe
9424 Highlander Ct.
Walkersville, MD 21793
(301) 845-4386

**PROTESTANTS
EXHIBIT NO. 13A**

I am not in favor of the proposed Research Park being built on the ~~site~~ wetlands and forested area. Many students use that land as a living lab while others like to ~~go~~ just take a walk through a nice pleasant area ~~that~~ that is still on campus. To alter the surroundings of a wetlands area is very detrimental to them. Please keep this land as is, move the ~~to~~ Research Park to another site!

Thank You

Rachel Gacet
1203 Truman Ct.
Waldorf, MD 20602

**PROTESTANTS
EXHIBIT NO. BB**

I am against the ~~the~~ UMBC Research Park because the natural environment to be destroyed is unnecessary since there are other areas, already developed, with office space available for a Research Park. This area that the UMBC Research Park is currently considering to destroy is used by many students (UMBC and others) for final projects in various subject areas (including geology and archeology), and as a low land biking area.

Christopher Rooney
1113 Princeton Lane
Waldorf, MD
20602

PROTESTANT'S
EXHIBIT NO. 13 C

Research Park

Amy Marks
4713 Parmelee Rd.
Baltimore, MD 21208

I am an environmental science major
and the present^{proposed} location of the research

park ~~is~~ in an area that a lot of
environmental science final projects
have been done. I was looking forward
to doing my final project in that area
and I do not support the research
park being built in the proposed area.
Other, already developed sites, have
been proposed and should be further
looked into and taken more seriously.

PROTESTANTS
EXHIBIT NO. 13D

Dear Administrators

I oppose the development of the ^{UMBC} research park on the wetlands outside of loop road. As a UMBC student, I request you re-survey the UMBC student body as to whether they support the park at this location.

Find a new place to put it that won't have adverse environmental impacts.

Thanks,

Jennifer Fitzgerald
4023 Colchester Rd #191
Baltimore MD 21229

**PROTESTANT'S
EXHIBIT NO. 13 E**

To whom it may concern;

Concerns over the proposed U.M.B.C.
Research park; with regards to the habitat
requirements of *Stigibromus Taeniatus Potamoensis*.
~~an~~ This amphipod has been found in the research
park area and is currently on the watch list.
The proposed area for the 2ND & 3RD areas of
construction may interfere with the assumed
habitat of Sulfur Spring Area. The small
90+ acre area of construction can serve a
higher utility as a natural classroom
and student research area.

F. J. STEWSON
Environmental Science
Ave. Balt. MD 21213

Sr. UMBC.
3329 Richmond



PROTESTANTS
EXHIBIT NO. 13 F

Shirley K

BALTIMORE COUNTY - BUREAU OF UTILITIES
INTER-OFFICE CORRESPONDENCE

To: Berchie L. Manley
Councilwoman First District

From: William H. Frankenfield *WHF*
Acting Chief, Bureau of Utilities

Subj: HERBERT RUN SEWER SYSTEM
INDUSTRIAL SEWER SYSTEM STANDARDS

August 16, 1994

This is in response to your June 15, 1994 inquiry. Attached is a current system analysis that identifies where capacity is limited based upon sewer design criteria. It can be seen from this report that there is no more reserve capacity for the portion of Herbert Run interceptor located below manhole no. 1294 on Washington Boulevard. The Bureau of Engineering and Construction has a project, J.O. 1-20-0026, designed to address this capacity limitation. If you desire further information regarding this project, please contact Mr. Glen Keller at 887-3762.

As the operating Bureau, we are unaware of any leakage problems with the Herbert Run interceptor. There is the possibility that the lower portion of the system may surcharge under wet weather conditions without overflowing the manholes.

Also attached are regulations for industrial users of the sewer system including the criteria used in enforcing local limits. If you have any further questions or desire additional information, please contact me at 887-5348.

WHF:wf

C: W. Herberich
G. Keller
File

*July 97 240,000 for FY 98
all 3 phases \$1 m*

*Proletentals
#14*

AUG 18 1994

HERBERT RUN 85100000

(PA851000)

SYSTEM ANALYSIS

SEWER SERVICE AREA	MH TO	MH	PIPE LENGTH (FT.)	*****FULL PIPE***** CAPACITY (MGD)	VELOCITY (FPS)	DIA. (IN.)	*****1993 FLOW***** RATE (MGD)	VELOCITY (FPS)	DEPTH (IN.)	(1993) PERCENT FULL	RESERVE CAPACITY (MGD)	REQUIRED RELIEF (MGD)	YEAR RELIEF REQUIRED
85101318	17948	17657	143.00	1.16	2.29	12.00	0.81	2.32	7.83	69.82	0.35	0.00	0
85101318	17657	17656	132.19	1.17	2.30	12.00	0.81	2.33	7.73	69.41	0.36	0.00	0
85101318	17656	17655	236.09	1.17	2.31	12.00	0.81	2.33	7.73	69.27	0.36	0.00	0
85101318	17655	17654	112.35	1.42	2.78	12.00	0.81	2.71	6.39	57.43	0.60	0.00	0
85101318	17654	17654A	28.00	1.25	2.46	12.00	0.81	2.46	7.45	65.02	0.44	0.00	0
85101318	17654A	17653	278.00	1.17	2.30	12.00	0.81	2.33	7.73	69.40	0.36	0.00	0
85101318	17653	1055	18.00	1.18	2.32	12.00	0.81	2.34	7.73	68.97	0.37	0.00	0
85101318	1055	1054	110.00	1.63	3.21	12.00	0.81	3.20	5.98	49.81	0.82	0.00	0
85101317	1054	1053	272.50	1.66	3.26	12.00	0.86	3.29	6.12	51.77	0.80	0.00	0
85101316	1053	2017	340.50	3.79	7.45	12.00	1.00	6.29	4.21	26.31	2.80	0.00	0
85101316	2017	7481	175.00	3.96	7.79	12.00	1.00	6.49	4.11	25.17	2.97	0.00	0
85101315	7481	2013	209.00	4.43	8.71	12.00	1.36	7.66	4.56	30.67	3.07	0.00	0
85101314	2013	2012	124.00	2.21	4.35	12.00	1.43	4.62	7.01	64.51	0.79	0.00	0
85101314	2012	2008	158.00	2.28	2.87	15.00	1.43	3.03	8.58	62.55	0.86	0.00	0
85101314	2008	2005	288.00	2.29	2.88	15.00	1.43	3.03	8.58	62.43	0.86	0.00	0
85101313	2005	1996	138.00	2.34	2.94	15.00	1.47	3.11	8.64	62.82	0.87	0.00	0
85101312	1996	1995	212.60	7.04	8.85	15.00	1.51	7.06	4.73	21.48	5.53	0.00	0
85101311	1995	1994	370.00	4.39	5.52	15.00	1.56	5.05	6.17	35.47	2.83	0.00	0
85101311	1994	1993	172.93	3.25	4.08	15.00	1.56	4.04	7.31	47.97	1.69	0.00	0
85101311	1993	1992	305.85	3.25	4.08	15.00	1.56	4.04	7.31	47.96	1.69	0.00	0
85101311	1992	1991	147.50	3.25	4.09	15.00	1.56	4.04	7.31	47.89	1.69	0.00	0
85101311	1991	1977	191.20	4.58	5.76	15.00	1.56	5.21	6.02	33.99	3.02	0.00	0
85101310	1977	1976	261.52	2.65	3.34	15.00	1.66	3.52	8.58	62.58	0.99	0.00	0
85101309	1976	1975	146.87	3.24	4.07	15.00	1.80	4.18	7.98	55.54	1.44	0.00	0
85101308	1975	1973	400.00	4.59	5.77	15.00	2.01	5.58	6.96	43.83	2.58	0.00	0
85101307	1973	2757	324.68	3.22	4.05	15.00	2.74	4.54	10.63	63.72	0.48	0.00	0
85101307	2757	1972	65.00	3.32	4.18	15.00	2.74	4.67	10.39	64.41	0.58	0.00	0
85101307	1972	3520	257.00	3.47	4.37	15.00	2.74	4.84	10.03	63.92	0.73	0.00	0
85101307	3520	1971	186.00	3.53	4.43	15.00	2.74	4.90	9.95	64.20	0.79	0.00	0
85101307	1971	1970	470.00	3.50	4.40	15.00	2.74	4.87	9.98	63.72	0.76	0.00	0
85101307	1970	1969	190.32	4.30	3.76	18.00	2.74	3.98	10.42	63.72	1.56	0.00	0
85101306	1969	1966	344.00	4.31	3.76	18.00	2.78	4.00	10.49	64.41	1.53	0.00	0
85101305	1966	1965	226.00	7.45	6.51	18.00	2.83	6.06	7.69	46.3	4.63	0.00	0
85101305	1965	1964	247.04	6.09	5.32	18.00	2.83	5.23	8.63	37.92	3.27	0.00	0
85101305	1964	1963	355.30	6.12	5.34	18.00	2.83	5.23	8.59	46.20	3.29	0.00	0
85101305	1963	30379	250.00	7.51	6.55	18.00	2.83	6.09	7.66	37.65	4.68	0.00	0
85101304	30379	1958	131.40	6.40	5.59	18.00	3.07	5.53	8.80	48.08	3.32	0.00	0
85101303	1958	1950	322.33	9.27	4.56	24.00	3.18	4.13	9.69	34.28	6.09	0.00	0
85101302	1950	1948	348.32	9.26	4.55	24.00	3.30	4.17	9.90	35.61	5.96	0.00	0

SYSTEM ANALYSIS

SEWER SERVICE AREA	MH	TO MH	PIPE LENGTH (FT.)	*****FULL PIPE***** CAPACITY (MGD)	VELOCITY (FPS)	DIA. (IN.)	RATE (MGD)	*****1993 FLOW***** VELOCITY (FPS)	DEPTH (IN.)	(1993) PERCENT FULL	RESERVE CAPACITY (MGD)	REQUIRED RELIEF (MGD)	YEAR RELIEF REQUIRED
85101302	1948	1947	362.00	8.04	3.95	24.00	3.30	3.75	10.70	41.00	4.75	0.00	0
85101302	1947	1274	298.00	8.01	3.94	24.00	3.30	3.74	10.72	41.16	4.71	0.00	0
85101302	1274	1273	303.00	9.26	4.55	24.00	3.30	4.17	9.90	35.60	5.97	0.00	0
85101301	1273	299.00	299.00	9.29	4.56	24.00	3.53	4.25	10.25	38.03	5.76	0.00	0
85101301	1272	1410	155.00	9.27	4.55	24.00	3.53	4.25	10.28	38.09	5.74	0.00	0
85101200	1410	15151	243.56	20.79	6.54	30.00	7.92	6.09	12.84	38.09	12.87	0.00	0
85101200	15151	1409	55.00	20.27	6.37	30.00	7.92	5.98	13.02	39.06	12.35	0.00	0
85101100	1409	1408	317.80	16.80	5.28	30.00	8.04	5.23	14.63	47.86	8.76	0.00	0
85101100	1408	1407	137.30	19.11	6.01	30.00	8.04	5.75	13.57	42.08	11.07	0.00	0
85101100	1407	1406	338.10	18.79	5.91	30.00	8.04	5.68	13.70	42.80	10.75	0.00	0
85101100	1406	1405	229.30	18.82	5.92	30.00	8.04	5.68	13.69	42.73	10.78	0.00	0
85101100	1405	JUNC4	347.80	18.36	5.77	30.00	8.04	5.58	13.89	43.80	10.32	0.00	0
85101100	JUNC4	JUNC3	419.00	17.57	5.52	30.00	8.04	5.40	14.25	45.78	9.52	0.00	0
85101100	JUNC3	1402	303.60	18.43	5.79	30.00	8.04	5.60	13.86	43.63	10.39	0.00	0
85101100	1402	1438	167.00	26.58	8.36	30.00	8.04	7.32	11.32	30.26	18.54	0.00	0
85101100	1438	1401	216.90	28.19	8.86	30.00	8.04	7.64	10.97	28.53	20.15	0.00	0
85101100	1401	1140	74.50	35.65	11.21	30.00	8.04	9.05	9.69	22.56	27.60	0.00	0
85101100	1140	1399	197.40	35.64	11.21	30.00	8.04	9.05	9.69	22.56	27.60	0.00	0
85101100	1399	1398	99.87	29.50	9.27	30.00	8.04	7.90	10.70	27.26	21.45	0.00	0
85100800	1398	1397	129.05	24.54	7.71	30.00	8.80	7.08	12.41	35.84	15.74	0.00	0
85100800	1397	1396	217.47	21.68	5.63	33.00	8.80	5.34	14.64	40.58	12.88	0.00	0
85100800	1396	1395	209.00	21.73	5.64	33.00	8.80	5.35	14.61	40.49	12.93	0.00	0
85100800	1395	1394	343.00	21.66	5.63	33.00	8.80	5.34	14.64	40.61	12.86	0.00	0
85100800	1394	1393	260.00	21.67	5.63	33.00	8.80	5.34	14.64	40.58	12.88	0.00	0
85100700	1393	1392	245.00	21.98	8.53	27.00	9.13	8.14	12.14	41.54	12.85	0.00	0
85100700	1392	1391	460.00	21.98	8.53	27.00	9.13	8.14	12.14	41.54	12.85	0.00	0
85100600	1391	8606	72.00	23.86	7.50	30.00	9.54	7.08	13.19	40.00	14.31	0.00	0
85100600	8606	7440	426.00	23.88	7.51	30.00	9.54	7.09	13.19	39.95	14.34	0.00	0
85100600	7440	7439	265.00	18.76	5.90	30.00	9.54	5.92	15.15	50.87	9.22	0.00	0
85100600	7439	7437	265.00	18.76	5.90	30.00	9.54	5.92	15.15	50.87	9.22	0.00	0
85100600	7437	1293	165.00	11.33	3.56	30.00	9.54	3.99	21.08	50.87	1.79	0.00	0
85100600	1293	1294	105.90	11.84	3.72	30.00	9.54	4.14	20.41	50.87	2.29	0.00	0
85100600	1294	1539	155.69	7.97	2.51	30.00	9.54	2.51	30.00	50.87	0.00	0.00	1993
85100500	1539	1776	516.61	8.02	2.52	30.00	9.61	2.52	30.00	50.87	0.00	1.57	1993
85100500	1776	1775	336.80	7.93	2.49	30.00	9.61	2.49	30.00	50.87	0.00	1.59	1993
85100400	1775	1774	511.05	7.97	2.51	30.00	9.63	2.51	30.00	50.87	0.00	1.68	1993
85100300	1774	1773	349.68	7.91	2.49	30.00	9.71	2.49	30.00	50.87	0.00	1.66	1993
85100300	1773	1772	382.49	7.92	2.49	30.00	9.71	2.49	30.00	50.87	0.00	1.80	1993
85100300	1772	1771	350.71	8.03	2.52	30.00	9.71	2.52	30.00	50.87	0.00	1.79	1993
85100300	1771	1770	162.25	8.08	2.54	30.00	9.71	2.54	30.00	50.87	0.00	1.68	1993

HERBERT, RUN 85100000

(PA851000)

SYSTEM ANALYSIS

SEWER SERVICE AREA	MH TO MH	PIPE LENGTH (FT.)	*****FULL PIPE***** CAPACITY (MGD)	VELOCITY (FPS)	DIA. (IN.)	*****1993 FLOW***** RATE (MGD)	VELOCITY (FPS)	DEPTH (IN.)	(1993) PERCENT FULL	RESERVE CAPACITY (MGD)	REQUIRED RELIEF (MGD)	YEAR RELIEF REQUIRED
85100300	1770	1769	7.94	2.50	30.00	9.71	2.50	30.00	12.27	0.00	1.77	1993
85100100	1769	1768	7.96	2.50	30.00	9.88	2.50	30.00	12.27	0.00	1.92	1993
85100100	1768	1767	8.02	2.52	30.00	9.88	2.52	30.00	12.27	0.00	1.86	1993
85100100	1767	1766	8.07	2.54	30.00	9.88	2.54	30.00	12.27	0.00	1.82	1993
85100100	1766	1765	8.02	2.52	30.00	9.88	2.52	30.00	12.27	0.00	1.87	1993
85100100	1765	1764	7.89	2.48	30.00	9.88	2.48	30.00	12.27	0.00	1.99	1993
85100100	1764	1763	7.95	2.50	30.00	9.88	2.50	30.00	12.27	0.00	1.94	1993
85100100	1763	1762	8.01	2.52	30.00	9.88	2.52	30.00	12.27	0.00	1.87	1993
85100100	1762	6378	7.92	2.49	30.00	9.88	2.49	30.00	12.27	0.00	1.97	1993
85100100	6378	6349	98.43	30.94	30.00	9.88	19.81	6.42	10.04	88.55	0.00	0

B A L T I M O R E C O U N T Y, M A R Y L A N D

OCT 3 1994

INTER-OFFICE CORRESPONDENCE

TO: Berchie L. Manley
Council District 1

FROM: Glen A. Keller, Chief
Sewer Design Section
Bureau of Engineering and Construction

SUBJECT: Bull Branch Interceptor
Mellor Avenue Diversion
Herbert Run Interceptor

September 30, 1994

*Protestants
NOV 5*

Per Ms. Gail LeCompte's request, we were asked to provide a map of the sewer system bounded by Frederick Road, Beechwood Avenue, Bloomsbury Avenue and the Patapsco River, identifying any deficiencies and providing an update for the Herbert Run Interceptor.

As shown on the attached maps, the aforementioned area is served by two (2) interceptors: Bull Branch Interceptor and Mellor Avenue Diversion. Our computer analysis of these sewers only shows one stretch of 18-inch sewer between manholes 10391 and 10392 as deficient. This section of pipe is circled in red on the attached sewer key maps.

Attached is a budget page for Job Order 1-20-26 which will replace and repair sections of the Herbert Run Interceptor.

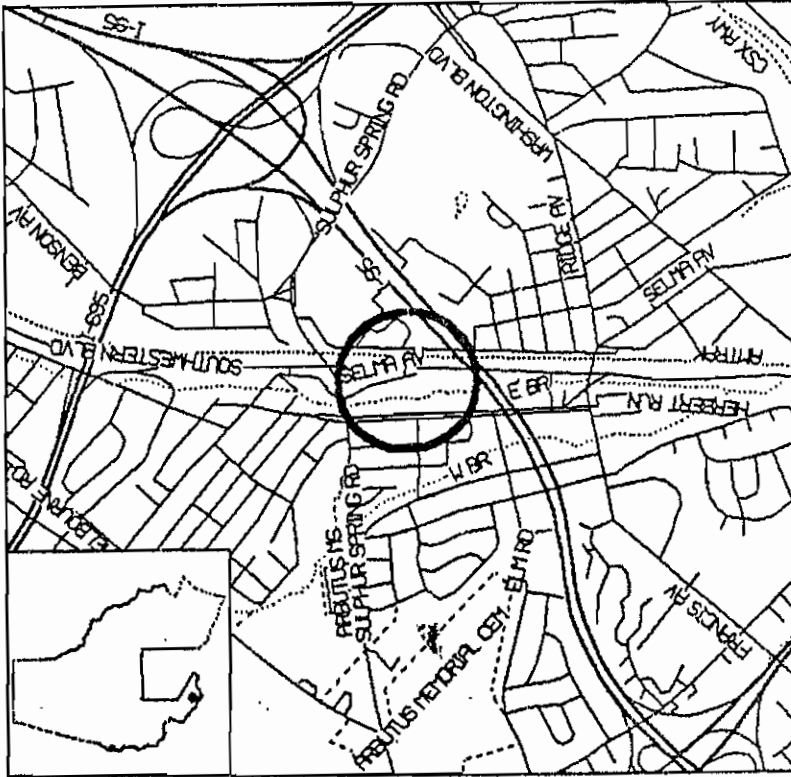
Phase I consists of constructing approximately 1,200 feet of new 30-inch sewer and relining approximately 400 feet of existing 30-inch sewer. The limits of this phase are from I-95 to New Sulphur Spring Road.

Phase II consists of constructing approximately 5,300 feet of new 36-inch and 42-inch sewer from the Patapsco Interceptor to Southwestern Boulevard.

Phase III is the section along, or near, Southwestern Boulevard, from Washington Boulevard to I-95. Investigation has shown that there are no major failures in this section and that the capacity does not appear to be a problem. Therefore, there is no project planned for this phase at this time.

GAK:bjk

cc: J. Kurt Buckler
W. William Korpman, III



CLASS	PROJ NO.	JOB NO.	COUN. DIST.	MASTER PLAN CODE
01	020	0026	1.	2.

PROJECT TITLE: HERBERT RUN INTERCEPTOR REPLACEMENT

LOCATION: HERBERT RUN

MASTER PLAN SECTOR W.

DESCRIPTION:

DUE TO AGE AND CAPACITY PROBLEMS, SECTIONS OF THE HERBERT RUN INTERCEPTOR ARE IN NEED OF REPLACEMENT AND REPAIR. THIS PROJECT HAS BEEN DIVIDED INTO THREE PHASES AND WILL INVOLVE PIPE BETWEEN THE PATAPSCO INTERCEPTOR AND NEW SULPHUR SPRING ROAD. LAND ACQUISITION AND ENVIRONMENTAL CONCERNS WILL BE PREVALENT THROUGHOUT THE PROJECT.

Sub No 16
(160)

PROJECT DETAILS	TOTAL COST	PRIOR AUTHORIZATIONS	BUDGET YEAR FY 1995	FIVE YEAR CAPITAL PROGRAM					BALANCE TO COMPLETE
				FY 1996	FY 1997	FY 1998	FY 1999	FY 2000	
ENGINEERING (200)	150								150
SITE ACQ. & RIGHT OF WAY (300)	140					40			100
CONSTRUCTION (400)	1,240					240			1,000
TOTAL COST	1,530					280			1,250
OUTSIDE FUNDS:									
COUNTY FUNDS:									
METRO BONDS (451)	1,530					280			1,250
TOTAL FUNDS	1,530					280			1,250

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Honorable Ronald Hickernell
TO _____ County Council _____

Date _____ April 25, 1983

FROM _____ Dr. Donald J. Roop
Health Officer _____

SUBJECT _____ HERBERT'S RUN SEWERSHED _____

*Protestant
for 17*

This is in reference to conditions in the Herbert's Run sewershed related to present and future capacity of the sanitary sewer system.

The present condition of the Herbert's Run interceptor sewer indicates that the system is in a debilitated physical state subject to periodic infiltration of surface and ground-water during wet weather periods. There are several locations in the interceptor where cracks and deteriorated joints are prevalent.

The difficulty in evaluating the present flows entering this system involves developing an accurate assessment of extraneous flow which enters the interceptor from the entire sewershed. Extraneous flow includes illegal connections to the sanitary sewer lateral conveyance system in the form of sump pumps, and rain leaders as well as the percentage of infiltration which enters the open joints of old pipes during wet weather periods. This problem has been documented by the staff of the Bureau of Utilities, Department of Public Works during the past several years.

The Bureau of Utilities indicates that dry weather overflows of sewage have not been observed from the Herbert's Run interceptor. The systems dry weather and peak capacity flow does not present a problem to the system. However, during storm events wet weather overflows have been observed. This condition has been exacerbated by the insufficient pumping capacity at the existing Patapsco pumping station.

A field survey of the significant points in the Herbert's Run sewershed was conducted by Mr. John Kemp of the Bureau of Utilities and Mr. Robert Sheesley of our staff. The survey occurred after a series of storm events prior to March 30, 1983. The purpose of the survey was to visibly determine if excessive flow existed throughout the sanitary sewer conveyance system draining to Herbert's Run. The locations selected are indicated on Table One and designated by numbers on the sewer key sheets attached.

April 25, 1983

The results of the survey were as follows: At location one, Valley Road and Wilkens Avenue, the 15" interceptor which carries sewage from most of Catonsville to Herbert's Run was one-third full. At location two, Wilkens Avenue and Saint Charles Avenue, a 12" intereceptor which drains a portion of Maiden Choice Lane and Wilkens Avenue near Saint Mary's Seminary to the Baltimore City line was observed to be one-third full with effluent passing at a high velocity. Location three, Shelbourne Road at the intersection of each branch of Herbert's Run is the junction of a 20" and 24" intereceptor serving portions of Catonsville, North Arbutus to Maiden Choice Lane and west of Wilkens Avenue. This intersection indicated unimpeded flow and the pipe was one-half full. The next sewer manhole below location three, services the area including the University of Maryland Baltimore County Campus. This additional flow to the main interceptor in the east branch of Herbert's Run did not appreciably increase the overall flow in the pipe. At location four, Sulphur Spring Road and Carvelle Avenue, the entire Herbert's Run drainage area intercepts the main line in Herbert's Run. This is a 30" intereceptor which was one-half full and moving unimpeded. At location five, in Herbert's Run, below Southwestern Blvd. and the Pennsylvania Railroad, the main 30" interceptor was surcharging to within five feet of the top of the manhole. There was evidence of overflows from the manhole. At location six, the junction of the 30" Herbert's Run interceptor and the Patapsco interceptor, excessive surcharging and discharging of sewage was occurring.

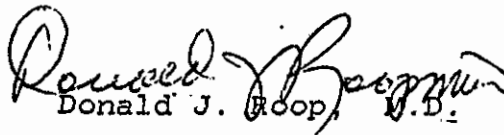
In addition to the confirmatory field observations, discussion with staff in the Bureau of Utilities and Public Works Waste Water Analyzer Office and a review of the 201 Facility Plan data, the following conclusions can be made.

1. The segments of the Herbert's Run sewer conveyance system above field location five, are not surcharging to the point of discharge under wet weather conditions. This system was not found to be surcharging at key points in the conveyance system during the survey which was conducted just after a period of wet weather. Since the aforementioned conditions exist then under average and peak dry weather flow the sewer system is adequate.
2. While it is apparent that the Herbert's Run intereceptor below location five is physically deficient, there is no evidence of dry weather discharges from the system. However, as a result of the physical condition of the system, water table fluctuations, (whereby the ground-water table becomes elevated sufficiently to infiltrate the pipe) will permit some sewage effluent to exist the system. This would not be an imminent public health

April 25, 1983

hazard since that quantity which enters the water table, would remain underground, not exposed to the public. Furthermore, this groundwater system is not used for potable drinking water supplies.

3. The volume of sewage in the Patapsco interceptor is at or near surcharge conditions under dry weather flow. As a result of this situation, the effluent in the Herbert's Run interceptor must compete to enter the Patapsco system. Under wet weather conditions a large volume of sewage must be diverted to a catch basin for super-chlorination prior to discharge to the Patapsco River. The use of this relief discharge eliminates discharges further up in the system where residential, commercial and industrial development is located. This reduces the potential for exposure of the public to untreated sewage effluent.
4. The completion of the Patapsco pumping station and adjacent interceptor will provide relief for the lower segment of the Herbert's Run interceptor. Subsequent metering of flows at the pumping station and in the Patapsco and lower Herbert's Run interceptor should reflect reduced stress on the system. At that point, there would not be any reason to consider a continuation of the building moratorium in the Herbert's Run system until the construction of the parallel Herbert's Run interceptor is completed.


Donald J. Roop, D.D.

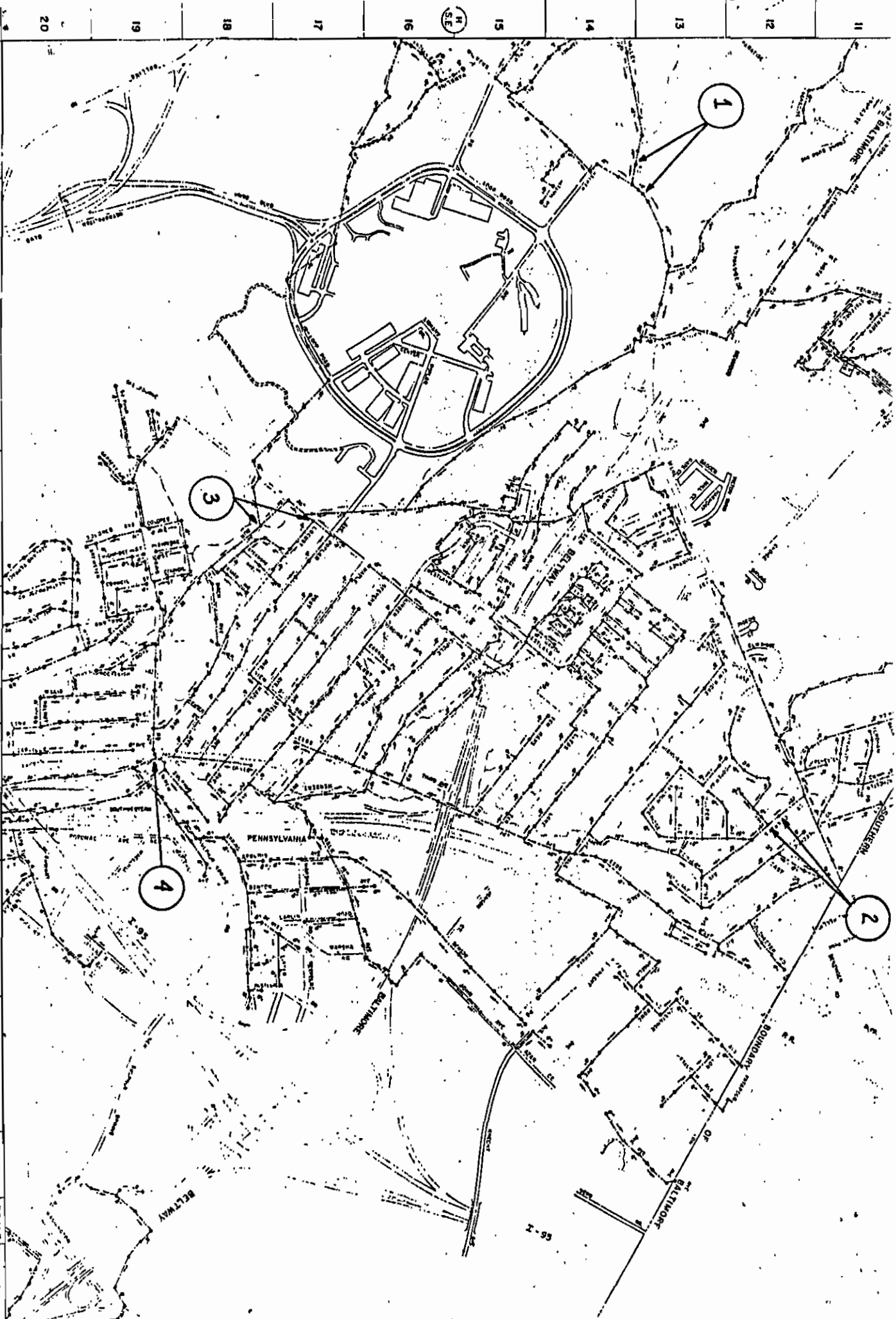
DJR:pmh

Attachment

TABLE 1

HERBERT'S RUN SEWERSHED
FIELD SURVEY LOCATIONS

1. Valley Road at Wilkens Avenue - 15" Interceptor
2. Wilkens Avenue at St. Charles Avenue - 12" Interceptor
3. Shelbourne Road at Intersection with Herbert's Run
 - a. Junction of 20" and 24" Interceptor
 - b. Junction of 18" and 24" Interceptor - U.M.B.C.
4. Sulphur Spring Road and Carvelle Avenue junction of 30" Interceptor for entire Herbert's Run system.
5. Southwestern Boulevard at the Pennsylvania Railroad overpass main 30" Interceptor
6. Junction of 30" Herbert's Run Interceptor and the Patapsco Interceptor



LEGEND

□ PUMPING STATIONS
 --- SANITARY SEWERS

BALTIMORE COUNTY METROPOLITAN DISTRICT
 KEY MAP
 SANITARY SEWERS

SCALE

1 IN = 500'

TOPO & PLAIN

3-10
 3-10
 3-10
 3-10
 3-10

3-10
 3-10
 3-10
 3-10
 3-10

- (vi) Availability of water from unpolluted aquifers;
- (vii) Type of construction of community water supply systems;
- (viii) Type of construction of community sewerage systems;
- (ix) Size of the proposed development; and
- (x) Any other pertinent factors;

(4) To require that, giving consideration to the factors in item (3) of this subsection, areas be served by community facilities if the Department finds them to be reasonably necessary:

- (i) By installation of the community water supply system, community sewerage system, or solid waste disposal system; and
 - (ii) By connection of all premises to or service to all premises by the community water supply system, community sewerage system, or solid waste disposal system;
- (5) To require that community water supply systems, community sewerage systems, and solid waste disposal systems be constructed to allow the connection of those systems to a larger system, if that larger system becomes available;
- (6) To allow a person to install an individual water supply system or an individual sewerage system in any area where a community water supply system or a community sewerage system is not available or required to be installed in the area if:
- (i) The Department finds that the individual system is adequate and safe for use before a community system is scheduled to be available in the area; and
 - (ii) The individual system is constructed in the most economical and convenient way to permit connection to a community system in the area, and the person guarantees the connection to a community system:

1. When the county governing body where the area is located sets a time; and

2. In accordance with this subtitle, any rules and regulations adopted under this subtitle, and any other State law or county requirement by:

A. Posting a bond to secure actual construction and installation of the systems with satisfactory surety for the benefit of the county governing body; or

B. Making any other arrangement that the Department considers necessary and adequate to carry out the provisions of this subtitle; and

(7) If a solid waste disposal system is not available or required to be installed in any area as provided in item (4) of this subsection, to allow a person to provide a solid waste acceptance facility in the area without a systematic collection and transportation system.

(8) To require that, before issuance of a permit for construction of a community or multiuse sewerage system, a financial management plan sufficient to insure the dependable and safe operation of the system has been adopted within the county plan and approved by the Department. (1983, ch. 542, § 2, 1984, chs. 255, 798.)

§ 9-511. Conformance to county plans required — In general.

Unless they conform to the county plan or revision or amendment of the county plan, the following systems and facilities may not be installed or extended:

- (1) A water supply system;
- (2) A sewerage system;
- (3) A solid waste disposal system; and
- (4) A solid waste acceptance facility. (1983, ch. 542, § 2.)

§ 9-512. Same — Building permits; subdivision plats.

(a) "Building permit" defined. — In this section, "building permit" means any permit that allows any building construction and is issued by any State or local authority.

(b) Building permits — Conformity with county plan; issuance of building permits. — (1) A State or local authority may not issue a building permit unless:

- (i) The water supply system, sewerage system, or solid waste acceptance facility is adequate to serve the proposed construction, taking into account all existing and approved developments in the service area; and
 - (ii) Any water supply system, sewerage system, or solid waste acceptance facility described in the application will not overload any present facility for conveying, pumping, storing, or treating water, sewage, or solid waste.
- (2) A water supply system, sewerage system, or solid waste acceptance facility referenced in a subdivision plat shall conform to the applicable county plan.

(3) If an allocation of water or wastewater is needed, and before a State or local authority may issue a building permit, the State shall:

- (i) Have an allocation of water and wastewater from the county whose facilities are affected by the proposed building construction; or
- (ii) Show evidence of being able to provide an acceptable on-site sewage disposal system or well system until an allocation becomes available, or on a permanent basis if the State elects.

(4) The county shall timely review any State request for an allocation of water or wastewater, and report its findings to the State within 45 days from the date of such request.

(c) Same — Applications. — To apply for a building permit, an applicant shall:

- (1) Submit an application to a State or local authority on the form that the authority requires; and
 - (2) Provide any information that the authority reasonably requires to comply with subsection (b) of this section.
- (d) Subdivision plats — Conformity with county plan; recording or approving subdivision plats. — (1) A State or local authority may not record or approve a subdivision plat unless any approved facility for conveying, pump-

Handwritten signature and date: 10/10/83

TRAFFIC
AT UMBC

Prot No 19

On April 3rd, at the CIM/a resident questioned the traffic study but did not get a response from any of the officials in attendance. Not only was that question ignored, it was not included in Donald Ragscoe's minutes that were processed and distributed several days after that meeting. It is apparent that there has been little or no community input regarding the traffic impact of the proposed project.

the Community's
being Concerned *regarding* It is recognized by all concerned that the proposed Research Park project will have a significant impact on traffic flow on the connecting road system. The initial project study by ^{SASAKI} Sakki & Associates in 1990 stated, "Before proceeding with plans a complete traffic study should be completed to ascertain the impact on the surrounding community." We now have a study by KCI TECH Inc. purporting to address these concerns. Unfortunately, this "study" addresses only a tiny portion of the traffic problem and appears superficial and self-serving to the interests of the project promoters. Specifically, they consider only three entrance/exits to the UMBC complex, Hilltop, Walker, and the I-195 terminal. The Poplar Ave. entrance/exit is not considered nor the impact of increased traffic at intersections on Rolling Rd., Suilpur Spr. Rd., and Wilkens Ave. These surrounding intersections are actually more critical than those at the UMBC loop. Thus, the Rolling Rd./Valley Rd. intersection feeding the Catonsville Community College is currently an "F"(failing) one while those at Rolling Rd./Wilkins and Rolling Rd./Bloomsbury are currently in trouble. The unlighted intersection at Valley Rd./Wilkins is also a current problem for motorists turning ^{EAST} ~~WEST~~ on Wilkens. These and similar concerns lead one to the conclusion that significant new access roads will be required to service the traffic requirements of the proposed project. No plans nor budgeting currently address this problem. A further conclusion is that this project should be put on hold until these problems are addressed. + solved prior to any permits being issued or this project approved.

1. Phyllis Raven 3-4-95

ARE YOU GOING TO READ THIS
INTO THE RECORD?



THE UNIVERSITY OF MARYLAND

BALTIMORE COUNTY CAMPUS
Baltimore, Maryland 21228

Office of the Vice President
for Administrative Affairs
(301) 455-2939

July 10, 1989

Protestants Exhibit No 20

Mr. Arnold P. Keller
Deputy Director
Baltimore County Office of
Planning and Zoning
401 Bosley Avenue
Room 406
Towson, Maryland 21204

Dear Mr. Keller:

I appreciated the opportunity to meet with you and discuss UMBC's plans and how we might work together. In response to your invitation, the following additions, changes, etc. to the Western Sector section of the Master Plan 1989-2000 are suggested to recognize UMBC's plans for the University Research Park:

1. Page 82, end of 5th paragraph, last sentence, add ". . . , which intends to commence development within the next year of an 80 acre vacant part of its campus as a high quality University Research Park for technology based companies."
2. Under "Strategic Issues & Recommendations," add a new section entitled "UMBC - Spring Grove Research Park and Related Development." The following language is suggested:

"UMBC - Spring Grove Research Parks and Related Development

The recent rezoning of 80 acres of vacant land on UMBC's campus and of the Spring Grove Hospital's 200 acres from residential to the "OT" (office and technology) signals the start of a significant economic development effort by the University, the State and the County to develop a major new concentration of technology based research laboratories and offices in this section of Baltimore County. Upon full development, this would result in about 3

million square feet of office - R&D space and in employment of about 5,000 persons. This will represent an important addition to the State's and County's technology based business and to the County's tax base.

In addition to the office - R&D activity that will develop in the Research Park over the next decade, UMBC is expected to increase its enrollment from 10,000 to 15,000, including a tripling of graduate students from 1,000 to 3,000. Faculty and staff will grow from about 1,200 to about 2,000 (full-time equivalent). A new arena seating about 9,000 persons is also planned as part of this growth.

? [Issue: Needed Capital Improvements

The master plan for UMBC's Research Park will identify the need for both on-site and off-site infrastructure requirements. Although the UMBC Research Park has direct accessibility to I-95 and to I-195 (leading to BWI Airport), the growth of the University, the arena, and the development of Spring Grove will necessitate highway improvements such as widening this part of the Beltway, an improved interchange of Wilkens Avenue and the Beltway, etc.

Sewer and water capacity appear to be adequate to handle this additional development, but this will be fully explored during the master planning process for the Research Park.

Actions:

1. The County will make every effort in cooperation with the State Highway Administration and through its Capital Improvements Program, to achieve additional highway capacity on the Beltway, to improve the interchange of the Beltway with Wilkens Avenue, and other highway improvements.

2. The County will also cooperate with UMBC and the State in studying the adequacy of the sewerage, water supply, drainage, and other infrastructure systems to accommodate this

additional development. If necessary, the County will make every effort to expand capacities in phase with Research Park and other UMBC development."

3. It is also suggested that a new section be added to the Economic Development section of the plan (pages 43 - 47) as follows:

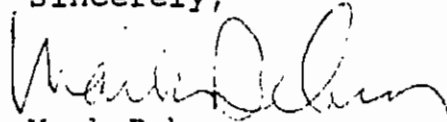
"Technology Based Office - R&D at UMBC and Spring Grove

The County is cooperating with UMBC and the State to encourage development of 80 acres at UMBC and 200 acres at the Spring Grove Hospital as a major concentration of technology based economic activity. As much as 3 million square feet of office - R&D space and 5,000 new jobs are expected to be developed in these research parks over the next decade. This subject is discussed more fully in the section of the plan dealing with the Western Sector."

I would greatly appreciate it if the County Planning Department would include the above suggestions in the Master Plan document. If you have any questions about the changes, please call me at 455-2939 or Bernie Berkowitz at 455-3222.

Thanks for your help.

Sincerely,



Mark Behm
Vice President for
Administrative Affairs

MB:jb

cc: Ray Carignan
Michael Hooker
Bernard Berkowitz

UMBC RESEARCH PARK

MASTER PLAN

Proterity
Exhibit 21

In addition, the current DR Zoning of the land northeast of the site also imposes a 200 foot setback along the adjacent site boundary (Figure 6). Since this land is owned by the University and is not anticipated for residential uses, buildings have been located within the setback. In order to permit development within the setback as shown on the master plan, the setback requirement will need to be waived by the County or the adjacent land will need to be rezoned to an O-T Zone.

5.2 Master Plan

The Baltimore County Master Plan serves as the primary policy document guiding planning and development in the County. The current Master Plan was adopted in 1979 and a new Master Plan for the years 1989 - 2000 is currently under review by the County Planning Board. The final draft of this document was reviewed for its relevance to the potential development of the project site.

A summary of pertinent issues follows:

- The site lies within a designated "Community Conservation Area". These areas are identified by the County for close review and monitoring of impacts from new development.
- The site area is designated for office use on the plan's land use map.
- The site falls within the West Transit Corridor Study Area, which is identified for investigation of mass transit opportunities.
- The site is adjacent to the Rolling Road Corridor Improvement Study Area. This study will focus on alleviating the traffic congestion on Rolling Road.
- A proposed Stream Valley Park/Greenway traverses the site from north to south to connect the UMBC campus to the Patapsco Valley State Park.
- The site is adjacent to the Catonsville Priority Planning Study Area which will undergo a detailed review during the years 1989-91.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ECONOMIC DEVELOPMENT

Memorandum

TO: Fred Homan, Director
Office of the Budget

FROM: E. Neil Jacobs, Executive Director
Department of Economic Development

DATE: May 6, 1993

RE: B.A.T. - 18 Account

Protestants
Exhibit
No 22
for FP
only



Please initiate the appropriate action necessary to transfer \$450,000 of general obligation bond funds from 18.100 (Revitalization Projects) to a newly established project within the 18 class for UMBC Research Park Infrastructure. These funds will be used to assist in the construction of phase one of the infrastructure improvements for the research park.

We plan to place this action on the June 7th County Council agenda. This requires submission of documents to the Administration today.

Baltimore County Government
Administrative Office



400 Washington Avenue
Towson, MD 21204

(410) 887-2460
Fax (410) 887-5781

May 14, 1993

Honorable C.A. Dutch Ruppersberger III
Chairman
Baltimore County Council
Towson, Maryland 21204

Dear Council Chairman Ruppersberger:

Attached for action by the County Council at the June 7, 1993 meeting is Budget Appropriation Transfer No. 93-12C, Department of Economic Development, in the amount of \$450,000.00. This transfer of appropriations into project 18.334, UMBC Research Park, will be used to assist in the construction of Phase 1 of the infrastructure improvements for the research park. The County has applied for \$1 million under Defense Adjustment Assistance grant program.

A representative from the Department of Economic Development will be available to present testimony on this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marreen E. Kelly".

Marreen E. Kelly
Administrative Officer

MEK:dlw
Attachment

cc: Roger B. Hayden, County Executive
E. Neil Jacobs, Director, EDC
Adam J. Wasserman, Deputy Director, EDC

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1993, Legislative Day No. 12

RESOLUTION No. 40-93

Mr. C.A. Dutch Ruppersberger, III, Councilman
By Request of County Executive

By the County Council, June 7, 1993

A RESOLUTION to authorize acceptance of a \$1,000,000 grant from the U.S.

Department of Commerce for an Economic Development Administration Federal Adjustment Assistance Program and make available \$450,000 for infrastructure at the University of Maryland Baltimore County Research Park, contingent upon receipt of award.

WHEREAS, Baltimore County supports various economic development programs and projects; and

WHEREAS, this economic development program supports new and expanding industries, as well as existing businesses; and

WHEREAS, Baltimore County understands and recognizes the special needs and circumstances of small businesses; and

WHEREAS, Baltimore County recognizes that the emerging technology industries are vital to the County's future economic growth and prosperity; and

WHEREAS, Baltimore County from time to time seeks financial support from state and federal assistance programs; and

WHEREAS, the U.S. Department of Commerce, through the Economic Development Administration Federal Adjustment Assistance Program, under P.L. 93-423, provides funds for special economic assistance programs.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that it acknowledges and supports Baltimore County's application to the U.S. Department of Commerce, Economic Development Administration, for a one million dollar grant and if awarded, the County would accept that grant at UMBC; and

BE IT FURTHER RESOLVED, that the County Council of Baltimore County, Maryland hereby agrees to make available \$450,000 of County funds to be used to help fund infrastructure improvements at UMBC, contingent upon the award of the one million dollar grant from the U.S. Department of Commerce.

Adam J. Wasserman, Economic Development Commission

FM-2 - Budget Appropriation Transfer 93-12C - Economic Development Commission

UMBC Research Park - 1st Council District (Companion to MB-5)

Transfer Amount: \$450,000

Fund Type: General Public Facilities Bonds (Capital Projects Funds)

Transferred From: Revitalization Projects

Transferred To: UMBC Research Park

Appropriation Increase From: \$0 to \$450,000

The Economic Development Commission requests approval of a Budget Appropriation Transfer (BAT) to finance infrastructure improvements at the University of Maryland Baltimore County (UMBC) Research Park. ADJUSTMENT

The Commission will combine this \$450,000 with a \$1,000,000 grant (MB-5) from the Federal Department of Commerce - Economic Development Administration Assistance Program for the UMBC improvements. The improvements for Phase I of the project consist of constructing sewer and water mains, and roads. The Phase I costs are estimated at \$2,000,000. The Commission advised the University will borrow an additional \$550,000 from the State Department of Economic and Employment Development Program to complete the Phase I financing (\$450,000 + \$1,000,000 + \$550,000 = \$2,000,000).

The Commission advised that UMBC is responsible for construction. The Phase I improvements will be constructed in three phases and are expected to be completed approximately 15 years. Construction for Phase I is estimated to begin in 1994.

- a) UMBC will lease the project to UMBC Research Park, Inc., a private corporation. The Corporation will manage the Park. However, the State will retain property ownership.
- b) County Charter, Section 711(c) requires Council approval of transfers between specific projects in the capital budget.

- continued -

c) The appropriation to be transferred is as follows:

Program Name	Current Unexpended Appropriation (a)	Transfer Amount (b)	Unexpended Appropriation After This Transfer (a-b)
Revitalization Project	\$2,402,208	\$450,000	\$1,952,208

The Commission advised that funds are available for transfer, since the current year's project funds have not been allocated to jobs.

d) The Commission estimates that 1,500 to 2,000 jobs relating to research and development will be created over the next 15 years.

MB-5 - Resolution 40-93 - Economic Development Commission - UMBC Research Park - Economic Development Administration Assistance Grant - 1st Council District (Companion to FM-2)

Grant Amount: \$1,000,000

The Economic Development Commission requests approval of a resolution to accept a grant from the Federal Department of Commerce - Economic Development Administration Assistance Program. Additionally, approval is requested to authorize \$450,000 of General Public Facilities Bonds (Capital Projects Funds) for infrastructure improvements at the University of Maryland Baltimore County (UMBC) Research Park (FM-2). The Economic Development Administration (EDA) requires the County to acknowledge acceptance of the funds before applying for the grant. The Council approved the application for the grant at the September 21, 1992 Council meeting (Resolution 70-92).

The \$1,000,000 grant will be used with County Capital projects funds of \$450,000 to award a grant to UMBC for the UMBC Research Park Project, Phase I. The project consists of installing sewer and water mains, and roads in the Research Park. The estimated Phase I costs are \$2,000,000. UMBC will apply for a \$550,000 loan from the State Department of Economic and Employment Development to finance the remaining project costs ($\$1,000,000 + 450,000 + 550,000 = \$2,000,000$).

The Commission advised the UMBC Research Park will attract research and development businesses. The Commission estimates 1,500 to 2,000 jobs will be created over the next 15 years.

- a) The Commission advised the EDA extended the application filing deadline to June 14, 1993. The Commission will submit the application upon Council approval of this resolution.
- b) The Commission advised that Baltimore County meets the grant eligibility requirements due to the large decline in defense industry jobs. The Baltimore area has lost 6,500 defense related jobs.

LEGISLATIVE FACT SHEET

5/18/93

FILING DEPARTMENT Dept. of Economic Development COUNCILMANIC DISTRICT 1--CONTACT PERSON: Adam Wasserman

LEGISLATIVE DISTRICT

PERSON TO APPEAR BEFORE COUNCIL: Adam Wasserman x 8000

left message 5/18/93 - in meeting

93-12C

NEXT MEETING DATE REQUESTED: June 7, 1993

USE/NATURE OF REQUEST: to initiate a Budget Appropriation Transfer (BAT) of
\$450,000 from 18.100 (Revitalization Projects) to a newly established class 18 account
and UMBC Research Park Infrastructure.

IF AN EMERGENCY IS REQUESTED, EXPLAIN WHY: Department of Economic Development
applying for a \$1 million dollar grant from the U. S. Department of Commerce for the
University of Maryland Research Park and the filing deadline for the application is
June 14, 1993.

FUNDING SOURCE: (INCLUDE AMOUNT/FUND/AGENCY/PROGRAM/IN-KIND SERVICE/DOLLARS)

Federal: _____

State: _____

County: \$450,000 from 18.100

Other: _____

Total Dollars: \$450,000

Period of Applicability: _____

BACKGROUND & PROBLEM IDENTIFICATION: The Defense Adjustment Assistance grant program is
a joint project of the U. S. Departments of Defense and Commerce, designed to assist
areas of the country which have experienced severe decline in defense industry employment
over the past few years. The substantial downsizing by defense contractors throughout the
Baltimore region and most heavily in Baltimore County (more than 6,500 jobs lost) is
the justification for consideration under this program.

PROPOSAL: The Baltimore County Department of Economic Development is applying for a \$1
million in grant funding from the U. S. Department of Commerce, Economic Development
Administration Assistance Program. If granted, these monies would help to fund the
infrastructure for the University of Maryland Research Park.

Charter Section 711(c) requires Council approval for inter-project transfers
of special projects in the capital budget.

FACT SHEET

OF SERVICES TO BE PROVIDED: Infrastructure for UMBC Research Park

NUMBER OF UNITS OF SERVICE (ONE HOUR IS A SERVICE UNIT): N/A

NUMBER OF PERSONS/HOUSEHOLDS TO BE SERVED: N/A

SPECIAL CHARACTERISTICS OF PERSONS/NEIGHBORHOOD TO BE SERVED: County-wide job
creation.

STATEMENT OF NEED FOR SERVICE IN COUNTY. ARE THERE STILL UNMET NEEDS? EXTENT/LOCATION? County is severely impacted by defense reduction. County needs to develop technology
related employment.

WILL YOU CONTRACT FOR ANY OF THESE SERVICES? IF SO, WITH WHOM AND WHAT IS COST? N/A

NUMBER OF PERSONS, EMPLOYED FULL-TIME EQUIVALENT; PAYROLL: N/A

IF A QUESTION IS NOT APPLICABLE TO YOUR REQUEST, INDICATE WITH N/A

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director



September 5, 1989

Dennis F. Rasmussen
County Executive

Mr. Charles A. Kucera
1237 Maiden Choice Lane
Arbutus, Maryland 21229

Dear Mr. Kucera:

Thank you very much for the splendid report on the Sulphur Spring Hotel. The quality and quantity is very impressive. If only all our informants had such talent and enthusiasm. Since this is State-owned property, no archaeological work should be attempted without sponsorship by one or other of the agencies, MHT or State archaeologist. Aside from its being illegal from the historical perspective, we have to discourage merely random collecting. There could be all sorts of interesting bottles and ceramics somewhere underground -- let's hope they are brought up one layer at a time. I hope we can avoid publicity about the exact site until the university is prepared to protect the premises.

You have gone to a lot of trouble and personal expense on this project. There is no way to repay your efforts except to express my personal thanks and to say that learning is its own reward.

Sincerely,

A handwritten signature in dark ink, appearing to read "John McGrain".
John McGrain
Landmarks Preservation Commission

JMcG:dme

A handwritten note in dark ink, written diagonally, that reads "Protected No 23".



Maryland Department of Natural Resources

Maryland Geological Survey

2300 St. Paul Street
Baltimore, Maryland 21218
Telephone: _____

William Donald Schaefer
Governor

Torrey C. Brown, M.D.
Secretary

Kenneth N. Weaver
Director

Emery T. Cleaves
Deputy Director

Division of Archeology
September 12, 1989

Mr. Charles A. Kucera
1237 Maiden Choice Lane
Arbutus, MD 21229

Dear Mr. Kucera:

Thank you for sending the excellent documentation on the Sulphur Springs site located in Arbutus. As I mentioned on the phone, I have given the site the archeological site number 18BA390. We would appreciate it if you could notify us if any changes occur to the condition of the site.

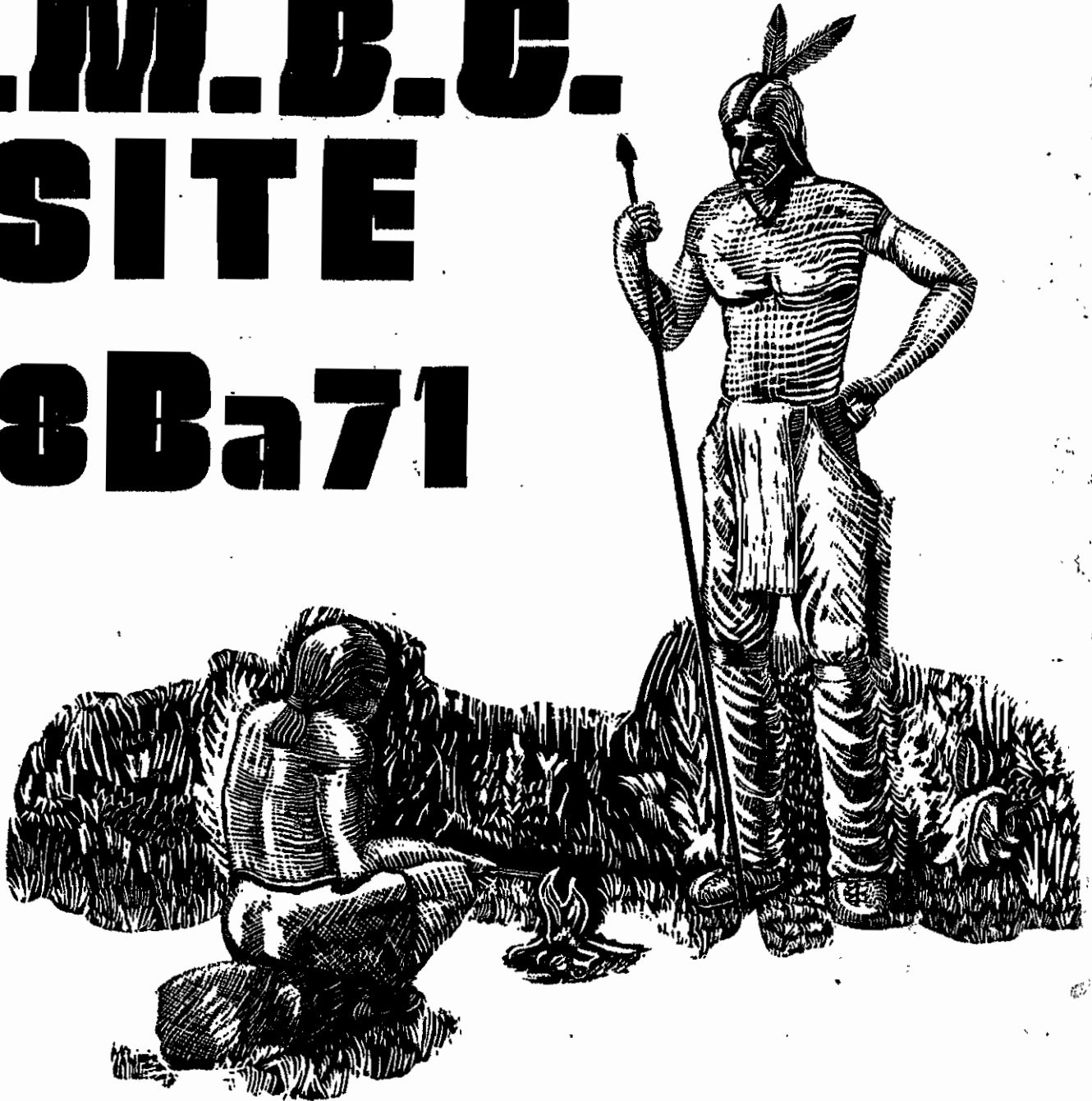
Sincerely,

Maureen Kavanagh
Maureen Kavanagh
Archeologist

*Protestant
NO 24*

the **U.M.B.C. SITE 18Ba71**

CHARLES A. KUCERA
1237 MAIDEN CHOICE LANE
ARBUTUS, MARYLAND 21229



Miscellaneous Papers No.10

Published by

THE ARCHAEOLOGICAL SOCIETY of MARYLAND M.A.S.

In Co-operation with

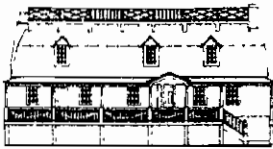
THE UNIVERSITY of MARYLAND BALTIMORE COUNTY

June
1975

Protestants
25
No

COPY

MARYLAND HISTORICAL



TRUST

William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

June 11, 1991

Archaeology Office

Mr. Charles A. Kucera
1237 Maiden Choice Lane
Arbutus, Maryland 21229

Mr. R. Kent Adams
778 Hollow Road
Ellicott City, Maryland 21043

Mr. Brian Morrison
1326 Brook Road
Catonsville, Maryland 21228

Re: Archeological Site Disturbances
UMBC Campus
Baltimore County, Maryland

Dear Messrs. Kucera, Adams and Morrison:

Thank you for your letter and attachments, dated 18 March 1991, notifying our office of recent ground disturbances in the vicinities of archeological sites on the UMBC Campus. We are contacting UMBC regarding these site disturbances and requesting them to investigate the matter and implement measures to ensure the future protection of archeological resources on their property. Your correspondence also contained several questions concerning the sites and historic preservation responsibilities under state law. I have prepared responses, outlined below, to the various questions.

- 1) **What are the correct numerical designations and current status of the known sites within the UMBC Research Park area?**

♦ The Maryland Inventory of Historic Properties presently lists three inventoried and one unconfirmed site within the 88 acre parcel:

- ▶ 18 BA 71 - UMBC Site, prehistoric
- ▶ 18 BA 158 - Field N/N2, prehistoric
- ▶ 18 BA 390 - Sulphur Springs Hotel, historic
- ▶ Relay Quad File #9, unconfirmed prehistoric site.

There have been no changes to the site inventory for UMBC.

- 2) Has any individual or organization connected with the UMBC Research Park applied and received permission from the Trust to conduct pre-construction tests? If so, may we obtain copies of the application and permission from MHT?

♦ To date, neither UMBC or its consultants have applied for an Antiquities permit to conduct archeological investigations of the Research Park parcel. We will notify you if and when such a permit is issued. However, we are unable to provide you with copies of issued permits, since they contain confidential information regarding site locations and nature.

- 3) If the Research Park is delayed or postponed and a Phase I survey is not performed, is there any requirement on the part of county, state, or Federal agencies to perform same?

♦ State: Maryland's historic preservation law establishes certain duties and responsibilities of state units/agencies. Section 5-618(a) of Article 83B of the Annotated Code of Maryland states: "In cooperation with the Trust and subject to available resources, each State unit shall: 1) establish a program to identify, document, and nominate to the Trust all properties owned or controlled by the unit that appear to qualify for inclusion in the Maryland Register of Historic Properties."

♦ Federal: If any future development of the parcel is proposed that would entail federal funding, permits or licenses, the archeological investigations would be required pursuant to Section 106 of the National Historic Preservation Act.

♦ County: There are no county requirements for archeological work.

- 4) If there is no requirement/ability by a governmental agency to conduct/sponsor/underwrite the cost of a Phase I survey, could an organization from the private sector, in cooperation with the appropriate governmental agencies, do so?

♦ Since the archeological sites are located on state owned property, a permit is required from the Trust for any archeological investigation (pursuant to Sections 5-625 and 5-626 of Article 83B of the Annotated Code of Maryland). An organization with appropriate credentials and the permission of the land owning agency could apply to the Trust for a permit. The archeological investigations would have to be conducted under the direction of a qualified professional archeologist and performed in accordance with the "Guidelines for Archeological Investigations in Maryland" (McNamara 1981).

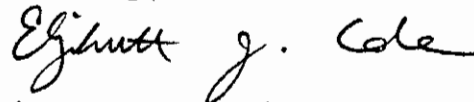
Messrs. Kucera, Adams and Morrison
June 11, 1991
Page 3

I trust that the above information adequately addresses your issues of concern. I will keep you informed of any action on the UMBC Research Park project. It is our understanding, from UMBC, that the project has been delayed due to budget considerations. Our office has been closely coordinating with UMBC on the project's archeological concerns. We are confident that UMBC will fulfill its historic preservation responsibilities for the project.

If you have further questions or require additional information, please call me at (301) 514-7631. I apologize for my delay in responding to your request. Our recent office move deferred my ability to reply sooner. Please note our new address and phone number.

Thank you for your interest in Maryland's rich and irreplaceable archeological heritage.

Sincerely,

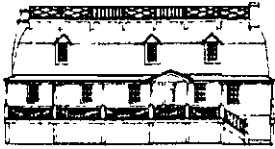


Elizabeth J. Cole
Administrator, Archeological Services
Office of Preservation Services

EJC

cc: Mr. Mark Behm
Ms. Leslie Sproat
Mr. Tyler Bastian
Mr. Paul McKean
Ms. Judith Kremen
Mr. John McGrain

MARYLAND
HISTORICAL



TRUST

William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

June 11, 1991

net 26B

Archaeology Office

Mr. Mark Behm
Vice President for Administrative Affairs
University of Maryland, Baltimore County
Administrative Building
Baltimore, Maryland 21228

Re: UMBC Research Park
Archeological Site Disturbances

Dear Mr. Behm:

Concerned local citizens recently notified the Trust of reported disturbances to archeological sites within the proposed UMBC Research Park. A copy of their submitted documentation is attached for your information and reference.

Maryland's historic preservation law directs state agencies to exercise caution to ensure that historic properties under their ownership and control are not inadvertently destroyed, substantially altered or allowed to deteriorate significantly without appropriate investigations, records or salvage (Article 83B, Section 5-618 of the Annotated Code of Maryland). In addition, Section 5-625 of the same law states that: "A person may not excavate, appropriate, injure or destroy any terrestrial archaeological site on land the State owns or controls without a permit from the Trust." Violation of 5-625 constitutes a misdemeanor, and upon conviction, violators are subject to a fine, imprisonment, or both under Section 5-630 of the same law.

Based upon the submitted information, it appears that disturbances to archeological sites may have been caused by heavy equipment activities, use of metal detectors, and hunting. We ask UMBC to examine this situation and implement (if warranted) measures to protect the parcel's archeological resources from future inadvertent and/or willful disturbance. In addition, we request an update on the current status of the UMBC Research Park project and the schedule for conducting the archeological investigations.

Maryland

Division of Historical and Cultural Programs
Department of Housing and Community Development
100 Community Place, Crownsville, Maryland 21032-2023 (301) 514-7600

Mr. Mark Behm
June 11, 1991
Page 2

We are available to provide guidance and assistance concerning the protection of archeological resources on the UMBC property, if desired. If you have questions or require further assistance, please contact me at (301) 514-7631.

Thank you for your cooperation and assistance on this matter.

Sincerely,

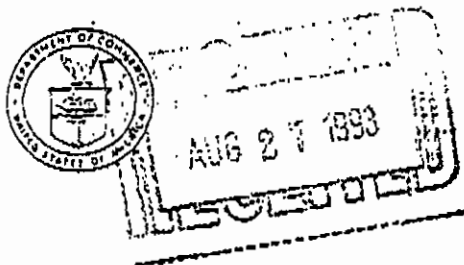


Elizabeth J. Cole
Administrator, Archeological Services
Office of Preservation Services

EJC

Enclosure

cc: Ms. Leslie Sproat
Mr. Tyler Bastian
Mr. Charles Kucera
Mr. R. Kent Adams
Mr. Brian Morrison
Mr. Paul McKean
Ms. Judith Kremen
Mr. John McGrain



U.S. DEPARTMENT OF COMMERCE
Economic Development Administration
The Curtis Center
Suite 140 South
Independence Square West
Philadelphia, Pennsylvania 19106

August 24, 1993

Ms. Elizabeth J. Cole
Administrator, Archeological Services
Maryland Historical Trust
Division of Historical and Cultural Programs
100 Community Place
Crownsville, MD 21032-2023

RE: Revised Memorandum of Agreement for Section 106 Review
UMBC Research Park

Dear Ms. Cole:

We have reviewed the Revised Memorandum of Agreement (MOA) for Section 106 Review for the proposed UMBC Research Park. Public concerns have been raised over the archeological and historical properties which may be located within the project area. Specifically, there is concern that the proposed phasing of the identification, evaluation, and treatment of archeological historic properties would fail to determine if a "theme" concept exists across the entire project area.

Before entering into agreement on the MOA, the Economic Development Administration (EDA) requests that you comment on the appropriateness of performing a Phase II survey on the entire project area rather than performing the survey in a phased approach.

Thank you for your cooperation on this matter. If you have any questions, feel free to contact me at 215-597-6767.

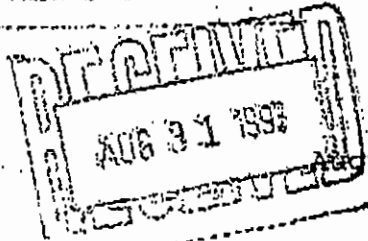
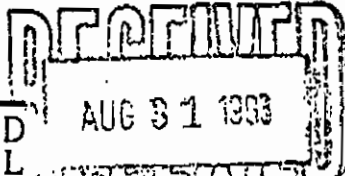
Sincerely,

Edward L. Hummel
Regional Environmental Officer

cc: Mr. Charles A. Kucera
Councilwoman Berchie L. Manley
Bernard L. Berkowitz
Pat Flynn

MARYLAND
HISTORICAL

TRUST



August 27, 1993

William Donald Schaefer
GovernorJacqueline H. Rogers
Secretary, DHCD

Office of Preservation Services

Mr. Edward L. Hummel
Regional Environmental Officer
Economic Development Administration
The Curtis Center, Suite 140 South
Independence Square West
Philadelphia, PA 19106

Re: Section 106 Review
UMBC Research Park
Baltimore County, Maryland

Dear Mr. Hummel:

Thank you for your recent letter, dated 24 August 1993 and received by the Trust on 26 August 1993, requesting our comments on the appropriateness of the proposed phasing of archeological investigations for the UMBC Research Park.

As you know, UMBC has been coordinating with the Trust over the last four years regarding the project's effects on historic properties. UMBC initiated this consultation to fulfill its responsibilities as a state agency under Maryland's historic preservation law (Article 83B §§ 5-617 and 5-618 of the Annotated Code of Maryland) and in anticipation of future federal agency involvement in the project and its associated Section 106 review. This consultation resulted in the development of a Memorandum of Agreement (MOA) to address the project's historic preservation issues.

The MOA submitted to EDA for this project includes stipulations outlining the measures UMBC will implement to identify, evaluate, and treat archeological resources that may be affected by construction of the UMBC Research Park. The MOA specifies that the Trust (as the State Historic Preservation Office) must review and approve the proposed identification and evaluation survey program prior to initiation. The Trust must also review and approve the resulting reports, to ensure their professional adequacy and consistency with federal and state standards. The MOA lists these guidelines in its Performance Standards stipulation.

Maryland

Division of Historical and Cultural Programs
Department of Housing and Community Development
100 Community Place, Crownsville, Maryland 21032-2023 (410) 514-7600

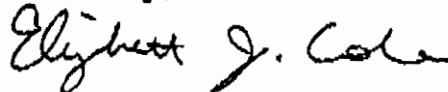
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No 27B*

Mr. Edward L. Hummel
August 27, 1993
Page 2

The Section 106 regulations require a federal agency (or its designee) to "make a reasonable and good faith effort to identify historic properties that may be affected by the undertaking" [36 CFR 800.4(b)]. It is not uncommon for agencies to implement phased archeological investigations, given the time and costs associated with such studies. Phasing is particularly appropriate for large scale undertakings or projects which may span several years of development. Ideally, it would be most efficient and cost effective to conduct the initial survey of the 95 acres at one time. However, it is our understanding that it may not be feasible to implement a single comprehensive survey for this project, due to scheduling and economic factors. Given the Trust's role in reviewing and approving the investigations, we are confident that appropriate and thorough attention will be given to the identification and evaluation efforts. Therefore, we have no objection to the proposed phasing of these studies.

If you have questions or require additional information, please call me at (410) 514-7631. Thank you for providing us this opportunity to comment.

Sincerely,



Elizabeth J. Cole
Administrator, Archeological Services

EJC/

cc: Mr. Bernard Berkowitz
Mr. Charles Kucera
Councilwoman Berchie L. Manley
Mr. Joseph McNamara
Ms. Judith Kremen
Mr. John McGrain



The Archaeological Conservancy

Midwest Regional Office
91 Fletcher Court
Groveport, OH 43125
(614) 836-3603

COPY

Barbara Z. Donahue
Midwest Regional Director

December 8, 1993

Mr. Charles Kucera
1237 Maiden Choice Lane
Arbutus, Maryland 21229-5414

Dear Mr. Kucera,

I wish to thank you for contacting The Archaeological Conservancy and providing me with such excellent background information regarding the U.M.B.C. Site, 18-BA-71. I am unfamiliar with Maryland's priority system as pertains to the significance of a cultural resource. However, by comparison with the prehistoric sites within my region, I find the cultural value of the U.M.B.C. site to be unique and therefore commanding a relatively high degree of priority for protection and hopefully permanent preservation.

As I briefly explained to you, I work throughout the Midwest and at this time Maryland is not included within my region. I have spoken with Mr. Michel, the President of the Conservancy, regarding your inquiries and have furnished him with information on the site. Further investigations will either come from our main office in New Mexico or from my office in Ohio.

I am sure you have some familiarity with the function and purpose of The Archaeological Conservancy however, I will briefly review and clarify our goals and methods. The Conservancy is a national nonprofit organization founded for the purpose of permanently protecting and preserving the most significant, remaining prehistoric and in some cases, early historic cultural resources in the country. Our cultural heritage is vanishing daily through landlevelling practices, urban sprawl and indiscriminate destruction.

The Archaeological Conservancy attempts to preserve these valuable, non-renewable cultural resources as a data base for future research, education and the enjoyment of generations yet to come. We accomplish this task preferably

Protestants No 28

Preserving the past...for the future.

Page 2

through the acquisition of the property in which the site rests. Some of our archaeological sites have become incorporated into parks while others are maintained as an investigative resource and educational base. Since our founding in 1980, we have managed to permanently preserve nearly 100 of the most significant archaeological sites in the country.

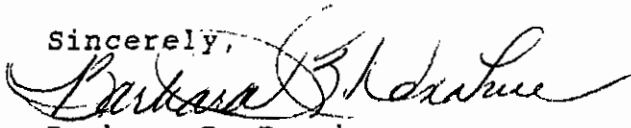
Generally, the Conservancy acquires archaeologically significant property that is in private ownership, for these sites have neither state nor federal protection. The U.M.B.C. site is state owned and this may present some difficulties for acquisition should that be the decided course of action. There are other alternatives, such as a preservation easement or covenant which will also permanently protect the site without the transfer of ownership. If the integrity of the U.M.B.C. site has not been compromised through excavation and construction practices, it should indeed be permanently preserved.

There are many important components to this site as you know. The discovery of a stratified archaic deposit is quite rare plus the evidence indicates the area was utilized as a transient manufacturing region as opposed to continued habitation. The trend in archaeological investigations is focusing more towards understanding the daily existence as opposed to the ceremonial aspect of the prehistoric cultures. Unfortunately, many similar sites have already been obliterated.

The historic component certainly needs to be addressed also. Although the Conservancy focuses primarily on prehistoric cultures we do occasionally, respond to historic period sites. This region held an obvious attraction to both realms of visitors. To preserve this tract with the prospect of future interpretation would indeed be a dramatic sweep of history.

I have enclosed some information that I hope you will find helpful. Thank you again, for the background material on the very interesting U.M.B.C. site. Please do not hesitate to telephone me with any questions or updated information on this very significant prehistoric and historic archaeological site.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Z. Donahue".

Barbara Z. Donahue
Midwest Regional Director

COPY

Office of the President



UMBC

January 24, 1994

The Honorable Berchie L. Manley
Baltimore County Council
Baltimore County Courthouse
Towson, Maryland 21204

Dear Councilwoman Manley,

Enclosed is the most recent Memorandum of Understanding submitted to the Advisory Council on Historic Preservation. I hope this is the document you wanted. If not, I will have to look for the old drafts.

Sincerely,

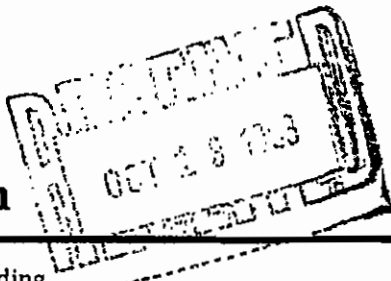
Constance R. Beims
Vice President & Executive Assistant

bl

Attachment

Prot No 29

**Advisory
Council On
Historic
Preservation**



209/27/93

The Old Post Office Building
1100 Pennsylvania Avenue, NW, #809
Washington, DC 20004

SEP 28 1993

Frank J. Monteferrante, Ph.D.
Senior Environmental Officer
Economic Development Administration
Washington, DC 20230

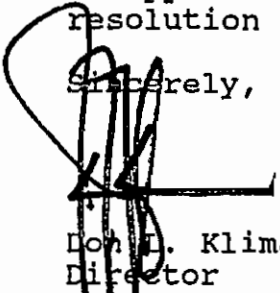
REF: Proposed Construction of University of Maryland Baltimore
County Campus Research Park, Baltimore, Maryland

Dear Dr. Monteferrante:

The enclosed Memorandum of Agreement for the referenced project has been accepted by the Council. This acceptance completes the requirements of Section 106 of the National Historic Preservation Act and the Council's regulations. A copy of the Agreement has also been sent to the Maryland State Historic Preservation Officer.

We appreciate your cooperation in reaching a satisfactory resolution of this matter.

Sincerely,



Don J. Klima
Director
Eastern Office of Review

Enclosure

MEMORANDUM OF AGREEMENT
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
PURSUANT TO 36 CFR § 800.6(a)

WHEREAS, the University of Maryland Baltimore County Campus (UMBC) proposes to construct the UMBC Research Park (Project) on a 95 acre parcel, located south of Loop Road between UMBC Boulevard and Sulphur Spring Road in Baltimore County, Maryland (Exhibit A); and,

WHEREAS, Baltimore County has applied for federal financial assistance from the Economic Development Administration (EDA) for the Project's infrastructure development; and

WHEREAS, EDA has determined that construction of the Project may have an effect upon archeological historic properties eligible for inclusion in the National Register of Historic Places, and has consulted with the Maryland State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

WHEREAS, UMBC and Baltimore County, participated in the consultation and have been invited to concur in this Memorandum of Agreement; and

NOW THEREFORE, EDA and the Maryland SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

EDA will ensure that the following measures are carried out:

I. PHASING

UMBC will implement the identification, evaluation and treatment of archeological historic properties in phases, prior to and in conjunction with the Project's construction stages. UMBC may proceed with construction in a given area potentially affected by the Project upon receiving written approval from the SHPO that UMBC has satisfactorily addressed the historic preservation issues for that area.

II. IDENTIFICATION AND EVALUATION

UMBC will implement a program for the identification and evaluation of archeological sites within the 95 acre Project area. The program will be developed in consultation with the SHPO and approved by the SHPO prior to initiation. The program will include, at a minimum:

- A) Identification - field survey and subsurface testing, with associated background research, to locate and identify all archeological historic properties in the Project's area of potential effects;
- B) Evaluation - an evaluation and determination of eligibility for the National Register in accordance with 36 CFR § 60.6 and 36 CFR § 800.4(c) for all existing archeological resources and any new archeological historic properties located through the identification process;
- C) Reports - associated laboratory processing, analyses and report preparation. The results of the identification and evaluation program will be documented in report form meeting the Performance Standards of Stipulation IV below, and submitted to the SHPO for review and approval.

III. TREATMENT OF ARCHEOLOGICAL RESOURCES

If the identification and evaluation efforts result in the identification of archeological historic properties eligible for inclusion in the National Register, UMBC will develop and implement a plan for their avoidance, protection, recovery, or destruction without recovery, in consultation with the SHPO and in accordance with Stipulation IV below. UMBC will submit the plan to the SHPO for review and approval prior to implementation. The plan will provide for the following treatment measures, as appropriate:

- A) Preservation - in-place preservation of archeological remains where practical and feasible;
- B) Interpretation - incorporation of archeological interpretive information into UMBC educational programs; and
- C) Data Recovery - recovery of archeological data from those archeological remains which cannot feasibly be preserved in place, along with appropriate analysis, research and report preparation. All proposed data recovery will include a research design outlining important research questions to be addressed by the data recovery, along with a description and justification of methods and techniques to be employed. UMBC and the SHPO recognize that recovery will be the most practical and likely treatment option in most instances, because the Project's size may require construction on all buildable portions of the project site; the remaining acres consist of wetlands, flood plain, slopes and required setbacks.

IV. PERFORMANCE STANDARDS

A. Standards and Guidelines:

UMBC will ensure that all identification, evaluation and treatment efforts performed pursuant to this Agreement will be conducted with reference to and consistent with the principles and standards contained in:

- ▶ Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (1983) (44 FR 44716 - 44742);
- ▶ Guidelines for Archeological Investigations in Maryland (McNamara, 1981);
- ▶ Interim Minimum Standards for Collections to be Curated by MHT (1991);
- ▶ Treatment of Archeological Properties (Advisory Council on Historic Preservation, 1980);

B. Professional Qualifications

All archeological work will be conducted under the direct supervision of qualified individual(s) who meet, at a minimum, the appropriate qualifications set out in the Secretary of the Interior's Professional Qualifications (44 FR 44738-44739).

C. Curation

Archeological materials and records (including field and research notes, maps, drawings and photographic documentation) collected or prepared as part of this Project (with the exception of any items to be used by UMBC for appropriate exhibit or educational purposes) will be curated in a suitable repository or repositories approved by the SHPO.

D. Reports

A draft of all final reports will be prepared and submitted to the SHPO for review and approval. Comments of the SHPO will be addressed in all final reports. Two copies of all final reports and any other publications resulting from the archeological investigations will be furnished to the SHPO. In addition, UMBC will distribute additional copies of the final report(s) to local libraries and educational institutions, as appropriate.

V. PUBLIC INTERPRETATION

In consultation with the SHPO, UMBC will implement a program of public interpretation/education of the results of the archeological identification, evaluation and treatment efforts.

The program may include archeological field schools, exhibits, a public oriented publication, or other interpretive mechanisms.

VI. COORDINATION WITH ARTICLE 83B §§ 5-617 AND 5-618 OF THE ANNOTATED CODE OF MARYLAND

UMBC and the MD SHPO agree that the fulfillment of the terms of this MOA will satisfy UMBC's responsibilities under the requirements of Article 83B §§ 5-617 and 5-618 of the Annotated Code of Maryland for the Project.

VII. AMENDMENT

Any party to this Agreement may request that it be amended, whereupon the parties to this Agreement shall consult to consider such amendment in accordance with 36 CFR 800.13.

VIII. DISPUTE RESOLUTION

Should the SHPO object within 30 days to any documents provided for review or actions proposed pursuant to this agreement, EDA shall consult with the objecting party to resolve the objection. If EDA determines that the objection cannot be resolved, EDA shall request the further comments of the Council pursuant to 36 CFR 800.6(b). Any Council comment provided in response to such a request will be taken into account by EDA in accordance with 36 CFR 800.6(c)(2) with reference only to the subject of the dispute; EDA's responsibility to carry out all actions under this agreement that are not the subjects of the dispute will remain unchanged.

Execution of this Memorandum of Agreement and implementation of its terms evidence that EDA has afforded the Council an opportunity to comment on the UMBC Research Park its effects on historic properties, and that EDA has taken into account the effects of the undertakings on historic properties.

ECONOMIC DEVELOPMENT ADMINISTRATION

By: Frank J. Monteferrante Date: 9-2-93

(Name and title)

Frank J. Monteferrante

Senior Environmental Specialist

Office of Environment

MARYLAND STATE HISTORIC PRESERVATION OFFICER

By: J. Rodney Little Date: 7-15-93

(J. Rodney Little, Director/State Historic Preservation Officer)

Concur:

UNIVERSITY OF MARYLAND-BALTIMORE COUNTY CAMPUS

By: Mark Behm Date: 7-27-93

(Name and Title) Mark Behm, Vice President for Administrative Affairs

BALTIMORE COUNTY

By: Adam Wasserman Date: 8-31-93

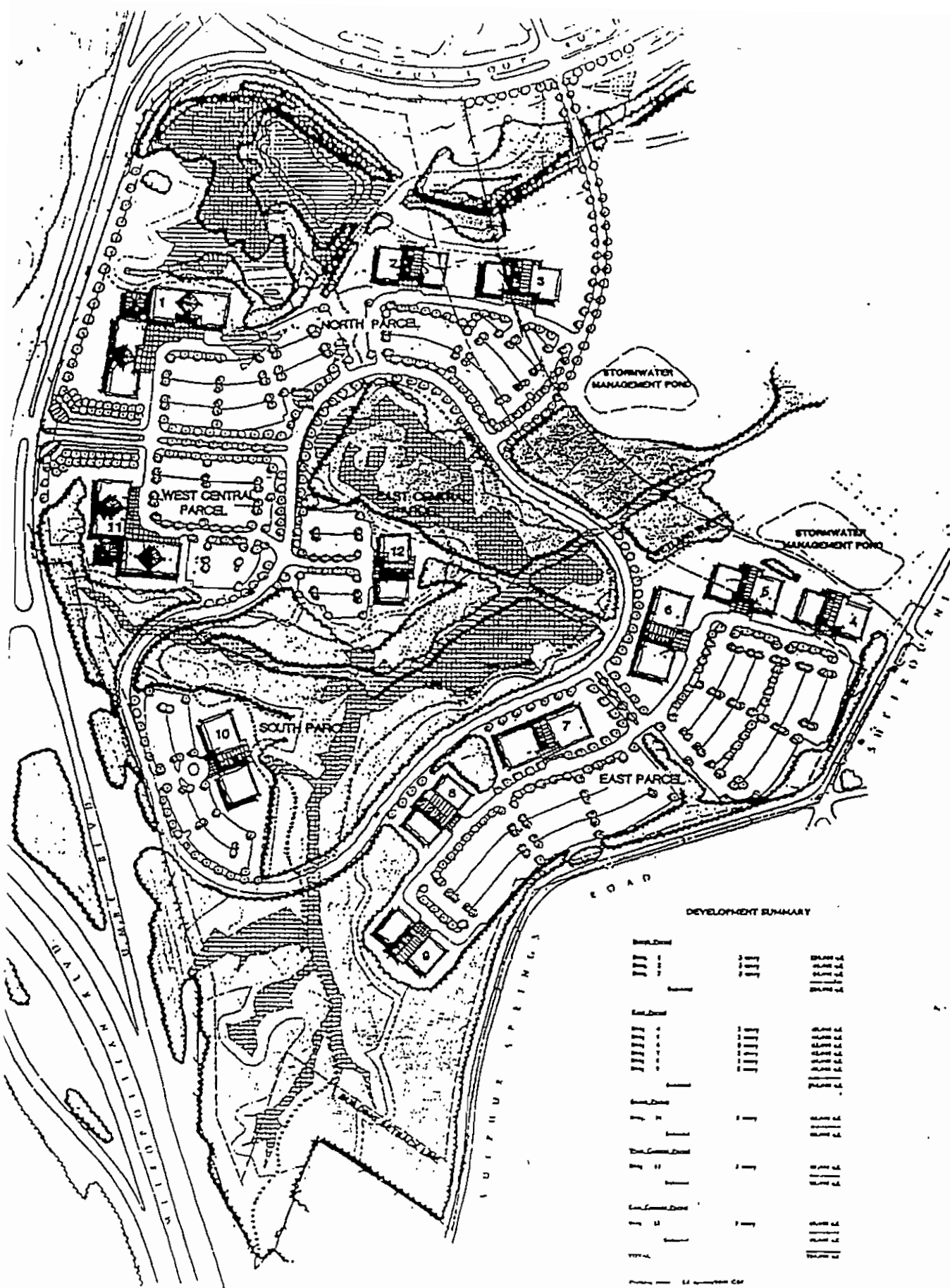
(Name and Title) Adam Wasserman, Deputy Director, Baltimore County Government,
Department of Economic Development

ACCEPTED for the Advisory Council on Historic Preservation

By: Robert D. Bush Date: 9/24/93

(Name and Title) Robert D. Bush, Executive Director

EXHIBIT A



MEMO

COPY

STATE OF MARYLAND

Department of Housing and Community Development
 Division of Historical and Cultural Programs
 Maryland Historical Trust
 100 Community Place
 Crownsville, Maryland 21032-2023
 (410) 514-7600
 FAX # (410) 987-4071

Prot. No 30
~~30~~

TRANSMITTAL SLIP

TO: Charles Kucera
1237 Maiden Choice Lane
Arbutus, MD 21229

RE: UMBC Research Park
Archeology RFP

FROM: Beth Cole

FAX #: _____

DATE: 3/21/95

PAGES (including cover): _____

DUE: _____

☐ Please Approve & Return	☐ For Your Signature
☒ As Requested	☐ Please Note & File
☐ Please Comment & Return	☐ Please Note & Return
☐ Copies On	☐ Please See Me
☒ For Your Information	☐ Please Take Charge

REMARKS:

Attached please find a copy of the
final RFP for the archeological investigations.
This was the document used to procure the
consultant presently doing the work.
If you have further questions, please call me
at (410) 514-7631.



UMBC

Office of the Vice President for
Administrative Affairs

June 22, 1994

Ms. Elizabeth J. Cole
Administrator
OPS Archeological Services
Division of Historical & Cultural Programs
Maryland Department of Housing and
Community Development
100 Community Place
Crownsville, Maryland 21032-2023

Dear Elizabeth:

I am attaching a revised draft of the RFP for the Phase I Archeological Survey for the UMBC Research Park. This incorporates all the changes that you recommended after your previous review two years ago.

You will note that the RFP will be issued by the UMBC Research Park Corporation, not UMBC. It should also be noted that a Table of Contents will be added as will the actual attachments, and Exhibit A at the end of the RFP.

I would appreciate it if you would review the RFP once more. I am also sending a copy of the RFP to Professor Marilyn Goldberg of UMBC's Ancient Studies Department for her review. Please let me know if you think there is someone else, perhaps with the Advisory Commission, who should see the RFP before it is issued.

I plan to send the RFP to consultants on the list that you recently sent to me and to publish a notice of the RFP in local press. If possible, I'd like to issue the RFP by July 15.

Your generous advice and assistance on this issue is greatly appreciated.

Sincerely,

Bernard L. Berkowitz
Bernard L. Berkowitz
Senior Advisor for
Economic Initiatives

Elizabeth J. Cole
BLB/tm
Enclosure
A: Cole

UNIVERSITY OF MARYLAND
BALTIMORE COUNTY CAMPUS

REQUEST FOR PROPOSAL

FOR

PHASE I ARCHAEOLOGICAL SURVEY
UMBC RESEARCH PARK

Issued: July 15, 1994

Deadline for Questions: August 5, 1994

Due Date for Proposals: August 19, 1994

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RFP
PHASE I ARCHAEOLOGICAL SURVEY
UMBC RESEARCH PARK

SECTION 1

1. Summary Information

1.1 Objective

The UMBC Research Park Corporation (herein called the Corporation) intends to contract for a Phase I archaeological survey and related services required to permit development to proceed for the UMBC Research Park. The Research Park is described in Section 3.

1.2 Description and Scope

The University of Maryland Baltimore County provides a Liberal Arts Curriculum fundamental to all students. It awards Bachelor of Arts, Bachelor of Science, Master and Ph.D. degrees. It provides the foundation required for those students who plan to enter schools of medicine, dentistry, law, pharmacy and other graduate and professional schools. The University of Maryland Baltimore County is situated on 476 acres. It is bounded by the Baltimore Beltway, Rolling Road, Wilkens Avenue and Sulphur Spring-Shelbourne Road. It is immediately adjacent to the Beltway (695) and is close to Interstate I-95, thus providing easy access to both arteries.

The UMBC Research Park is integral to the mission of UMBC as a doctoral degree granting public research university. See Section 3.1 for further background information concerning the Research Park and the reasons for the Phase I archaeological survey.

The UMBC Research Park Corporation has been established as an affiliated foundation of the University of Maryland to carry out the development of the UMBC Research Park. Phase I of the Park has been leased to the Corporation under a sixty year land lease. It is expected that the remainder of the Park will also be leased for development as the Park progresses.

1.3 Issuing Office

Mr. Bernard L. Berkowitz, President
UMBC Research Park Corporation
c/o Technology Enterprise Center
5202 Westland Boulevard
Baltimore, Maryland 21227

The sole point of contact in the Corporation for purposes of this RFP is the issuing office. Any questions with regard to any aspect of this proposal must be directed to Mr. Berkowitz in writing.

1.4 Delivery of Proposals

Proposals must be delivered to:

UMBC Research Park Corporation
c/o Technology Enterprise Center
5202 Westland Boulevard
Baltimore, Maryland 21227

1.5 Closing Dates and Required Delivery

In order to be considered, ten (10) copies of the technical proposal and, separately, six (6) copies of the financial proposal must arrive at the issuing office by August 19, 1994 by no later than 11:00 A.M. Volume 1 - "Technical Proposal" and Volume 2 - "Financial Proposal" must be delivered in separate sealed packages so that the Technical volumes can be opened without opening the Financial volumes. Offerors mailing proposals should allow sufficient mail delivery time to insure timely receipt by the Corporation. Proposals or unsolicited amendments to proposals arriving after the closing date and time will not be considered. There will be no public proposal opening. The names of Offerors will not be released until after award.

1.6 Pre-Proposal Conference

A Pre-Proposal Conference will not be held in conjunction with this RFP.

1.7 Questions and Inquiries

All contact between Offerors and the Corporation will be formally held at scheduled meetings or in writing through the Issuing Office. Written questions and inquiries should be directed to the individual referenced with the Issuing Office above (1.3). All such questions and inquiries must be received by the close of business August 5, 1994. No questions or inquiries will be accepted after the Questions and Inquiries deadline. Inquiries will receive a written reply and copies of replies will also be sent to all other known Offerors, but without identification of the inquirer.

1.8 Duration of Proposal Offer

Proposals are to be held valid for a minimum of 120 days following the closing date for this RFP. If an award is not made during that period, all offers shall be automatically extended for another 120 days, unless specific notice is given by the Offeror at least 15 days before the expiration of the then current 120-day period. Offers will be automatically renewed until such time as either an award is made or proper notice is given to the Corporation of Offeror's intent to withdraw its proposal. By submission of a proposal each Offeror guarantees that its offer shall be firm for the period specified above.

1.9 Term of Contract

The contract shall be for a period of six (6) months beginning upon issuance of the Contract and Purchase Order (approximately September, 1994) and ending six (6) months thereafter (approximately March, 1995). The Corporation shall have the option to extend the contract for two (2) additional three (3) month terms, said option to be exercised at the sole discretion of the Corporation. In the event the Corporation elects to exercise any one or more of the said three (3) month options, the Contractor shall be notified in writing at least forty-five (45) days prior to the commencement of the additional term involved. Compensation for additional work performed during an extension shall be based on time and materials rates covered in the base contract.

1.10 Evaluation Process

A contract award will be made to the responsible Offeror whose proposal best meets the needs of the Corporation as authorized and set forth herein. All proposals will be evaluated by a Corporation Board appointed evaluation committee. After considering the factors set forth in this RFP, the committee will make recommendations for the award of the contract to the Offeror whose proposal is determined to be the most advantageous to the Corporation. All Offerors will be notified of the selection of the successful proposal.

1.11 Acceptable and Unacceptable Proposals

The Corporation reserves the right to reject any or all proposals received. Nonacceptance of a proposal will mean that one or more others were deemed more advantageous to the Corporation or that all proposals were rejected. Offerors judged by the procurement officer not to be responsible or Offerors whose proposals are classified as not reasonably susceptible of being selected for award shall be so notified.

1.12 Formation of Agreement/Contract With Successful Offeror

The Contract to be entered into as a result of this RFP (the "Contract") shall be by and between the Offeror as contractor and the Corporation, and shall contain the provisions included in this Request For Proposals, any amendments or changes thereto, and the terms and conditions of the contract.

Any proposed terms and conditions, including any for contracts which the Offeror proposes to use, must be submitted by the solicitation closing date as part of the proposal. Terms and conditions submitted by an Offeror after solicitation closing date shall not be accepted and will not be incorporated in the terms of the awarded contract.

1.13 Accouncement of Award

All offerors will be informed in writing about the award.

RFP
Phase I Archaeological Study
UMBC Research Park

SECTION 2

2. General Information For Offors

2.1 General

The following general information is provided and should be carefully followed by all Offerors to insure that proposals are properly prepared.

- 2.1.1 Proposals will be received for the items/services specified herein or attached hereto under the terms and conditions of this proposal and general specifications as attached.
- 2.1.2 Proposals must be made in the official name of the firm or individual under which business is conducted (showing official business address) and must be signed by a duly authorized person.
- 2.1.3 Each Offeror must furnish all information required by the proposal request. Erasures or other changes must be initialed by the person signing the proposal. Proposals signed by an agent of the corporation must be accompanied by evidence of their authority.
- 2.1.4 This Request for Proposals creates no obligation on the part of the Corporation to award the contract or to compensate Offerors for proposal preparation expenses. The Corporation reserves the right to accept or reject any and all proposals, in whole or in part, received as a result of this RFP, to waive minor irregularities, to negotiate in any manner necessary to best serve the interest of the Corporation. Further, the Corporation reserves the right to make a whole award, multiple awards, a partial award, or no award at all.
- 2.1.5. The Corporation reserves the right to conduct discussions with qualified Offerors in any manner necessary to serve the best interest of the Corporation.

2.1.6. Before the award of a contract, the Corporation may require the Offeror to submit evidence of any information related to the financial, technical, and other qualifications and abilities of the Offeror.

2.2 Addenda To The RFP

If it becomes necessary to revise any part of this RFP, notice of the revision will be given in the form of an addendum which will be provided to all Prospective Offerors who are on record with the Corporation as having received this RFP. An acknowledgement of the receipt of all amendments, addenda, and changes issued shall be required from all Offerors receiving the RFP.

2.3 Cancellation of The RFP

The Corporation may cancel this RFP, in whole or in part, at any time before the opening of the proposals.

2.4 Oral Presentations

Offerors who submit proposals may be required to make individual presentations to Corporation representatives in order to clarify their proposals.

2.5 Incurred Expenses

The Corporation UMBC will not be responsible for any costs incurred by any Offeror in preparing and submitting a proposal.

2.6 Acceptance of Terms and Conditions

By submitting a proposal in response to this RFP, the firm accepts the terms and conditions set forth in this RFP.

2.7 Economy of Preparation

Proposals should be prepared simply and economically, providing a straightforward, concise description of the Offeror's proposal to meet the requirements of the RFP.

2.8 Multiple Proposals

An Offeror may submit more than one proposal. Additional proposals may be prepared in an abbreviated form, following the same format as the primary proposal, but containing only that information which differs in any way with the primary

proposal. Each proposal must be bound separately and prepared in accordance with Section 5 of this RFP.

2.9 Alternate Solution Proposals

An Offeror may submit a proposal which does not satisfy all the specific mandatory requirements of the RFP by offering an alternate solution of the approach depicted in the RFP. Such proposals must be clearly identified by the Offeror as Alternate Solution Proposals. In all cases, to be considered responsive, Alternate Solution Proposals must clearly meet both the intent of the mandatory requirements as well as the overall objectives of the RFP and the issuing organization's needs as stated in the Summary Information, Section 1, and Specifications, Section 3. Alternate Solution Proposals must be prepared in accordance with Section 5 of this RFP.

2.10 Evaluation In Accordance With Specifications

Evaluation of all specified items is the first phase of the Offeror selection process. To be considered further, an Offeror must satisfy and explicitly respond to all the specifications, including a detailed explanation of how each specification is to be met.

Responses must coincide with the order of the specifications as presented and be numbered exactly as given to permit unambiguous evaluation.

The term "must" or "shall" is used throughout this document to indicate mandatory requirements. It means that the Offeror's proposal is to state clearly that it meets the associated mandatory item(s); that is, the Offeror is fully capable of delivering the item(s) as specified in the RFP. Each Offeror must provide a written detailed response to each specification beginning with the words "Offeror complies" Failure to respond as specified may result in an interpretation of non-compliance and may, in turn result in rejection of the Offeror's proposal.

Potential Offerors are urged to read the specifications very carefully and to submit their questions, in writing, by the Question and Inquiry due date (See Section 1.7). Misinterpretation of specifications by the Offeror shall not relieve the contractor(s) of responsibility to perform.

2.11 Evidence of Responsibility

- Prior to the award of a contract pursuant to this RFP, the Corporation may require an Offeror to submit such additional information bearing upon the Offeror's ability to perform the contract as the Corporation deems appropriate. The

Corporation may also consider any information otherwise available concerning the financial, technical, and other qualifications of the Offeror.

2.12 Other Certifications

The Corporation requires that proposals contain certifications regarding non-collusion, debarment, cost and price. The affidavit form, which should be completed by all respondents and returned with their respective responses, is included as a part of Proposal Affidavit - Attachment B of the RFP.

2.13 Contractor Responsibilities

The Corporation will enter into a contractual agreement with the selected Offeror(s) only. The selected Offeror(s) shall be responsible for all products and/or services as required by this RFP.

2.14 Confidentiality

Offerors must specifically identify those portions of their proposals, if any, which they deem to contain confidential, proprietary information or trade secrets and must provide justification why such material should not, upon request, be disclosed by the Corporation. Offerors must clearly indicate each and every section that is deemed to be confidential, proprietary or a trade secret. (It is not sufficient to preface your proposal with a proprietary statement.)

2.15 Minority Business Enterprise Notice

Minority Business Enterprises are encouraged to respond to this solicitation notice.

2.16 Arrearages

By submitting a response to this solicitation, an Offeror shall be deemed to represent that it is not in arrears in the payment of any obligation due and owing the State of Maryland, including the payment of taxes and employee benefits and that it shall not become so in arrears during the term of the contract if selected for contract award.

2.17 Final Ranking and Selection

After considering both the technical and financial factors set forth in this RFP, the Committee will make recommendations for the award of the contract to the responsible Offeror whose proposal is determined to be the most advantageous to the Corporation.

2.18 Negotiation

The Corporation has the right to accept the best proposal as submitted, without negotiation, and may do so. Offerors should therefore not rely on having a chance during negotiations to change their offers.

2.19 Taxes

The Corporation is exempt from Federal Excise Taxes, Maryland State Sales and Use Taxes, and the District of Columbia Sales Taxes and Transportation Taxes.

RFP
Phase I Archaeological Study
UMBC Research Park

SECTION 3

3. Specifications

3.1 Background

As part of its mission, shared with the University of Maryland at Baltimore, as the public degree granting research university for the Baltimore Metropolitan Area, UMBC intends to develop 95 acres of campus land as the UMBC Research Park. This Park is planned as a location for private firms and research centers to conduct research and development activities in collaboration with UMBC faculty and student researchers. Through facilitating such collaboration, the Park is intended to strengthen UMBC's academic and research programs, particularly in the natural sciences and engineering; to contribute to the economic development of the Baltimore region and the State; and to provide employment and research opportunities for faculty and students. (Site location and physical characteristics are described in Section 3.2 below.)

A master plan feasibility study was undertaken in 1989 and completed in early 1991 by a team of consultants employed by UMBC. The consultants found that the 95 acre area could be developed as a high quality, environmentally sensitive and attractive research park over a period of 12-20 years.

After identifying wetlands, flood plain, slopes and required setbacks, the consultants proposed only 36 acres for 12 development sites. The remainder of the 95 acres would be retained as open space, storm water retention ponds, streets, etc. Upon full build-out, the Park would have about 732,000 gross square feet of buildings, provide employment for 1,500 - 2,000 persons, and generate \$1.5 - \$2 million per year in County real estate taxes.

An archeological reconnaissance/assessment was one of the required studies undertaken by the consultants. The study involved general background research and a visual pedestrian survey of the property to identify the area's potential for containing historic and prehistoric archeological sites. The Research Park includes the locations of three archeological sites recorded in the Maryland Inventory of Historic Properties, as well as the potential for additional sites that have not yet been identified. The full nature, extent and significance of the inventoried sites remains unknown.

For historic sites, the study determined that the Research Park contains the location of the Sulphur Spring Hotel (18BA390), which dates from 1804 or earlier. The foundations at the location of the Sulphur Spring Hotel may be the remains of the hotel or a later structure. Historic maps suggest that the area may also contain remains of the mid-19th century Wartman-Lurman House. The area tentatively identified as the Wartman-Lurman House is now an open mown area.

In addition to the historic sites, the Inventory records two prehistoric sites (18BA71 and 18BA158) and an unconfirmed prehistoric site (Quad File location #9) in the Research Park. The UMBC site (18BA71) was excavated by faculty and students at UMBC and contained stratified deposits from the Early Archaic to Late Woodland periods. The results of these investigations are presented in "Report of the Excavation at UMBC Site 18BA71" (Vitelli 1975).

A copy of the Master Plan's Executive Summary, the description of Physical Characteristics, and Technical Appendix on Archaeology is attached to this RFP as Attachment B. The complete master plan report is available from the Corporation.

Based on the archeological reconnaissance and recommendations of the Maryland Historical Trust, UMBC has determined that the Research Park project may adversely affect historical archeological properties eligible for inclusion on the National and Maryland Registers for Historical Properties, and that work covered by this RFP should be completed to satisfy Maryland and Federal historical preservation laws, Article 83B, Section 5-617 and 5-618 of the Annotated Code of Maryland, and Section 106 of the National Historical Preservation Act, as amended.

In connection with a grant application for Park infrastructure, a Memorandum of Agreement has been concluded between the Economic Development Administration of the U.S. Department UMBC and the Maryland Historical Trust, concurred in by UMBC and Baltimore County and has been accepted by the Advisory Council on Historical Preservation. A copy of that agreement is attached as Attachment C. The Maryland Historical Trust's Administrator for Archeological Services has agreed to be a "technical advisor and monitor" for the work covered by this RFP, and will participate in the review of consultants' proposals for this RFP.

3.2 Site Information

The UMBC Research Park is located south of the Loop Road between UMBC Boulevard on the west and the UMBC playing fields, Shelbourne Road and Sulphur Spring Road on the east

and southeast. Map A attached indicates the location of the Research Park within the UMBC campus.

The project site is bisected from southwest to northeast by a small stream that drains the majority of the site. The northern tip of the site is drained by a larger stream that eventually flows into the Herbert Run to the east. A pond at the northern end of the project has been created by damming up this larger stream. The site generally slopes toward the central stream and slopes range from 2% to 5% at the northern end to 15-25% at the southern, with a relatively flat saddle or ridge between the two streams. The majority of the site is wooded including primary and secondary growth.

More detail about the site is included in the Physical Characteristics section of the Master Plan attached.

3.3 Specifications

The level of intensity of this Phase I Archeological Survey and related investigations must be sufficient to accomplish the following:

- 3.3.1 identify and inventory all sites in the project test area and determine the horizontal and vertical boundaries of both known and previously unsurveyed archeological sites.
- 3.3.2 interpret identified sites in the context of the project area and region, including cultural affiliation, function, size, etc.
- 3.3.3 develop recommendations for the National Register eligibility or non-eligibility of identified sites.
- 3.3.4 assess the project's impact on identified sites.
- 3.3.5 determine the need for further work and develop detailed recommendations on the future treatment and investigation of identified sites.
- 3.3.6 develop a plan for mitigation of impact in order to permit the project to proceed while any further investigation or treatment is implemented. In the event that the foundation ruins in the southeast area of the Research Park are determined to be the Sulphur Spring Hotel, the mitigation plan should include

recommendations of creation of an outdoor exhibition area at that site.

- 3.3.7 assist and facilitate obtaining development and permit approvals for the project, including a wetlands permit from the Corps of Engineers.

The consultant shall furnish all services necessary to complete a comprehensive Phase I archaeological study in addition to any additional requirements that can be reasonably inferred from the nature of the project. This process must comply with recognized archaeological standards and practices and must ensure that the requirements of the Maryland State Historical Trust (MHT) and other applicable federal and state agencies are met so that all required agency approvals needed to develop the land can be obtained. All phases of the investigation, including professional qualifications, field work and reporting standards, must be performed in accordance with the "Guidelines for Archeological Investigations in Maryland" (McNamara, 1981), and the Secretary of the Interior's "Standards and Guidelines for Archeological and Historic Preservation" (1983).

3.4 Tasks

At a minimum, the following tasks are required, either as stated below or as redefined by the Consultant and accepted by the President of the Corporation. By submitting a response to this solicitation, the Offeror agrees to accomplish each task as indicated. Refer to Section 5.2.1.

3.4.1 Background Research

Background research shall be initiated prior to fieldwork. The purposes of the background research are to (a) develop the project area's appropriate historical contexts, (b) provide background information necessary for predicting and, in turn, interpreting the project area's archeological resources, and (c) refining and further developing the research questions that the archeological data will be used to address for inclusion in the research design.

The background research shall include, but is not limited to, land records, historical documents, maps, previous historical and/or archaeological studies, consultation with appropriate knowledgeable persons, reexamination of the artifact collection and documentation from 18BA71 and other appropriate secondary sources. A comprehensive summary of the sources used and an archaeological interpretation must be included in the final written

report in a form that is acceptable to the governing agencies. A visual field inspection of the parcel by a professional archaeologist is recommended to expedite field excavation planning.

3.4.2 Fieldwork

A program of surface survey and systematic sub-surface archeological testing will be conducted on the site to accomplish the goals of the study. A detailed field methodology must be presented in the consultant's proposal which will be professionally reviewed by the Maryland Historical Trust prior to approval. All fieldwork must be conducted and recorded according to the federal and state professional standards referenced above.

The testing methodology outlined below is recommended. Consulting firms may propose and use other methods that in their opinion are better suited and more cost efficient for the site and the field conditions. However, the method used must successfully accomplish the goals of the study. If a proposed methodology is not successful, alternative strategies shall be employed until the project is satisfactorily completed.

A grid shall be established for the site, and tied to a permanent datum. All archeological test units shall be oriented with the grid. Identified features, deposits and other remains shall be recorded with reference to the established grid. The grid will provide for accurate recording of the archeological data.

The actual testing will be phased as detailed on the attached map B, beginning with development sites 2-3 and then the remainder of Phase I of the Research Park (Attachment C). Unless required for approval by applicable state or federal agencies, testing should not occur on identified wetlands or in areas that will not be developed.

Testing will involve a combination of shovel test pits (STPs) and excavation units, as appropriate. No test pits should occur in wetlands or areas not identified for development unless required for compliance with applicable laws or regulations. If required, only the minimum number of pits necessary for such compliance shall be dug. All methods of fieldwork shall be professionally documented to include: detailed maps, drawings, photographs, notes and other records. All test pits must be refilled following excavation and recordation.

Systematic shovel test pits (STPs) shall be excavated across the study area to delineate areas of cultural activity, define the sites' nature and extent, and identify the soil stratigraphy. Initial shovel tests shall occur every 50 feet within the study area, and supplemental STPs excavated at closer intervals in areas where testing identifies artifacts or cultural deposits. Test pits must be dug to sterile subsoil or a maximum of three feet in depth, whichever comes first. Soil shall be screened through 1/4 inch mesh to recover artifacts.

Following the STP testing, the consultant shall prepare distribution maps to show the locations and concentrations of artifacts recovered by the STPs. These maps shall illustrate the distribution of artifacts by type and time period. The artifact distribution information will be used to guide the locations of the larger test excavation units.

Based on the shovel testing results, a series of standard (circa five by five foot) test excavation units shall be excavated, in order to accomplish the goals of the study. Soil shall be screened through 1/4 inch mesh to recover artifacts. Excavation shall proceed by natural stratigraphy or set arbitrary levels, if appropriate. The exact locations and number of test units will be determined by the consultant, in consultation with the Corporation and the Trust.

Cultural features uncovered by the excavation units shall all be thoroughly mapped, recorded and photographed. Selected features should be minimally sampled, as necessary to achieve project goals. The features to be sectioned will be decided by the consultant in consultation with the Corporation and the Trust.

A detailed map of the project area shall be produced showing the exact locations of all test units, uncovered features, structures and site limits, and included in the final report.

The consultant will be responsible for obtaining a Maryland Antiquities Permit prior to initiation of the fieldwork.

3.4.3 Analysis, Documentation and Storage

Following fieldwork excavation, the essential phase of analysis documentation and storage will commence. This phase will involve a thorough analysis of all the excavated material and data, in order to interpret the

site and to address the research questions. This should include evaluation of National Register eligibility, and possible project impact.

Recovered artifacts and documentation shall be processed and packaged in accordance with the Trust's "Interim Minimum Standards for Collections to be Curated by MHT" (August 16, 1991). Processing shall involve, but not be limited to the following items:

- .1 Clean all artifacts;
- .2 Identify and catalog all artifacts according to standard type names and chronologies, and using an appropriate catalog system;
- .3 Label artifacts with the catalog number;
- .4 Bag and box all artifacts in standardized containers;
- .5 Photograph or draw significant artifacts and illustrate in the report;
- .6 Otherwise document findings by use of maps, notebooks, etc.;
- .7 Thoroughly analyze recovered materials using standard, acceptable, professional techniques; and
- .8 Prepare for storage, make all arrangements for storage and transfer for storage by MHT or other suitable storage.

Time and charges information must be provided in the event that conservation work is required for any artifacts. The Consultant is responsible for locating and recommending storage facilities and for ensuring that a representative sample of the most significant artifacts are available to the Corporation and UMBC for display. Most lab work will occur at the Consultant's location. A small room with a sink will be provided in the Ancient Studies Department at UMBC at no charge.

3.4.4 Education and Information

- .1 The Consultant shall provide ongoing feedback to the President of the Corporation concerning progress, preliminary findings and related information so that the UMBC campus and

neighboring communities can be provided with timely and relevant information.

.2 The Consultant shall also provide educational opportunities and information to the UMBC campus community. A number of UMBC students may be available to assist with the field and lab work at no cost. The excavation plan shall include UMBC students in the field and lab work wherever feasible. The consultant shall interact with UMBC's Ancient Studies Department to locate students.

.3 The time and materials charges associated with preparing a representative number of the most significant artifacts for public display including interpretive placards and a summary booklet of the excavation activities, findings and resulting archaeological interpretation is requested.

3.4.5. Impact Analysis, Mitigation Plan and Plan for Additional Archaeological Studies

Consultant shall prepare a definitive identification and analysis of project impacts, if any, and of a mitigation plan. If necessary to satisfy Federal and/or State requirements, a plan should be prepared for additional studies.

3.4.6. Assistance With Federal, State and County Agencies Responsible for Review and Approval of Plans for the Research Park

Consultant shall advise and assist the Corporation to insure that all laws and regulations concerning historic and archaeological preservation are satisfied without delaying the development of the Research Park. This will include preparation of a plan for any additional archeological studies that may be required and for mitigation of any impacts if there are findings of impact. Priority will be given to Phase I of the Research Park.

3.4.7. Comprehensive Report

Consultant shall prepare a comprehensive written report(s) as described in Section 3.5.6 Deliverables.

3.5 Other Proposal Requirements

3.5.1. Phased Work Plan

The Consultant shall provide a phased work plan and schedule detailed enough to show the amount of time required to complete each task including a breakdown of the number of person hours required by staff category.

Assume that the project shall begin as soon as possible and that approvals to begin construction on Building Sites 2-3 should be obtained as soon as possible. The remainder of Phase 1 must be tested and approval to build obtained immediately thereafter. The balance of the project should be completed no later than March 31, 1995.

Ranges of costs must be provided for work associated with a Phase II excavation in the event that the Phase I evidence suggests further historical or pre-historical excavation.

3.5.2. Equipment and Authorizations

The Consultant shall provide a list of all equipment and authorizations that the Corporation or UMBC must provide to the Consultant prior to the start of the excavation.

3.5.3 Consultant's Qualifications

Offerors must include a comprehensive statement of the qualifications of the principal participants in this project and a listing of past experiences with similar, applicable projects in the greater Baltimore region. Identify the name of each project, a point of contact and telephone number. The Corporation reserves the right to contact any account of its choosing as a part of the evaluation and selection process including those that may be known to the Corporation but not listed by the Offeror.

3.5.4 Budget

The budget should be presented as a maximum upset. Work will proceed on a cost-reimbursable basis as supported by documented expenses.

3.6 Deliverables

3.6.1. Background Phase Report

Upon completion of Task 1 under 3.4.1, Consultant shall provide a report to the Corporation which must also be incorporated in the final report.

3.6.2. Phase 1 Archaeological Survey

This must be completed in accordance with Federal and State requirements.

3.6.3. Documentation and Storage of Recovered Artifacts

All artifacts and documentation must be properly processed and packaged in accordance with the Trust's "Interim Minimum Standards for Collections to be Curated by MHT" (August 16, 1991). The collection, original set of documentation (including all project field records, maps, drawings, slides, black and white prints and negatives and other records) and detailed descriptive catalog, shall be delivered to the Trust, or other suitable repository approved by the Trust.

3.6.4 Written Report on National Register Eligibility, Impact of the Project and a Mitigation Plan

This should be prepared in conjunction with Tasks 3.4.3, 3.4.4, 3.4.5 and 3.4.6 and must include identification of additional required archaeological surveys. This report must also be incorporated in the final report.

3.6.5 Final Report

This shall consist of a summary of major findings and conclusions and a technical report. The latter must include all study results, interpretations and recommendations as well as the background research, methodology, analyses, illustrations, and interpretations of the research objectives. The report format shall conform to the recommendations in the "Guidelines for Archeological Investigations in Maryland."

Three copies of the draft report will be submitted to the Corporation and one copy to the Trust for review. The draft report will meet all requirements for content of the final report. Reviewing agencies will submit written comments to the consultant within 45 calendar days of receipt of the draft. Suggested revisions will be incorporated into the final report.

The Consultant is responsible for providing six 8 1/2" x 11" vertical format, bound hard copies of the final report in addition to the number of hardbound copies required by each of the relevant state and federal agencies; one camera-ready loose copy and one 5 1/4" disc of each report(s) in Wordperfect 5.1 or other software acceptable to the Corporation.

RFP
Phase I Archaeological Survey
UMBC Research Park

SECTION 4

4. Evaluation Process

4.1 Evaluation and Selection Committee

All Offeror's proposals received by the closing deadline will be evaluated. The Board of the Corporation shall establish an Evaluation and Selection Committee to review and rate the proposals. The Committee shall be composed of the President of the Corporation, the Administrator of the Maryland Historic Trust, and any other individuals that the Board of the Corporation may appoint. The Committee may request additional technical assistance.

4.2 Evaluation Procedure

Proposals will be opened and evaluated. In order to be deemed responsive, proposals must be submitted in two separate sealed volumes clearly identified as indicated in Section 5 - Information Required in Offeror Proposals.

4.3 Qualifying Proposals

Qualifying proposals - The Committee shall first review each proposal for compliance with the requirements as outlined in Section 3.3., 3.4, 3.5, and 3.6 and with all other necessary requirements of this RFP. Any alternate solution proposal submitted must be complete and will be subject to a full and independent evaluation. In addition, the Offeror must assume responsibility for addressing all necessary technical and operational issues in meeting the objectives of the RFP. Each section of the proposal will be evaluated according to the criteria listed below. Technical merit will be given equal value to financial merit.

4.4 Technical Evaluation

After determining the Offeror's compliance with the specified requirements of this RFP the Committee shall conduct its evaluation of the RFP in accordance with the Evaluation Criteria below.

4.5 Financial Evaluation

The separate cost volume of each qualified proposal will be distributed to the Committee following the completion of the technical evaluation.

4.6 Final Ranking and Selection

The Committee will make recommendations to the Board of the Corporation for the award of the contract to the responsible Offeror whose proposal is determined to be the most advantageous to the Corporation considering technical and financial factors set forth in this RFP.

4.7 Criteria For Technical Evaluation

The criteria that will be used by the Committee for the technical evaluation of the proposals for this specific procurement are listed below in descending order of importance.

4.7.1 Technical Proposal (Refer to Section 3)

- .1 Unqualified commitment to complete all specified objectives, tasks and deliverables.
- .2 Understanding and commitment to assisting Corporation in connection with regulatory reviews and requirements.
- .3 Qualifications and experience of staff committed to project.
- .4 Expeditious completion of work program as indicated by work program time schedule.
- .5 Facilitating communication with the public.

4.7.2 Offeror Reliability (Refer to Section 3.5.3)

- .1 History of Offeror performance.
- .2 Experience of other users.

4.7.3 Administrative

- .1 Clarity and organization of proposal.
- .2 Offeror understanding of RFP objective.
- .3 Conformity of Offeror proposal to the Corporation term and conditions.

4.8 Criteria For Financial Proposal

The Offeror's cost proposal will be evaluated with respect to its reasonableness. The submission of unreasonable charges may be reason for rejection of an otherwise acceptable

proposal in the final selection decision. The Offeror's schedule of costs and fees to be paid by the Corporation, including hourly billing rates for each class of personnel, will be evaluated separately and jointly to determine reasonableness of cost.

RFP
Phase I Archaeological Survey
UMBC Research Park

SECTION 5

5. Information Required In Offeror Proposals

Offeror must submit a proposal response(s) for the Phase I archaeological survey necessary to meet the stated requirements in each section of this RFP. The Offeror must submit the required number of each volume bound and sealed under separate cover: a transmittal letter, Volume 1 - Technical Proposal and Volume 2 - The Cost Proposal. These volumes must be submitted in two separate packages or cartons properly labelled so that the Technical volumes can be opened without opening the package containing the Financial Volume. Commingling of technical and financial information or failure to submit the volumes separately sealed will result in the response being deemed NON-RESPONSIVE. The Corporation reserves the right to photocopy additional copies of any or all parts of the proposal for the evaluation and selection process.

5.1 Transmittal Letter

A transmittal letter prepared on the Offeror's business stationery must accompany the proposal. The purpose of this letter is to transmit the proposal; therefore, it should be brief. The letter must be signed by an individual who is authorized to bind the firm to all statements, including services and prices, contained in the proposal. Corporations must indicate place and date of incorporation and affix corporate seal.

5.2 Two Volume Submission

The selection procedure for this procurement requires that the technical evaluation of the proposals is to be conducted before the cost data are distributed to the Evaluation and Selection Committee. Consequently, each proposal must be submitted as two separately prepared volumes as indicated below.

5.2.1 Volume I - Technical

This volume must be prepared in a clear and precise manner. Pages must be numbered. It must address all appropriate points of this RFP except financial information. This volume consists of and must contain the following sections:

- .1 Management Summary - This section must contain a brief synopsis of the needs of the Corporation relative to this RFP and the solution that the Offeror is offering through his proposal.
- .2 Compliance With RFP Specifications - This is to be prepared in the same sequence as the Specifications section of this RFP. The proposal must be expressly clear as to whether or not the Offeror can satisfy each point of the RFP specifications. The Offeror must be expressly clear as to whether or not it satisfies each point of the RFP specifications. Responses must not be simply YES or NO replies. The Offeror must describe how the proposed products and related services satisfy the stated requirements or conditions.

Any other information that may be relevant but does not fall in the above format should be provided as an appendix to this volume. Minor irregularities in the proposals which are immaterial or inconsequential in nature may be waived whenever it is determined to be in the best interest of the Corporation. If company literature or other publications are included and intended to respond to an RFP requirement, the response in this volume should include reference to the document name and page.

5.2.2 Volume II - Financial

This volume must be submitted in a sealed envelope separate and apart from the technical volume. It must contain the following sections:

- .1 Cost Proposal

Cost proposed and the basis for that cost. Payment schedule based on the deliverables stated in Section 3.6.
- .2 Procurement Affidavit

Completed Procurement Affidavit (one copy included in the original volume only).
- .3 Annual Report

Current Annual Report or Statement of
Financial Condition (one copy included in the
original volume only).

5.3 Submission

The Offeror must submit the required number of copies of his proposal by the closing time and date specified in Section 1.5 of this RFP.

ATTACHMENTS AND EXHIBITS

- ATTACHMENT A Procurement Affidavit
- ATTACHMENT B UMBC Research Park Master Plan - Executive Summary,
Physical Characteristics and Technical Appendix on
Archaeology
- ATTACHMENT C Memorandum of Agreement between EDA and the
Maryland Historical Trust, concurred in by UMBC and
Baltimore County and accepted by the Advisory
Council on Historic Preservation
- Map A Location of the UMBC Research Park Within the UMBC
Campus
- Map B UMBC Research Park - Map Showing Phasing of
Archaeological Fieldwork
- EXHIBIT A Sample Contract

ATTACHMENT A - Procurement Affidavit

**ATTACHMENT B - UMBC Research Park Master Plan
Executive Summary, Physical Characteristics and
Technical Appendix on Archaeology**

ATTACHMENT C - Memorandum of Agreement

Map A - Location of the UMBC Research Park Within the UMBC Campus

**Map B - UMBC Research Park Showing Phasing
of Archaeological Fieldwork**

CONTRACT AFFIDAVIT

(To be Inserted)

Maryland Historical Trust

Charlie Kucera

COPY

APPLICATION FOR PERMIT UNDER MARYLAND ARCHEOLOGICAL HISTORIC PROPERTIES ACT: TERRESTRIAL ARCHEOLOGY (Annotated Code of Maryland: Article 83B, Sections 5-626 and 5-628)

Instructions: See separate Detailed Instructions.

1. Name, title, position (if applicable), address, and telephone number of individual, firm, State agency, or institution applying for permit:

Mr. Bernard L. Berkowitz, President
U.M.B.C. Research Park Corporation
c/o Technology Enterprise Center
5205 Westland Boulevard
Baltimore, Maryland 21227

2. If different from Item No. 1, list name and daytime telephone number of person to be contacted if questions arise about application or permit:

Christopher Polglase

(☐ Same as Item No. 1 — check if applicable) Jeffrey H. Maymon

R. Christopher Goodwin & Associates, Inc.
337 East Third Street
Frederick, Maryland 21701 (301) 694-0428

3. Project title, if assigned: U.M.B.C. Research Park

4. Location of lands for which permit is requested:

a. County: Baltimore County

Northing

Easting

43 45 900

3 52 000

LEAVE BLANK IF YOU DO NOT KNOW HOW TO DETERMINE UTM OR LATITUDE/LONGITUDE.

43 45 900

3 52 300

43 44 790

3 51 200

b. UTM zone 18; Northing 43 45 900; Easting 3 52 300 or 43 45 320 3 51 540

Latitude 0 north; longitude 0 west

- c. Attach written description and map, sketch, or plan showing specific sites or areas for which permit is desired. (Use Addendum Sheets as needed, and attach to application.)

5. Ownership of lands for which permit is requested:

a. Name of State land unit and administering department or, if private land, name, address, and phone number of owner:

University of Maryland, Baltimore County

- b. Name, title/position (if applicable), and phone number of person designated by the State agency or landowner to serve as their principal contact/representative:

Mr. Bernard L. Berkowitz, President
U.M.B.C. Research Park Corporation

6. Detail the proposed work, including goals, techniques, and expected results. (Use Addendum Sheets as needed, and attach to application.)

7. Discuss what the public benefits of the proposed project will be. (Use Addendum Sheets as needed, and attach to application.)



Protestants No 31

8. Name, address, and qualifications of person(s) in charge of the archeological work.
- a. in overall charge of archeological work (attach vita including academic and professional experience):
Christopher R. Polglase
R. Christopher Goodwin & Associates, Inc.
337 East Third Street
Frederick, MD 21701
- b. If different from Item No. 8a, name, address, and qualifications of person(s) in charge who normally will be present at project site during fieldwork (attach vita including academic and professional experience):
Jeffrey H. Maymon
R. Christopher Goodwin & Associates, Inc.
337 East Third Street
Frederick, MD 21701

9. Date fieldwork will begin:
ca. January 16, 1995 (if possible)

10. Anticipated date fieldwork will conclude:
ca. March 10, 1995

11. Expected date when the draft report will be submitted (a final report must be submitted within 90 days of receipt of comments on the draft report from the administering agency and/or the Maryland Historical Trust, unless a revised deadline has been approved by the Trust):
April 19, 1995

12. Name and address of institution/organization where materials collected will be permanently curated:
Maryland Historical Trust or an agreed upon storage facility

13. Provisions for publication/reporting and distribution of results of work:

- 3 copies of the draft technical report will be submitted to the corporation and one to the Maryland Historical Trust.
- One camera ready unbound copy, one 5 1/4 diskette, and six bound copies of the final report will be prepared for the corporation. Up to four additional copies will be prepared for distribution to the Maryland Historical Trust and other review agencies as required.

If this application is approved, the applicant agrees to carry out the proposed excavations in accordance with the special conditions listed on this form.

14. Signature of applicant named in Item No. 1 above, and date of application:

Bernard L. Berkowitz 1-6-95
Signature Date
President, UPRC Research Park Corporation Inc.

15. Concurrence by agency administering land or owner of the land for which permit is requested, if different from Applicant in Item No. 14 above:

_____ Name	_____ Title	_____ Date
_____ Signature	_____ Agency (if applicable)	

Application approved:
[Signature]
Director, Maryland Historical Trust

[Signature]
Chief, Office of Archeology

1-12-95
Date

(Specify Item Number and, when applicable, Subsection Letter for which additional information is being provided.)

Item 6. Detail of Proposed Work

Archeological investigations are planned by the University of Maryland, Baltimore County (UMBC) Research Park Corporation in association with their plans to develop approximately 95 acres south of the current campus as a research park. Preliminary archeological reconnaissance indicated that portions of the project location have a high potential to contain archeological sites; three sites have been recorded previously in the area. Because of the involvement of federal funds, the project must comply with Section 106 of the National Historic Preservation Act of 1966, as amended, and the implementing regulations in 36 CFR Part 800. A Memorandum of Agreement (MOA) was reached between the Maryland Historical Trust and the Economic Development Administration, U.S. Department of Commerce, with concurrence by UMBC and Baltimore County. The MOA indicates that UMBC, in consultation with the State Historic Preservation Office (SHPO), will implement a program to identify and evaluate archeological sites on the property. Should sites eligible for listing in the National Register be discovered, UMBC will develop a plan for acceptable treatment of such sites.

The fieldwork will be phased in order to allow consultation with the Maryland Historical Trust as work progresses. The basic steps of the fieldwork will be: (1) shovel testing, (2) initial artifact analysis and preparation of artifact distribution maps, (3) consultation with the Maryland Historical Trust, and (4) unit excavation. Field investigations will include pedestrian reconnaissance, systematic subsurface testing, and excavation of test units. A grid will be established on the property and tied to a permanent datum. Excavations will not be undertaken on wetlands not proposed for development nor on slopes greater than 15 per cent. The areas of steep slope will be subject to pedestrian reconnaissance; purposefully placed shovel tests will be used to examine areas where cultural materials are found on the slopes.

Two prehistoric sites, one historic site, and one quad file location are recorded in the Maryland Archeological Site Files. Map research indicates that additional historic resources may be located within the project area. Excavations at the UMBC Site (18BA71) by students and faculty from UMBC identified stratified deposits dating from the Early Archaic through Late Woodland periods (Vitelli 1975). Site 18BA158 remains unconfirmed, it is identified as an approximately 5-acre site from which "pottery, axes, celts, a rhyolite spear, and arrowheads" were collected by T.D. Jones. Relay quad 9 is one of several prehistoric locations reported by a local collector, M.V. Morgan. The site is located in the northeast portion of the project area and overlaps with Site 18BA158. The Sulphur Springs Hotel Site (18BA390) is located near Sulphur Springs Road. The hotel was in operation throughout much of the nineteenth century; the earliest reference to the hotel is in 1804. Contemporary newspaper articles note that demolished in 1895 to "make room for a cottage shortly to be erected" (Kucera 1989). Although later maps dating from 1898, 1902 and 1905 show a building in this location, it is not clear if it is the hotel or a later construction. Historic maps indicate a second complex of buildings in the vicinity of UMBC Boulevard. The house, referred to as the Wartman-Lurman house site, appears on maps by 1850 and is present on the 1905 USGS map. Many maps show a road between the house and the vicinity of the intersection of Sulphur Springs Road and Shelbourne Road. Outside the project area north of Campus Loop Road, was located the Manual Labor School Farm which was incorporated in 1840 and became part of an insane asylum for the State's prison system during the 1920's and 30's (UMBC Research Park Master Plan).

Phase I archeological investigations will entail the excavation of approximately 1,104 initial shovel tests, placed at 15 m intervals, and up to 200 retests in areas where archeological deposits are identified. Shovel tests will measure approximately 30 x 30 cm, and will be excavated to 1 m in depth or 10 cm into sterile subsoil, whichever comes first. All soils will be screened through 1/4 in (0.625 cm) hardware mesh. Shovel test locations will be recorded on project field maps. Soil color, texture, and other pertinent information will be entered on standard format field records, along with other archeological data. All

APPLICATION FOR PERMIT UNDER MARYLAND ARCHEOLOGICAL HISTORIC PROPERTIES ACT: TERRESTRIAL ARCHEOLOGY]

(Specify Item Number and, when applicable, Subsection Letter for which additional information is being provided.)

records, artifact inventories and catalogues will follow Federal standards and the *Guidelines for Archeological Investigation in Maryland*.

During and following the shovel testing, an initial artifact inventory will be prepared and will be used to create distribution maps of all cultural materials recovered, in order to define areas in which further testing, in the form of 1.5 x 1.5 m test units, should be undertaken. Up to 25 1.5 x 1.5 m test units will be placed in consultation with the Maryland Historical Trust, based on the results of the initial phase of archeological testing. Test units will be excavated in arbitrary 10 cm levels within natural strata (the proposal indicates only natural strata). Representative plans and profiles will be drawn and photographed to professional standards. All soils will be screened through 1/4 in (0.625 cm) hardware mesh. Recordation will follow the procedures listed above for shovel tests, and will meet or exceed the standards established in the *Guidelines for Archeological Investigation in Maryland*. Archeological features will be mapped, photographed, and recorded: a sample of these features, chosen in consultation with the Corporation and the Trust, will be tested.

Item 7. Public Benefits of the Proposed Project

The proposed archeological project will benefit the public through the identification and evaluation of historic properties within the project area to comply with State and federal historic preservation laws. The project will also promote public awareness of historic preservation and cultural resources management through providing educational opportunities for students of the University, the preparation of an interpretive display, and a summary booklet explaining the project to the general public and the university community.

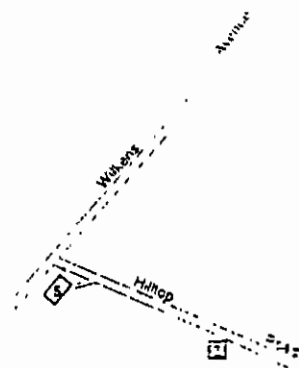
UNIVERSITY OF MARYLAND BALTIMORE COUNTY BALTIMORE, MARYLAND 21228 BUILDING DIRECTORY

1. ACADEMIC IV/LECTURE HALL IV
2. ACADEMIC SERVICES/ADMISSIONS
3. ADMINISTRATION/LECTURE HALL III
4. ALBIN O. KUHN LIBRARY & GALLERY
5. ALUMNI HOUSE
6. BIOLOGICAL SCIENCES
7. CHEMISTRY/PHYSICS
LECTURE HALL II
8. CHESAPEAKE HALL
9. DAY CARE CENTER
10. DINING HALLS 1, 2, & FACULTY/STAFF
11. ENGINEERING/COMPUTER SCIENCE
12. FIELD HOUSE/POOL
13. FINE ARTS/GALLERY
14. GREENHOUSE
15. GYM I
COMMUTER CAFETERIA
16. HEALTH SERVICES
17. HILLCREST - RESIDENTIAL LIFE OFFICE
18. HILLSIDE APARTMENTS

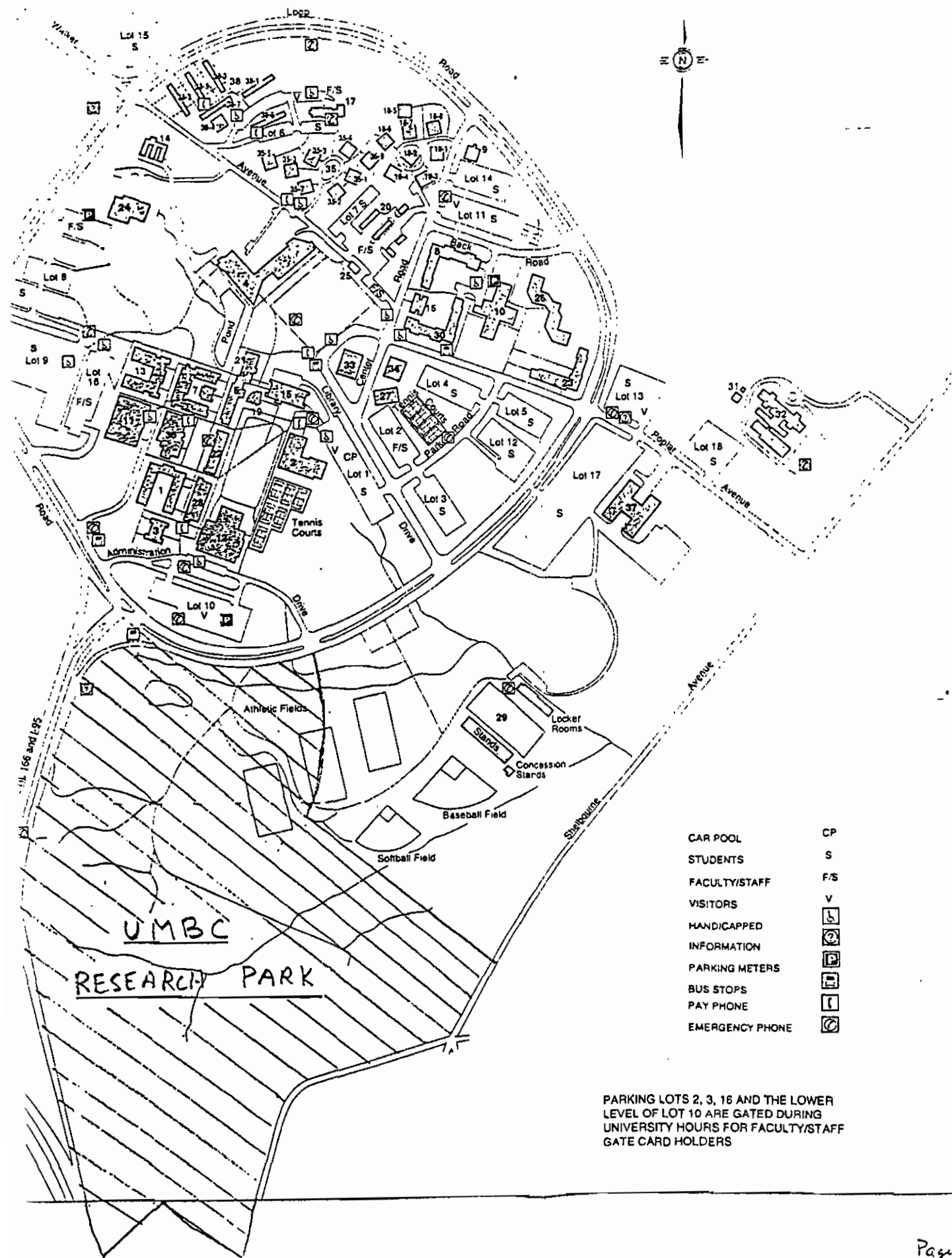
18-1 BRENTON	18-5 MANOKIN
18-2 CASSELMAN	18-6 PATUXENT
18-3 DEEPCREEK	18-7 POCOMOKE
18-4 ELK	18-8 SIDELING
19. LECTURE HALL I
20. MAINTENANCE SHOPS
21. MARTIN SCHWARTZ HALL
22. MATHEMATICS/PSYCHOLOGY
23. PATAPSCO HALL
24. PHYSICAL PLANT
25. POLICE
26. POTOMAC HALL
27. PROFESSIONAL DEVELOPMENT BLDG.
12. RECITAL HALL
28. SOCIAL SCIENCE/COMPUTER CENTER
29. STADIUM
30. SUSQUEHANNA HALL
31. TECHNOLOGY ENTERPRISE CENTER BUILDINGS (TEC & TEC 2)
32. TECHNOLOGY RESEARCH CENTER
33. TEMPORARY FACILITY I
34. TEMPORARY FACILITY II
35. TERRACE I APARTMENTS

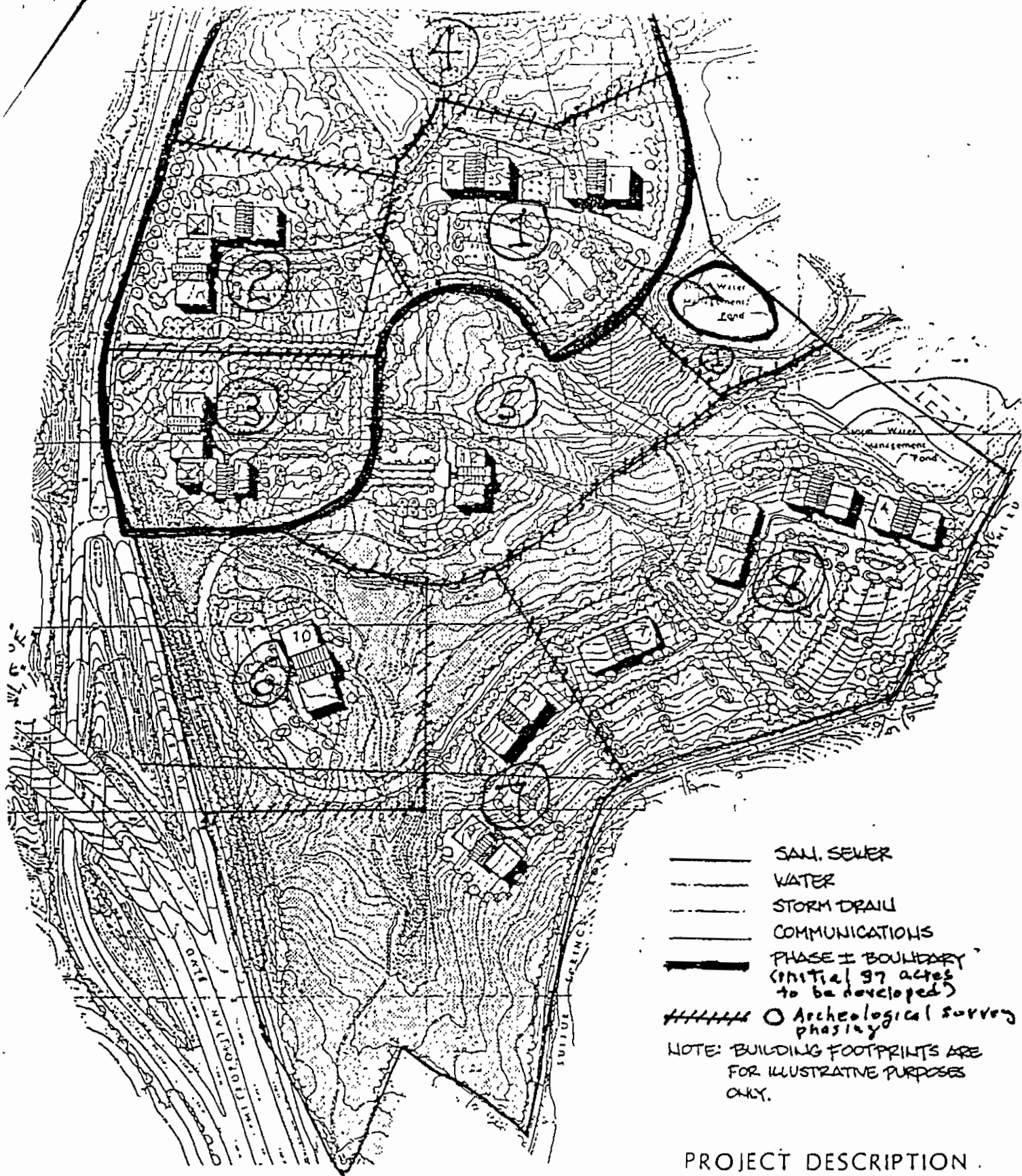
35-1 ANTIETAM	35-5 NANTICOKE
35-2 CHINCOTEAGUE	35-6 SASSAFRASS
35-3 GUNPOWDER	35-7 TUCKAHOE
35-4 MONOCACY	35-8 WICOMICO
2. THEATRE
36. UNIVERSITY CENTER/BOOKSTORE
37. WAREHOUSE
38. WESTHILL APARTMENTS

38-1 CHESTER	38-5 TANGIER
38-2 CHOPTANK	38-6 SEVERN
38-3 MAGOTHY	38-7 WYE
38-4 OFFICE & LAUNDRY	



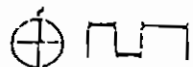
MAP A. UMBC CAMPUS & RESEARCH PARK





PROJECT DESCRIPTION

UNIVERSITY OF MARYLAND — BALTIMORE COUNTY CAMPUS
RESEARCH PARK



MASTER PLAN
1978/1979

SASAKI ASSOCIATES, INC.

KIDD CONSULTANTS, INC.
HARRIS SILVER GEORGE ASSOCIATES
& SWEET ASSOCIATES

MAP B PHASING OF ARCHEOLOGICAL FIELDWORK

Revised

CHRISTOPHER R. POLGLASE, M.A., A.B.D.

VICE PRESIDENT- ARCHEOLOGICAL SERVICES

Education

Bachelor of Arts Degree in Anthropology and Classical Studies, College of William and Mary, Williamsburg, Virginia, 1980.

M.A. in Anthropology, Department of Anthropology, SUNY-Binghamton, 1985.

Ph.D. Candidate, Department of Anthropology, SUNY-Binghamton.

Honors

Sigma Xi, the Scientific Research Society for "Obsidian Exchange and Social Interaction in Southern Italy during the Neolithic" (1988); Dissertation Fellowship, Department of Anthropology, SUNY-Binghamton (1986); Graduate Assistantship, Department of Anthropology, SUNY-Binghamton. Editing of Utqiagvik Project Final Reports (1985); Teaching Assistantship, Department of Anthropology, SUNY-Binghamton. Anthropology 111 - General Anthropology (1984); Teaching Assistantship, Department of Anthropology, SUNY-Binghamton - not accepted (1983).

Professional Memberships

Society for American Archaeology
Archaeological Society of Virginia
Society of Archeological Science

Professional Experience

Vice President - Archeological Services, R. Christopher Goodwin & Associates, Inc., Frederick, Maryland, December 1990 to present

Field Archeologist, R. Christopher Goodwin & Associates, Inc., Frederick, Maryland, June 1989 to December 1990.

Field Supervisor, WAPORA, Inc., McLean Virginia. April 1989 to June 1989. Archeological Survey of the Proposed Roanoke River Parkway.

Field Assistant for the Tompkins/Cortland Community College Archaeological Field School in Lucera, Italy. Excavations of the neolithic site of Ripa Tetta. Instructed 10 students and volunteers. July 1988.

Preliminary reconnaissance survey for neolithic sites and examination of obsidian sources in the Oristano/Monte Arci region (Sardinia). With Albert J. Ammerman. June 1988.

Laboratory analyses of the obsidian collections at the University of Parma from the Calabria Archaeological Survey. Fall 1987 and Spring 1988.

Instructor for Colgate University Foreign Studies Program in Venice. Course: Archaeology in Italy. Fall 1987.

Field Assistant at the Galone site, Parma, Italy. Assisted in directing the excavation of a middle neolithic site. September 1987.

Crew Chief for the Public Archaeology Facility, SUNY-Binghamton. Site mitigation at the Jamba Site, Norwich, NY. Report contributions. Project draftsman. April - August 1987.

Crew Chief for the Public Archaeology Facility, SUNY-Binghamton. Various highway, sewage, and local development projects. Spring 1986 - Spring 1987.

Crew Member for the Public Archeology Facility. Site mitigation at Port Dickinson, New York. September 1985.

Field Assistant for the Tompkins/Cortland Community College Archaeological Field School in Lucera, Italy. Excavations of the neolithic site of Ripa Tetta. Instructed 15-20 students and volunteers. July 1985.

Research Assistant for the Alaska Projects Office, SUNY-Binghamton. Organized artifacts and documentation from three field seasons for submission to contracting offices. Edited and compiled multi-volume reports from 1982 and 1983 field seasons. Spring 1985.

Site monitoring and site survey in Calabria, Italy. With Albert J. Ammerman. August 1984.

Teaching Assistant for the Ithaca College Archaeological Field School in Lucera, Italy. Excavations of the neolithic site of Ripa Tetta. Instructed 8-10 students and volunteers. July 1984.

Research Assistant for the Utqiaġvik Archaeology Project. Cataloged excavated material from the 1983 field season. Analysis and write-up for the 1982 and 1983 excavation reports. September 1983-June 1984.

Sitkinak Island Survey. Walk over survey and testing of a Konlag site on Sitkinak Island, AK. August 1983.

Crew member for the Utqiaġvik Archaeology Project. Excavation of a late prehistoric Inupiat house in Barrow, AK. July - August 1983.

Research Assistant for the Utqiaġvik Archaeology Project. Processing and computer cataloging of excavated material. Analysis of extramound distribution of tools and waste. September 1982-June 1983.

Crew Member/surveyor for the Utqiaġvik Archaeology Project. Assisted in development and application of excavation strategy in protohistoric village in Barrow, AK. Responsible for site mapping and survey. June - August 1982.

Laboratory Technician for the Public Archaeology Facility, SUNY-Binghamton. Measuring excavated materials. Local sewer survey. October - November 1981.

Crew Chief for three seasons for the Fort Christanna Archaeological Project in Brunswick County, VA. Developed, planned, and supervised excavations. Prepared site and area maps. Instructed crew in use of survey equipment. Project Director: Dr. Mary C. Beaudry. Summers 1979-1981.

Student in the College of William and Mary's Archaeological Field School. Classroom and field training in all phases of excavation and artifact processing. Director: Dr. Theodore Reinhart. June - July 1979.

Manuscripts, Publications, and Papers Presented

- 1983 Wealth Distribution in an Appenine Valley: A.D. 1415. A paper presented at the Conference on Medieval Archaeology. The seventeenth annual conference of the Center for Medieval and Early Renaissance Studies, SUNY-Binghamton.
- 1986a Mound 8 and Mound 7 Extramound Analyses. In *Additional Reports on the 1982 Excavations at the Utqilagvik Village Site, Barrow, AK*, edited by A. Dekin, et al. A report prepared by the Alaska Projects Office of the Public Archaeology Facility, SUNY-Binghamton for the North Slope Borough, Barrow, AK.
- 1986b Excavations of Tent Platform 1. In *Additional Reports on the 1982 Excavations at the Utqilagvik Village Site, Barrow, AK*, edited by A. Dekin, et al. A report prepared by the Alaska Projects Office of the Public Archaeology Facility, SUNY-Binghamton for the North Slope Borough, Barrow, AK.
- 1986c Excavations of the Mound 44 House Kitchen. In *Excavation of a Prehistoric Catastrophe: A Preserved Household from the Utqilagvik Village, Barrow, AK*, edited by A. Dekin, et al. A report prepared by the Alaska Projects Office of the Public Archaeology Facility, SUNY-Binghamton for the North Slope Borough, Barrow, AK.
- 1988a Lithic and lithic concentrations from the 1985 and 1987 excavations at the Jamba site. In: *Norwich Wastewater Treatment Plant: Jamba, SUBI 521; a multistaged approach to impact mitigation at a multicomponent archaeological site*, ed. by J.G. Gibb. A report prepared by the Public Archaeology Facility, SUNY-Binghamton for O'Brien and Gere Engineers.
- 1988b Guest speaker at the annual meeting of the Valle del Cavallieri, Palanzano (Prov. of Parma), August, 1988.
- 1989a Competing sources, resource availability and utilization at the end of a long-distance obsidian exchange routes. A paper presented at the 54th Annual Meeting of the Society for American Archaeology, Atlanta.
- 1989b *Phase I Archeological Investigation of the Strange/Dorr Properties, Anne Arundel County, Maryland* (with R. Christopher Goodwin, April M. Fehr, Michelle Moran, and Leslie D. McFaden). Submitted to Genstar Stone Products Company.
- 1989c *Phase I Survey of the Proposed Physical Sciences Laboratory Building, College Park, Maryland* (with R. Christopher Goodwin and Michelle Moran). Final report. Submitted to U.S. Army Corps of Engineers, Baltimore District.
- 1989d *Intensive Archeological Survey of the Old Frederick Road Bridge Over Hunting Creek, Frederick, Maryland* (with R. Christopher Goodwin and Michelle Moran). Submitted to Frederick County Department of Public Works.
- 1989e *Phase I Archeological Survey of Woodhaven, Section One, Anne Arundel County, Maryland* (with R. Christopher Goodwin and Michelle Moran). Submitted to Wallace Baker & Associates.
- 1989f *Phase I Archeological Survey of the Eagle Passages Subdivision, U.S. 50 at South River, Anne Arundel County, Maryland* (with R. Christopher Goodwin, Leslie D. McFaden, April M. Fehr, and Jim Wojtala). Submitted to D.S. Thaler, Storm & Associates, Inc.

- 1989g *Phase I Archeological Investigation of the Strange/Dorr and Dolgoff Properties, Anne Arundel County, Maryland* (with R. Christopher Goodwin, April M. Fehr, Michelle Moran, and Leslie D. McFaden). Submitted to Genstar Stone Products Company.
- 1989h *Phase II Archeological Survey Adjacent to the Lewinsville House, Lewinsville Park, Fairfax County, Virginia* (with R. Christopher Goodwin and Michelle T. Moran). Submitted to Fairfax County Park Authority, Division of Historic Preservation.
- 1989i *Phase II Archeological Investigations of the Sebastian Derr House Site (18FR638) Frederick County, Maryland* (with R. Christopher Goodwin). Submitted to MAERK, Ltd.
- 1990a *Phase I Archeological Survey of the Schwerer Property, Anne Arundel County, Maryland*, (with Michelle T. Moran). Submitted to Anarex, Inc.
- 1990b Analyses of the obsidian collection from the Galone site, Parma. *Prelistoria Alpina* 25 (in press).
- 1990c Neutron activation analysis of obsidian from two sites in Italy. *Journal of Archaeological Science* (with A. J. Ammerman, A. Cesana, and M. Terrani).
- 1990d Recent Archeological Investigations at the Russett Center. A paper presented to the Anne Arundel County Chapter of the Archeological Society of Maryland.
- 1990e *Phase II Archeological Testing of Sites 18CH334, 18CH335, and 18CH336, Charles County Landfill No. 2, Waldorf, Maryland* (with R. Christopher Goodwin, Martha Williams, and Michelle T. Moran). Submitted to Interstate General Company, LP.
- 1990f *Phase I Archeological Testing at the New Castle Disposal Site, Lawrence County, Pennsylvania* (with R. Christopher Goodwin and Michelle T. Moran). Submitted to Blazosky Associates, Inc.
- 1990g Phase I Investigations at the Dorr Site (18AN19), Anne Arundel County. A paper presented at the First Annual Conference on Anne Arundel Archaeology. Annapolis, Maryland.
- 1990h Phase III Archeological Data Recovery at Russett Site 17 (18AN687) and Russett Site 21 (18AN685), Anne Arundel County, Maryland (with Thomas W. Neumann). A paper presented at the First Annual Conference on Anne Arundel Archaeology, Annapolis, Maryland.
- 1990i *Archeological and Architectural Reconnaissance of the Suitland Federal Center, Prince Georges County, Maryland* (with April Fehr, Michelle T. Moran, Janet S. Shoemaker, and Kathryn M. Kuranda). Submitted to Ward/Hall Associates, Inc.
- 1990j *Phase III Archeological Data Recovery at Russett Site 17 (18AN687) and Russett Site 21 (18AN685), Anne Arundel County, Maryland* (with Thomas W. Neumann and R. Christopher Goodwin). Submitted to the Russett Center Limited Partnership.
- 1990k *Phase I Archeological Survey of the Proposed Land Proffer from Gettysburg National Military Park to Gettysburg College, Gettysburg, Pennsylvania*, (with R. Christopher Goodwin, Peter H. Morrison, Michelle T. Moran, and Martha R. Williams). Submitted to Gettysburg College, Gettysburg, Pennsylvania.
- 1990l *Phase I Intensive Archeological Investigations of the Mountain View Subdivision, Anne Arundel County, Maryland* (with R. Christopher Goodwin, Martha R. Williams, Peter H. Morrison, and Michelle T. Moran). Submitted to Development Facilitators, Inc.

- 1990m *Phase III Archeological Data Recovery at Russett Site 8 (18AN666), Anne Arundel County, Maryland* (with R. Christopher Goodwin and Thomas W. Neumann). Submitted to Russett Center Limited Partnership.
- 1991a *Preliminary Archeological Reconnaissance of the Folly Branch SWM Facility, Prince Georges County, Maryland* (with R. Christopher Goodwin, Martha R. Williams, and Michelle T. Moran). Submitted to Engineering Technologies Associates, Inc.
- 1991b *Historical and Archeological Investigations of the Planned Washington National Airport Surveillance Radar Facility Site, Washington, D.C.* (with R. Christopher Goodwin and Michelle T. Moran). Submitted to Information Systems and Network Corporation.
- 1991c *Down the River and Through the Woods: Prehistoric Settlement and Resource Exploitation Strategies Along a Maryland Drainage.* A paper presented at the Middle Atlantic Archaeological Conference, Ocean City, Maryland (with Thomas W. Neumann).
- 1991d *The Compound Flake Tool Industry of the Mid-Atlantic Region.* A paper presented at the Middle Atlantic Archaeological Conference, Ocean City, Maryland (with Thomas W. Neumann).
- 1991e *Household Variability in Obsidian Exploitation During the Neolithic in Italy.* A paper presented at the 56th Annual Meeting of the Society for American Archaeology, New Orleans, LA.
- 1991f *Phase I Archeological Investigations of the Percon Property - Waverly Development, Howard County, Maryland,* (with R. Christopher Goodwin, Thomas W. Neumann, and Michelle T. Moran). Submitted to GTW Joint Venture.
- 1991g *Archeological Inventory and Testing of the Monocacy - Mount Airy 230 kV Transmission Line, the 230 kV Eaglehead Loop, and the Eaglehead 230 kV Substation, Frederick County, Maryland,* (with R. Christopher Goodwin, Suzanne L. Sanders, Michelle T. Moran, Thomas W. Neumann, with contributions by Pamela Crane). Submitted to Allegheny Power System.
- 1991h *Phase II Archeological Investigations of Site 18CR18, London Square Business Park, Carroll County, Maryland.* Submitted to London Square Partnership.
- 1991i *Phase I Archeological Investigations and Architectural Reconnaissance Survey of the BG&E Utility Corridor from Herald Harbor Road to Maryland Route 3, Anne Arundel County, Maryland,* (with R. Christopher Goodwin, William R. Henry, Kathryn M. Kuranda, and Michelle T. Moran). Submitted to Baltimore Gas & Electric Company.
- 1991j *Phase I Archeological Survey of the AES/Warrior Run Cogeneration Facility, Allegany County, Maryland,* (with R. Christopher Goodwin, Thomas W. Neumann, and Martha R. Williams). Submitted to AES/Warrior Run, Inc.
- 1991k *Archeological Survey and Architectural Investigation of the Proposed 7-Mile BG&E Dublin Extension Pipeline, Harford County, Maryland* (with Kathryn M. Kuranda, Michelle T. Moran, Mary K. Shipe, and Martha R. Williams). Submitted to Blohabitats.
- 1991l *Archeological and Architectural Reconnaissance of the Proposed Waverly Development, Howard County, Maryland* (with R. Christopher Goodwin, and Kathryn M. Kuranda). Submitted to GTW Joint Venture c/o Land Design & Development, Inc.

- 1991m *Phase II Archeological Investigations of 18PR377, Barnes Farm, Prince George's County, Maryland*, (with R. Christopher Goodwin, Suzanne L. Sanders, Ralph Draughon, Jr., Michelle T. Moran, and Cynthia A. Whitley, with contributions by Thomas W. Neumann). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1991n The Early Archaic Component at the Garman Site, 18AN486. A paper presented at the Second Annual Conference on Anne Arundel Archeology, Annapolis, Maryland (with Thomas W. Neumann).
- 1991o Phase III Data Recovery Investigations at Two Multi-Component Early Woodland - Middle Woodland Sites in Central Maryland. A paper presented at the meetings of the Eastern States Archeological Federation, Williamsburg, Virginia (with Thomas W. Neumann and R. Christopher Goodwin).
- 1991p Quarry Related Extraction or Extraction Related Quarrying? A paper presented at the meetings of the Eastern States Archeological Federation, Williamsburg, Virginia (with Thomas W. Neumann).
- 1991q *Phase III Archeological Data Recovery of Site 18FR55, Frederick County, Maryland* (with R. Christopher Goodwin and Thomas W. Neumann). Submitted to Frederick County Division of Public Works.
- 1991r *Phase I Archeological Survey of the Riddle Tract, Anne Arundel County, Maryland*, (with R. Christopher Goodwin, Peter H. Morrison, and Michelle T. Moran). Submitted to Reds Dove, Inc.
- 1992a *Phase I Architectural and Archeological Investigations of the Original and Realigned BG&E Perryman to Sharon Gate and James Run Pipeline Corridors, Harford County, Maryland* (with Kathryn M. Kuranda, Michelle T. Moran, Mary K. Shipe, and Martha R. Williams). Submitted to Baltimore Gas & Electric Company.
- 1992b The Compound Tool Industry of the Mid-Atlantic Region. *Journal of Middle Atlantic Archeology* (with Thomas W. Neumann).
- 1992c *Cultural Resource Investigation of Brown's Battery Breaching Site, Berks County, Pennsylvania* (with John J. Mintz, Leo P. Hirrel, Hugh B. McAloon, Thomas W. Davis, and Kathryn M. Kuranda). Prepared under contract to U.S. Army Corps of Engineers.
- 1992d *Phase II/III Archeological Investigations at the Garman Site (18AN486), Woodside Ridge Subdivision, Anne Arundel County, Maryland*. Submitted to Cattail Associates, Inc. and the Anne Arundel County Trust for Preservation, Inc.
- 1992e *Archeological Evaluations of Site 44YO163, Newport News City Park, Virginia* (with Thomas W. Davis, and Leo P. Hirrel). Submitted to Gannett Fleming, Inc.
- 1992f *Phase II Archeological Evaluations of Sites 18CV61 and 18CV62, Calvert County, Maryland* (with Thomas W. Davis, Leo Hirrell, Thomas W. Neumann, Timothy Silva, Kathleen Federline, and Justine Woodard). Submitted to Baltimore Gas and Electric Co.

- 1992g *Archeological Reconnaissance of Stringing Sites and Associated Access Roads for the Proposed Baltimore Gas & Electric Company Waugh Chapel to the Vicinity of High Ridge 500 KV Transmission Line Corridor, Anne Arundel County and Howard County, Maryland* (with Thomas W. Davis). Submitted to Black & Veatch.
- 1992h *Archeological Reconnaissance of Stringing Sites for the Proposed Baltimore Gas & Electric Company Calvert Cliffs Nuclear Power Station to Chalk Point Power Station 500 KV Transmission Line Corridor, Calvert County and Prince George's County, Maryland* (with Thomas W. Davis). Submitted to Black & Veatch.
- 1992i *Phase I Cultural Resource Investigations of the Lake Shore Athletic Complex, Anne Arundel County, Maryland* (with R. Christopher Goodwin, Pamela Crane, and Hugh B. McAloon). Submitted to Anne Arundel County, Maryland.
- 1992j *Cultural Resource Reconnaissance and Sensitivity Study for the C & D Canal Feasibility Study, Chesapeake Bay and Delaware River* (with R. Christopher Goodwin, Kathryn M. Kuranda, Michelle T. Moran, Peter H. Morrison, Katherine E. Grandine, and Thomas W. Neumann). Submitted to the Maryland Port Administration.
- 1992k *Cultural Resource Management Plan for Morgantown Energy Technology Center* (with Michelle T. Moran, Thomas W. Davis, Hugh B. McAloon, and Timothy A. Silva). Submitted to the Department of Energy, Morgantown Energy Technology Center.
- 1992l *Phase II Archival and Archeological Investigations at the Wallace's Mill Site (18AN432), Anne Arundel County, Maryland* (with John J. Mintz, Martha R. Williams, Alice Crampton, S. Justine Woodard, and Kathleen Federline). Submitted to Whitman, Requardt and Associates.
- 1992m *Recent Prehistoric Excavations in Maryland*. Paper presented to the Archeological Society of Maryland Field School, Frederick, Maryland.
- 1992n *The Transformation of Obsidian Exchange in Southern Italy During the Neolithic*. A paper presented at the annual meetings of the Society for American Archeology, Pittsburgh, Pennsylvania.
- 1992o *Archeological Investigations at Gott's Court, City of Annapolis*. A paper presented at the Third Annual Anne Arundel Archaeology Conference, Annapolis, Maryland (with Suzanne L. Sanders).
- 1992p *Cultural Resources Management Plan and Maintenance, Rehabilitation, and Repair Guidelines for Fort Detrick, Maryland* (with Deborah K. Cannan, John J. Mintz, William Henry, and Estella K. Bryans-Munson). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1992q *Phase IA Investigations of the Proposed Dalecarlia to Chain Bridge Water Supply Main Project, Washington, D.C., and Montgomery County, Maryland* (with Martha R. Williams and Suzanne L. Sanders). Submitted to Gannett Fleming, Inc.
- 1992r *Phase I Archeological Survey of the Colonial Beach Wastewater Treatment Facility, Westmoreland County, Virginia* (with Thomas W. Neumann, Martha R. Williams, S. Justine Woodard, and Colby A. Child). Submitted to Patton Harris, Rust & Associates, prepared for U.S. Environmental Protection Agency and Virginia State Water Control Board.

- 1992s *Phase II Archeological Evaluations for the Proposed Alpha Ridge Park, Howard County, Maryland* (with Thomas T. Dod, John J. Mintz, with contributions by Thomas W. Neumann). Submitted to J. Christopher Batten, Inc.
- 1992t *Archeological and Architectural Survey of the Potomac Palisades, Arlington County, Virginia* (with Deborah K. Cannan, Martha R. Williams, R. Christopher Goodwin, Pamela Crane, and Thomas W. Neumann). Submitted to Arlington County, Virginia.
- 1993a *Phase I and Phase II Archival, Architectural, and Archeological Investigations for the Local Flood Control Project, Moorefield, Hardy County, West Virginia* (with John J. Mintz, Thomas W. Neumann, Deborah K. Cannan, Michelle T. Moran, Thomas W. Davis, Ralph Draughon, and Kathryn J. Saul). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1993b *Phase I Archeological Survey of the Beards Creek Estates Subdivision, Anne Arundel County, Maryland* (with John J. Mintz, Michelle T. Moran, Colby A. Child, and Thomas W. Davis, with contributions by S. Justine Woodard). Submitted to Mandrin Construction Company, Inc.
- 1993c *Phase I Archeological Survey and Architectural Investigations of the Proposed Delmarva Power & Light Company, Easton-Steele 138 kV Transmission Line, Maryland* (with Michael A. Simons, Geoffrey E. Melhuish, W. Thomas Dod, and Kathryn M. Kuranda). Submitted to Delmarva Power & Light Company.
- 1993d *Archeological Investigations at Sites 31ON533, 31ON534, 31ON535, and 31ON536 Camp Lejeune, Onslow County, North Carolina* (with John J. Mintz, Martha R. Williams, S. Justine Woodard, and Kathleen F. Child). Prepared for the Atlantic Division, Naval Facilities Engineering Command.
- 1993e *Phase II Investigation of Sites 18HO203 and 18HO206 for the Proposed Maryland Route 100 from I-95 to I-97 Wetland Mitigation Project, Howard County, Maryland* (with Jeffrey H. Maymon, Thomas W. Davis, Michael A. Simons, Kathleen F. Child and S. Justine Woodard). Submitted to the Maryland Department of Transportation, State Highway Administration.
- 1993f *Phase II Investigations of Site 18HO52 and 18HO193 for the Proposed Maryland Route 100 Extension from US 29 to I-95, Howard County, Maryland* (with Jeffrey H. Maymon, Michael A. Simons, William P. Giglio, and S. Justine Woodard). Submitted to the Maryland Department of Transportation, State Highway Administration.
- 1993g *Phase I and Phase II Archeological Investigations for the Villages of Lyonsfield Run, Baltimore County, Maryland* (with Jeffrey H. Maymon, Michael A. Simons and Hugh B. McAloon). Submitted to Westinghouse Credit Corporation.
- 1993h *The Exchange of Obsidian at Neolithic Sites in Italy. In Trade and Exchange In Prehistoric Europe*, edited by Chris Scarre and Frances Healey, pp. 101-107. Oxford, Oxbow Books (with Albert J. Ammerman).
- 1993i *Cultural Resources Management Plan and Maintenance, Rehabilitation, and Repair Guidelines for Aberdeen Proving Ground, Maryland - Draft* (with Kathryn M. Kuranda, Katherine E. Grandline and Thomas W. Davis). Submitted to the U.S. Army Corps of Engineers, Baltimore District.

- 1993h *Archeological Investigations for the Fiber-Optic Line Project, Carlisle Barracks, Cumberland County, Pennsylvania* (with Martha R. Williams, John J. Mintz, S. Justine Woodard, William T. Dod, Donald J. Maher, and Suzanne L. Sanders, and with contributions by David B. Landon, and Theresa C. Reimer). Submitted to the U.S. Army Communications Electronic Command.
- 1994a *Phase II Archeological Evaluation of Sites 18PR119 and 18PR435, Sherwood II Development, Prince George's County, Maryland* (with Jeffrey H. Maymon and Michael A. Simons). Submitted to South Charles Realty Corporation.
- 1994b *Phase II Archeological Evaluations of Site 18HA176: Maryland Route 161 Bridge Over Deer Creek, Harford County, Maryland* (with Thomas W. Davis, Lance K. Trask, William P. Giglio, Hugh B. McAloon, and S. Justine Woodard). Submitted to the Maryland Department of Transportation, State Highway Administration.
- 1994c *Phase II Investigations of Sites 18HO52 and 18HO193 for the Proposed Maryland Route 100 Extension from US 29 to I-95, Howard County, Maryland* (with Jeffrey H. Maymon, Michael A. Simons, William P. Giglio and S. Justine Woodard). Submitted to the Maryland Department of Transportation, State Highway Administration.
- 1994d *Phase I Archeological Survey of the Adelphi Manor Water Quality Project, Prince George's County, Maryland* (with Jeffrey H. Maymon, Kathleen M. Child, Katherine E. Grandine). Submitted to the Lolederman Associates, Inc.
- 1994e *Phase I Cultural Resource Investigations for the Phase I Development Area, Chapman's Landing Development Charles County, Maryland* (with Timothy A. Silva, Thomas W. Davis, Leo P. Hirrel, Justine Woodard, Jeffrey H. Maymon, and Michael B. Hornum). Submitted to Banyan Management.

JEFFREY H. MAYMON, M.A., A.B.D.

ARCHEOLOGIST PROJECT MANAGER

Education

Bachelor of Arts Degree in Anthropology, University of New Hampshire, Durham, New Hampshire, 1983.

M.A. In Anthropology, Department of Anthropology, SUNY-Binghamton, 1991.

Ph.D. Candidate, Department of Anthropology, SUNY-Binghamton.

Honors

Teaching Assistantships, Department of Anthropology, SUNY-Binghamton: Anthropology 125 - Buried Cities and Lost Tribes (1988); Anthropology 111 - Language in Human Behavior (1989); Anthropology 125 - Buried Cities and Lost Tribes (1989); Anthropology 112 - Introduction to Anthropology (1989); Anthropology 112 - General Anthropology (1990); Anthropology 112 - Introduction to Anthropology (1990); Teaching Assistantship, Department of Anthropology, SUNY-Binghamton - not accepted (1991); Instructor, Anthropology, Field Methods in Archeology (1992).

Professional Memberships

Society for American Archaeology
American Anthropological Association
Northeastern Anthropological Association
American Society for Ethnohistory
New York Archaeological Association

Professional Experience

Project Manager, R. Christopher Goodwin & Associates, Inc., Frederick, Maryland, October 1993 to Present.

Assistant Project Manager, R. Christopher Goodwin & Associates, Inc., Frederick, Maryland, March 1993 to October 1993.

Instructor, State University of New York at Binghamton, Binghamton, New York. Course: Field Methods in Archaeology. Taught field school at Owasco village site in central New York. May 1992 to July 1992.

Instructor, Elmira College, Elmira, New York. Course: Introduction to Archaeology Taught archaeological methods and theory through lectures and practical experience in the field. March 1992 to May 1992.

Crew Chief/Researcher/Crew Member, Public Archaeological Facility, SUNY Binghamton, Binghamton, New York. Work on Phase I and II evaluations on sites in New York and Connecticut. Summer 1989 to Fall 1991.

Crew Member, UMASS Archaeological Services, University of Massachusetts, Amherst, Massachusetts. Phase III work at Middle to Late Woodland shell Midden in Mashpee, Massachusetts. Summer 1988.

Field Director, American Indian Archaeological Institute, Washington, Connecticut. Directed fieldwork and research on archaeological research and cultural resource management projects in Northwestern Connecticut. September 1986 to August 1987.

Crew Chief/Crew Member, New York State Museum, Albany, New York. Directed and worked on Phase III excavations at an upland Archaic and Woodland period site and a Nineteenth Century Farmstead in the Middle Hudson River Valley, New York. May 1996 to September 1986.

Field Director, Charles Bollen Archaeological Consultant, Dover, New Hampshire. Conducted Phase II fieldwork and analysis on a Nineteenth Century Industrial site in Durham, New Hampshire. March to April 1986.

Research Assistant, University of New Hampshire, Durham, New Hampshire. Lithic analysis of materials from the Wadleigh Falls and Wells Beach Sites. January to March 1986.

Field Archaeologist, Louis Berger and Associates, Inc., East Orange, New Jersey. Abbott Farm National Landmark project, Phase III excavation of Site 28Me1-D. September to December 1985.

Crew Chief, American Indian Archaeological Institute, Washington, Connecticut. Assistant to field director in excavation of Early Holocene site in Northwestern Connecticut. Instructed Earthwatch and other volunteers. June to September 1985.

Field Director, Charles Bollen Archaeological Consultant, Dover, New Hampshire. Conducted Phase I fieldwork and analysis on a Nineteenth Century Industrial site in Durham, New Hampshire. May to June 1985.

Research Assistant, University of New Hampshire, Durham, New Hampshire. Lithic analysis of materials from the Wadleigh Falls Site. January to March 1985.

Crew Member/Research Assistant, American Indian Archaeological Institute, Washington, Connecticut. Site survey on research project on Early Holocene Settlement in Northwestern Connecticut. Assisted in writing the technical report of fieldwork. May 1984 to December 1984 and April to May 1985.

Crew Member, Strawberry Banke Inc., Portsmouth, New Hampshire. Phase III excavation of Seventeenth to Twentieth century city block in Portsmouth, New Hampshire. March to April 1984.

Crew Member, National Park Service, Mid-Atlantic Region, Philadelphia, Pennsylvania. Phase II excavation of an Eighteenth century site in Hopewell, Virginia. Summer 1983.

Student, University of New Hampshire Archaeological Field School. Classroom and field training in all phases of excavation and artifact processing. Dr. Charles E. Bollen and Mr. Robert L. Ewing. Summer 1982.

Manuscripts, Publications, and Papers Presented

- 1984 Wadleigh Falls: An Island in Time. Paper presented at the joint meeting of the New Hampshire, Maine and Vermont Archaeological Societies, Manchester, New Hampshire.
- 1985a *Technical Report on 1983-1984 Field Seasons in Robbins Swamp, Northwestern Connecticut.* Research Manuscript Series. American Indian Archaeological Institute, Washington, Connecticut.
- 1985b *Phase I Cultural Resource Survey, Wiswell Falls Hydroelectric Project, Durham, New Hampshire* (with Dr. Charles E. Bollen). Submitted to Southern New Hampshire Hydroelectric Development Corporation.

- 1986 *Phase II Cultural Resource Assessment, Wiswell Falls Hydroelectric Project, Durham, New Hampshire* (with Dr. Charles E. Bolian). Submitted to Southern New Hampshire Hydroelectric Development Corporation.
- 1987a The Weantinoge site and an Archaeology of Ten Centuries of Native American History (with Dr. Russell G. Handsman). *Artifacts* 15(4):4-11.
- 1987b *Recent Excavations at the Weantinoge Site: An Archeological Study in Later Prehistory* (with Dr. Russell G. Handsman). Research Manuscript Series. American Indian Archaeological Institute, Washington, Connecticut.
- 1987c Problems In Defining the Northeastern Early Archaic. Paper presented at the Fall meeting of the New Hampshire Archeological Society, Durham, New Hampshire (with Dr. Charles E. Bolian).
- 1991a Death, Burial and Meaning in Early Iroquois Society. Unpublished MA Thesis, Department of Anthropology, State University of New York at Binghamton, Binghamton, New York.
- 1991b The Wadleigh Falls Site: An Early and Middle Archaic Site in Southeastern New Hampshire (with Dr. Charles E. Bolian). In *Early Holocene Occupation in the Gulf of Maine Region*, edited by Brian Robinson and James Petersen, Occasional Publications in Maine Archaeology, Volume 9.
- 1992 External Connections: The Southeast and Southwest. A paper presented at the 57th Annual Meeting of the Society for American Archaeology, Pittsburgh, Pennsylvania (with Dr. Charles Cobb and Dr. Randall McGulre).
- 1993a *Phase I and Phase II Archeological Investigations for the Villages of Lyonsfield Run, Baltimore County, Maryland* (With Michael A. Simons, Christopher R. Polglase, and Hugh McAloon). Submitted to Westinghouse Credit Corporation.
- 1993b *Phase III Archeological Data Recovery at Russett Site 5 (18AN665) Anne Arundel County, Maryland* (With Christopher R. Polglase, Kathleen Child, and S. Justine Woodard). Submitted to Russett Center Limited Partnership.
- 1994a *Phase II Archeological Evaluation of Sites 8LE2095 and 8LE2105 for the Proposed Florida Gas Transmission Phase III Expansion Projects, Leon County, Florida* (with Thomas W. Davis, Michael B. Hornum and Donald J. Maher). Submitted to Florida Gas Transmission Company.
- 1994b *Phase II Archeological Evaluation of Thirteen Sites for the Proposed Florida Gas Transmission Phase III Expansion Projects, Jefferson and Madison Counties, Florida* (with Thomas W. Davis, Michael B. Hornum, Lance B. Trask, John Calabrese, Thomas F. Majarov, Timothy A. Silva, Amy K. Fanz, Connie Capozzola, John G. Clarke, Clifford A. Brown, Donald J. Maher, Meril Dunn, Ellen Saint Onge, J. Hampton Tucker, and S. Justine Woodard). Submitted to Florida Gas Transmission Company.
- 1994c *Phase II Archeological Evaluation of Sites 8LF007, 8SU291, and 8SU104 for the Proposed Florida Gas Transmission Phase III Expansion Projects, Lafayette and Suwannee Counties, Florida* (with Thomas W. Davis, Lance B. Trask, Donald J. Maher, J. Hampton Tucker, Amy K. Fanz, and John G. Clarke). Submitted to Florida Gas Transmission Company.

- 1994d *Phase II Investigations of Sites 18HO203 and 18HO206 for the Proposed Maryland Route 100 From US 29 to I-95, Wetland Mitigation Project, Howard County, Maryland* (with Christopher R. Polglase, Thomas W. Davis, Michael A. Simons, Kathleen F. Child, and S. Justine Woodard). Submitted to the Maryland Department of Transportation/State Highway Administration.
- 1994e *Phase II Archeological Evaluation of Sites 18PR119 and 18PR435, Sherwood Development, Prince George's County, Maryland* (with Michael A. Simons and Christopher R. Polglase). Submitted to South Charles Realty Corporation.
- 1994f *Phase II Investigations of Sites 18HO52 and 18HO193 for the Proposed Maryland Route 100 Extension From US 29 to I-95, Howard County, Maryland* (with Michael A. Simons, William P. Giglio, Christopher R. Polglase, and S. Justine Woodard). Submitted to the Maryland Department of Transportation/State Highway Administration.
- 1994g *Phase II Investigations of Sites 18HO52 and 18HO193 for the Proposed Maryland Route 100 Extension from US 29 to I-95, Howard County, Maryland* (with Christopher R. Polglase, Michael A. Simons, William P. Giglio and S. Justine Woodard). Submitted to the Maryland Department of Transportation, State Highway Administration.
- 1994h *Phase I Archeological Survey of the Adelphi Manor Water Quality Project, Prince George's County, Maryland* (with Christopher R. Polglase, Kathleen M. Child, Katherine E. Grandine. Submitted to the Loiederman Associates, Inc.
- 1994i *Phase I Cultural Resource Investigations for the Phase I Development Area, Chapman's Landing Development Charles County, Maryland* (with Christopher R. Polglase, Timothy A. Silva, Thomas W. Davis, Leo P. Hirrel, Justine Woodard, and Michael B. Hornum). Submitted to Banyan Management.

MINUTES

LANDMARKS PRESERVATION COMMISSION

MARCH 9, 1995

PRESENT: **MEMBERS:** Mrs. Ruth B. Mascari, Chairman
Mrs. Judith Kremen
Mrs. Kathy Levin
Mrs. Margaret East
Mr. Jeffrey Lees
Mrs. Barbara Weeks
Mr. Daniel Colhoun
Mr. Martin P. Azola
Mr. Timothy Rodgers
Mrs. Dorothy Foos
Ms. Suzanne Boyer
Mr. Paul F. McKean
Dr. Rhoda Dorsey

GUESTS: Mr. John Mangione
Mr. Frank Gant
Mrs. Eileen Wuerthele
Mr. Bernard L. Berkowitz
Mr. Mark Behm
Mr. Christopher Polglasc
Col. Joseph F. Dannenfelser
Mr. Stephen Thrasher
Mr. John Bernstein
Ms. Chris Schauble
Mr. Bill Colonna
Mr. William Barton
Mr. Tim Dugan, OPZ
Mr. Lenwood Johnson, OPZ

Not No 32

The meeting was convened at 7:30 p.m.

1. Minutes

On a motion by Mrs. East, seconded by Mr. Colhoun, the minutes of February 9 were unanimously adopted.

2. Montrose Mansion

Colonel Dannenfelser of the Maryland National Guard reported on their plan to restore the Montrose Mansion at Camp Fretard on Hanover Pike. About \$1 million was expected to be raised by private donations. There were some roof problems. They were keeping the heat going during the winter to prevent rot. There is a \$50,000 sum on hand for roof repairs. They would need some expertise in the long term. There was an architect's plan to fix the roof. Mrs. Mascari noted that Jo Ellen Freese of the MHT was pleased with the plan, which was done by the Military

Department of Maryland. Colonel Dannenfelser noted that the area to be repaired would not be visible from the ground. He believed the roof was intended to have a silver appearance; they will install a standing-seam roof of stainless steel that would be shiny at first, then weather to look like brushed aluminum. Mr. Lees thought the metal strips showing on the cupola should be painted and was probably originally "turned metal." Mr. Azola suggested lead-coated copper to avoid showing a shiny surface in the upper part of the cupola. Mr. Lees agreed that the roofing itself would not be visible. Colonel Dannenfelser thought that the cupola was probably originally white. He was not sure if the present roof was the original. There was a detailed task list for a 5-year restoration program. Mr. Lees wondered about the originality at the "cricket" adjoining the base of the cupola. It was generally agreed that the plan was suitable.

3. Hayfields Issues

The chairman reported that six members had toured Hayfields prior to submitting comments for OPZ to forward to the Planning Board. Following the February 20 meeting, the chairman had testified before the Planning Board committee on March 2 concerning a requested change of zoning. The Planning Board voted to deny the change of zoning. Ruth introduced John Mangione who wanted to describe the Hayfields project to the full commission.

Mr. Mangione, along with his architect Frank Gant, presented site plans and renderings of a plan to use the historic building as the headquarters of a proposed golf course on the property held by his family corporation since 1987. The owners intended to apply to the Board of Appeals for special exception. Mr. Mangione hoped the commission would address the adoptive reuse in the next opinion to the Planning Board or the Office of Planning. Mr. Gant had designed a banquet hall that could be tacked on to the main house via a connecting link but also thought such a facility could be sited somewhere else on the property. Mrs. Mascari opened the floor to comments related to the issue going before the Planning Board: a request for a special exception to permit a golf course. If the special exception were to be granted, the LPC would have to comment on the design of buildings. Mr. Azola asked if we were commenting on the proposed use or the design. Mrs. Mascari replied that last month we had commented against a different use for the farm and quoted the previous opinion based on a history of farm usage.

Mr. Mangione countered that Hayfields was no longer a living farm but was merely rented to a crop farmer. A golf course would be a good adaptive reuse. Mr. Colhoun commented on the "change of character." Mr. Azola noted how many old houses had been rescued for use as offices, etc. Adaptive reuse might be the only way to proceed. Mrs. Levin thought houses could be put

there instead of a golf course. Mr. Colhoun noted that a golf course would be in the RC-2 portion, only six allowed. John Mangione argued that a golf course would leave 175 acres of open space and still leave 300 acres for crop farming. With a golf course, they could stop renting the significant structures. The owner and architect displayed a land use plan showing both houses and a golf course. An extensive discussion ensued about parking, etc., with Mrs. East suggesting some other location for the banquet hall. Mr. Azola suggested having the adaptive reuse designs meet the Secretary of the Interior's standards. John Bernstein, representing the Valleys Planning Council, had a strong objection to the project and noted that Hayfields was the "flagship farm of the Valleys." He thought that the property would still be a viable farm and potential buyers existed who would buy it as a grand estate. He noted that five attempts had been made to rezone it and pointed out a history of downzoning. He noted that the Master Plan urged the continuance of agriculture. He feared the historic structures would suffer some deterioration through heavy use. He noted that the property was mentioned in the National Register report and described as significant in the history of agriculture. He noted the pioneering in the development of superior livestock. He felt that houses plus a golf course failed to preserve the character. He thought the hillside would be derogated by houses in the rear of a golf course.

Mr. Lenwood Johnson noted with great vehemence the irony of a slave house becoming a pro-shop and wondered where the Hayfield slaves had been buried. The Cuba Road families were probably descendants of slaves "off the plantation."

The chairman called the discussion back to the comment needed for the special exception hearing. Mr. Azola noted that most of the discussion was about the change of context. Mr. Mangione noted that he was already able to build 40 houses and the LPC should accept the end of Hayfields as a farm. Mr. Colhoun noted that RC-2 was devised to preserve farming, not to provide development.

Mrs. Mascari noted that 40 houses "were a given, but we cannot logically link the golf course idea to that." She urged a motion reflecting on the special exception issue, noting that the National Register form mentioned agriculture in the opening sentence.

Mr. Colhoun moved that the LPC recommend denial of the special exception because it violated the agricultural and historic significance of the property and would be more detrimental here than in any other place.

The motion was seconded by Mrs. Weeks. Mr. Rodgers commented that a future plan might put the golf course in the RC-4 space. Mrs. Mascari thought that would be a separate issue. In the absence of further discussion, the motion was carried, 10-3. Abstaining were:

Mr. McKean
Mr. Azola
Mrs. Mascari

4. Campfield, Lochearn

Mr. Lees and Mr. Rodgers reported visiting the Berman house at Campfield Road, Lochearn, to determine its age and significance in connection with a concept plan and waiver request for demolition. Mr. Lees found that his suspicion of an older house inside the present structure was true. There was an older interior with Greek Revival elements and a good stairway. He would not recommend obstructing the development and did not think we should try to preserve it. He thought the stairway could be reused somewhere. The commission was about to drop the issue but Mr. Dugan noted that we needed a vote for or against as our advice to the hearing officer. Mr. Lees moved to agree with the waiver request. Mr. McGrain noted that a person [name unknown] had appeared at the Community Input Meeting and commented on the archaeological possibilities of the site. Mrs. Mascari asked Mr. Thrasher if he would allow archaeologists to survey the place. Mr. Thrasher noted that nothing of interest had turned up in the rest of the neighborhood but agreed that qualified archaeologists could examine the premises provided they sign waivers to hold him harmless. No one had contacted him since the CIM but the opportunity was there.

Dr. Dorsey seconded the motion. in discussion, Mrs. Kremen asked if any materials could be salvaged. Mr. Thrasher had already taken a mantel for his future home. His associate, Mr. _____ thought the stair rail might be reusable; they intended to save hand-made elements. Mrs. Kremen noted that the BCHT could store items for reuse and make the contribution tax deductible.

Dr. Dorsey called for the question. The motion was passed 12-0, only the chairman abstaining.

5. UMBC Research Park

Mark Behm of UMBC introduced Bernie Berkowitz and Christopher Polglasc, an archaeologist from the Christopher Goodwin consulting firm. Mr. Behm displayed an aerial photo of the site. Mr. Polglasc noted that 60 to 65 acres of the campus were scheduled for development. There were originally three

archaeological sites known; one was identified by the UMBC staff in 1970 and a large number of artifacts recovered. There was also the ruin of the Sulphur Spring Hotel dating from the early 19th century. A third site (No. 18BA158) was a scatter of pre-historic material found early in the century by a Mr. Jones. The university was involved in compliance with Federal Regulations, including "106." The scope of work was drafted by Beth Cole of the MHT and called for Phase I and Phase II surveys.

The archaeological consultant started late in 1994 and continued into 1995, doing archival background study, including intensive testing with several hundred shovel pits. An executive report was provided to the MHT. They have identified 14 sites, including the three known before. However, the Jones site can not be relocated because of its inadequate mapping 70 years ago. Some sites are still intact, one larger than suspected, yielding projectile points and flakes. Near the springs was "a sweep of prehistoric behavior." They also found three cisterns or wells near the hotel plus the "Wartman Lurman site," residence of the hotel owners. Some sites are significant enough for the National Register. They advise Phase II archaeology on six sites. Construction will avoid the hotel site. The university plans to put up interpretative signage and also avoid building on Site No. 18BA71.

Dr. Dorsey asked what they do with the findings. Mr. Polglasc said that they ultimately go to the MHT collection under Federal regulations and are stored as "an interpretative package." Mrs. Mascari thought it was a marvelous opportunity for the student body. Mr. Polglasc said the university had material stored from the 1970 dig and they hoped to conduct a field school. There were no further comments. Mrs. Mascari noted that the LPC heard the report acting as a Certified Local Government.

Mr. Lenwood Johnson mentioned the nearby existence of Cowdensville A.M.E. Church, the community of Cowdensville, and Arbutus Memorial Park. He noted that the citizens had been dialoguing with UMBC and were still concerned with protection from the project. They had some concerns with the concept plan which they would express on March 21. Mr. Behm noted that the community was concerned with traffic. Mrs. Mascari urged Mr. Johnson to report the outcome of the CIM.

6. Permit for Wuerthele Kitchen, Glyndon

Mrs. Eileen Wuerthele of 14 Glyndon Avenue, Glyndon, presented a plan to expand a kitchen into a screened porch. Mrs. Weeks moved to accept the plan, which was seconded by Mrs. Boyer, and unanimously passed 12-0, only the chairman abstaining.

7. Franklinville Historic District

A number of citizens of Franklinville noted that they still supported the historic district proposal but were concerned that Mr. Barton's barn would bring down the charge of demolition by neglect. Mrs. Mascari will consult with Ms. Butler, our lawyer, concerning this situation. She will also meet with the Franklinville community. Mr. Bill Colonna circulated a plastic bag of wood shavings created by insect infestation. A discussion ensued about how to exempt the barn from charges of neglect. The members agreed that the language of the law could not be changed. Suggestions were made that Mr. Barton could get a demolition permit that would be good for a year. Mr. Azola noted that various companies would dismantle barns at no charge to salvage the material. Mrs. Mascari noted that some opposition to having an historic district had developed in Franklinville and various rumors were flying about. Mr. Rodgers thought the opponents should talk to the community leaders in the historic districts already established.

8. Old Business

- a. Mr. Lees reported that the Board of Appeals had approved John Alexander's house plan for Lutherville provided an overjetted upstairs window be deleted.
- b. The Oregon Store plan was still on hold due to non-historical complexities.

9. OPZ Informational Plans

Mr. Dugan presented the following plans:

- a. Maryvale Prep School. The developer would need a waiver to demolish the old tenant house at 1128 Green Spring Valley Road. OPZ will inform Clark MacKenzie next week that a waiver is needed. The site map failed to show the Green Spring Valley National Register District Line. More data would be presented to the LPC next month.
- b. Trinity House. This elderly housing facility in downtown Towson would have to go to the design review committee on March 27. Plans with elevations would be available next month.
- c. Oregon Ridge Store received a variance for a restaurant but lost on the parking issue. There was a new trend toward strict decisions on granting of variances.
- d. Glyndon Meadows. The plan was approved by the Board of Appeals, which denied the setbacks for the larger homes.

- e. John Thompson property at Parkton. The CIM was set for March 28 at 7 p.m., Parkton Elementary School. Mrs. Mascari will attend the next CIM.
- f. Hayfields. The special exception petition is labeled "country club."
- g. Poe-Burns House, Texas. The old Memorandum of Agreement with the Maryland Historical Trust envisioned moving the house out of the path of Beaver Dam Road. Since the 1980s, the cost had increased and no use was found for the structure if moved. A new agreement, proposed to demolish the house and reuse the materials in the MTA light rail station. Mr. Dugan had drafted a response to the MHT and hoped the LPC would concur: Dr. Dorsey made a motion to concur; it was seconded by Mrs. East, and passed 12-0, only the chairman abstaining. Mr. Azola noted that we should leverage our consent into a commitment to spend a quarter of the money saved on preservation. Mrs. Kremen noted that there wouldn't be any satisfactory solution for this building: moving it to an isolated lot would not be preservation.

10. Ulm House

Mr. Bernstein noted a proposal to move the Samuel Owings House or "Ulm," now used as Fiori's restaurant to expand an industrial park. He cited the "must be preserved" wording in the development regulations. Mrs. Kremen noted that the property was proposed for the Final Landmarks List in 1979 and the owners protested vehemently that they were taking care of the building. It was agreed for the staff or chairman to draft a letter as needed to emphasize the importance of this site.

11. Next Meeting

It was agreed to meet next on April 6.

12. Hereford Barn

Mr. Colhoun reported going to the barn at Hereford High School. Various local people were still willing to contribute to its restoration.

13. Adjournment

On a motion by Dr. Dorsey, seconded by Mrs. East, and unanimously accepted, the meeting was adjourned at 10:20 p.m.



FILE Maryland Conservation Council

January 2, 1995

Mr. Charles Rhoades, Director
EPA Region III
841 Chestnut Building
Philadelphia, Pennsylvania 19107

Dear Mr. Rhoades:

The Maryland Conservation Council, a 25-year old coalition of environmental organizations and interested individuals which is dedicated to conserving Maryland's natural assets, has a long-standing interest in the University of Maryland Baltimore County (UMBC) proposal to build an industrial complex. Because of its concomitant environmental problems, we adopted a resolution at our last board meeting requesting an environmental impact statement on the project (copy enclosed).

Also, I request that the Maryland Conservation Council be made a consulting party in the permitting process.

Thank you for your consideration. I would appreciate hearing from you. Please write to me at the address shown on the letterhead.

Sincerely,

Bonnie Bick

Bonnie Bick
President

Print No 33

Enclosure

cc: Torrey C. Brown
David A. C. Carroll
Patricia Flynn
Mathew Gall
Parris Glendening
Freeman Hrabowski

N. Neil Jacobs
Ron Kreitner
Dutch Ruppertsberger
Ralph Spagnola
Mark Wasserman

bcc: Anneke Davis
Charles Kucera

Berchie Manley
Kathy Valderas

FILE

resident
Bonnie Bick
P.O. Box K
Bryans Road, MD 20616
(301) 283-2948

first vice-president
Philip E. Hartman
604 Ralworth Road
Baltimore, MD 21218
(410) 467-8055

vice-president for finance
Robin Everly
10924 Montgomery Road
Beltsville, MD 20705
(301) 937-1539

vice-president for meetings
Jiris Holmes
184 Kevins Drive
Arnold, MD 21012
(410) 757-7056

vice-president for membership
Luth Mather
18-T Ridge Road
Greenbelt, MD 20770
(301) 345-6390

vice-president for publications
Anneke Davis
2226 Crest Road
Baltimore, MD 21209
(410) 367-0567

corresponding secretary
George B. Wilnot
101 Amherst Road
Bryans Road, MD 20616
(301) 375-8552

recording secretary
William G. Wilson
4716 Riverdale Road
Riverdale, MD 20737
(301) 277-2498

treasurer
Robert J. Lavell
7909 Logan Drive
Potomac, MD 20854
(301) 299-5567

administrative assistant
George Tyson
1825 North Forest Park Avenue
Baltimore, MD 21207
(410) 448-2362



Maryland Conservation Council

Resolution on UMBC R&D Industrial Park Project

President
Bonnie Bick
P. O. Box K
Bryans Road, MD 20616
(301) 283-2948

First vice-president
Philip E. Hartman
1604 Ralworth Road
Baltimore, MD 21218
(410) 467-8055

Vice-president for finance
Robin Everly
10924 Montgomery Road
Beltsville, MD 20705
(301) 937-1539

Vice-president for meetings
Chris Holmes
584 Kevins Drive
Arnold, MD 21012
(410) 757-7056

Vice-president for membership
Ruth Mathes
18-T Ridge Road
Greenbelt, MD 20770
(301) 345-6390

Vice-president for publications
Anneke Davis
2226 Crest Road
Baltimore, MD 21209
(410) 367-0567

Corresponding secretary
George B. Willmot
401 Amherst Road
Bryans Road, MD 20616
(301) 375-8552

Recording secretary
William G. Wilson
4716 Riverdale Road
Riverdale, MD 20737
(301) 277-2498

Treasurer
Robert J. Lavell
9909 Logan Drive
Potomac, MD 20854
(301) 299-5567

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George Tyson
1825 North Forest Park Avenue
Baltimore, MD 21207
(410) 448-2362

Whereas the University of Maryland Baltimore County Research and Development Industrial Park Project is proposed for a 88-acre site containing 13.5 acres of wetlands, which is a prime basin of the western portion of the Herbert Run and is a clean water influence to the Patapsco River, and

Whereas the Project would have a severe negative impact on sensitive environmental resources, such as the Maryland DNR fish ladders recently installed on the Patapsco River, unusual wetland plants, diverse wildlife, wooded areas, numerous historic and prehistoric sites, and

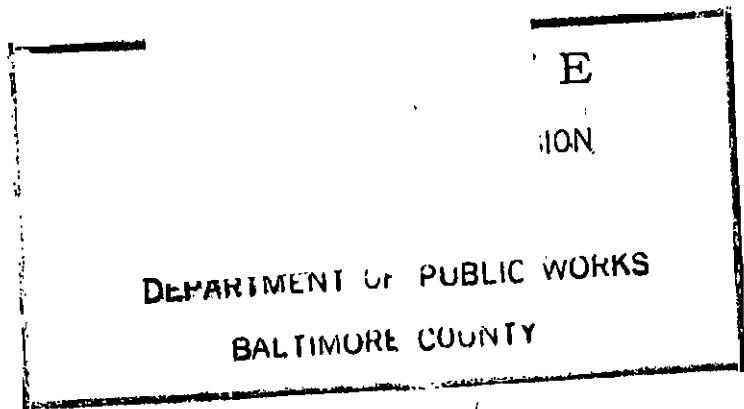
Whereas the Project would cause the degradation of these assets, both on- and off-site, by deforestation; by the construction of sewer and water systems; by toxic stormwater runoff from extensive parking lots and other impervious surfaces; by sedimentation from construction sites; by nutrient and pesticide inputs from lawn areas; by possible leaks or spills from research facilities into the ground water; and by diminution of non-tidal wetlands, and

Whereas the issuing of any federal permit that might allow this project to proceed would have severe, complex and cumulative impacts; now, therefore, be it

Resolved that the Maryland Conservation Council requests the Environmental Protection Agency to require a full Environmental Impact Statement encompassing not only the project area but also the surrounding campus and communities before a federal permit is issued.

Adopted by the Board of Directors of the Maryland Conservation Council, Inc., on December 10, 1994, at its meeting at the Audubon Naturalist Society in Chevy Chase, Maryland.

Bonnie Bick
President



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

HERBERT RUN
FLOODPLAIN STUDY
REPORT

JOB ORDER 4-284-2

Sheet No 34

OCTOBER 1982

PREPARED BY
BALTIMORE COUNTY BUREAU OF ENGINEERING
STORM DRAIN DESIGN & APPROVAL SECTION
JAMES A. MARKLE, CHIEF

The following Bureau of Engineering personnel made important contributions to the floodplain study and report. Each is responsible only for their contributions, with overall responsibility belonging to the project manager. ^{2/10/87} recommendations were made on the basis of consultations with various departments of the Baltimore County Government, with responsibilities assumed accordingly.

James A. Markle - Chief, Storm Drain Design & Approval Section

Jerry Karczeski - Project Engineer

John Maple - Computer program interpretation and floodplain review

Bob Johnson - Linden Avenue Project Engineer

Tom Vidmar, Jeff Broczkowski, Paula Smith - Engineers

KURT EUCKEN, JAMES A. MARKLE, JERRY KARCZESKI, JOHN MAPLE, BOB JOHNSON, TOM VIDMAR, JEFF BROCKOWSKI, PAULA SMITH - ENGINEERS

Dale Cassidy - Questionnaires

PAUL RICKMAN - Senior Engineer

In addition to Bureau of Engineering personnel, the following persons have made significant contributions to the report.

Harry J. Pistel - Director of Public Works

B. Melvin Cole - County Administrator

Donald P. Hutchinson - County Executive

Ron Hickernell - County Councilman, District 1

Bonita Fundt - ^{Public Works Board Committee}

Those involved wish to thank everyone who has helped in completing this study.

DAVID SNOOK, P.E.

Project Engineer and Manager

The University of Maryland Baltimore County Campus (UMBC) was developed in the mid-1960's upon property that was previously used as working farmland and orchards by the Spring Grove State Hospital. Spring Grove developed this property only to a very limited extent, with only a few dormitories and hospital buildings. One building remains and is currently used as the Hillcrest Student Offices. The UMBC campus has therefore been built largely from scratch since it opened in September 1966. Features such as the Loop Road, the Metropolitan Boulevard connection, athletic fields, dormitories, apartment complexes for graduate students and most academic buildings have been added since this time. This development, along with connecting roads and parking lots, has added to the amount of impervious area on the campus. Use of closed storm drainage systems in place of natural swales has decreased the amount of time that it takes for water to concentrate at any given point in the watershed (time of concentration). Hydrologists generally concur that these two factors produce increased peak discharges to be discharged into existing streambeds.

Baltimore County has become familiar with the effects of uncontrolled development in the last 10 years or so following hurricanes and tropical storms such as Agnes (June 22, 1972), Eloise (September 26, 1975), and David (September 5, 1979). Baltimore County's Bureau of Public Works has made efforts in several directions to correct flooding from overdevelopment of watersheds. One program that has reached realization is the creation of a viable Storm Water Management Policy on the County level that requires developers to maintain existing rates of discharge from their properties for the 2 year storms and for larger storms where necessary. This means that discharges in excess of undeveloped discharges must be controlled by specially designed methods, such as detention ponds or equivalent methods. What is important here is that the County requires all developers of property requiring a building permit to control their runoff; or, in certain cases, to obtain an exemption from Baltimore County. Exemptions are generally granted in cases where the increase in total impervious area is $\frac{1}{2}$ acre or less for commercial, industrial, institutional or governmental sites, except where potential for downstream property damage is enhanced.

The UMBC campus, as a State owned facility, is not required to have a building permit or any other permit from Baltimore County in order to develop

their property. As a result, UMBC has been built without storm water management facilities, except for the UMBC impoundment pond located near the Wilkens Avenue -- Beltway Interchange. The State's requirements with regard to storm water management are hazy. In April 1982, UMBC through their chancellor's office denied that UMBC contributed to flooding problems experienced along the West Branch of Herbert Run.

The UMBC impoundment pond immediately southwest of the Beltway-Wilkens Avenue interchange was developed by the State of Maryland largely as a result of pressure from the surrounding community and from State Senator John Coolahan, as an alternate to limitation on continued campus development. Plans for this impoundment were developed in January 1975. The structure was completed two years later. Although Baltimore County has managed to obtain plans for this impoundment structure, no computations are available to indicate how this structure was designed or how it is intended to function. For this reason, Baltimore County has made its own assessment of the storage-discharge relationship of this impoundment structure based on available information for use in this report. Information used in this context included both the Maryland State Department of General Services plans for the Loop Road and Impoundment Pond and the 100-scale topography commissioned for Herbert Run by Baltimore County.

Another consideration insofar as this impoundment structure is concerned gave pause in conducting this study. Very little of the runoff from the campus itself enters this impoundment area. In fact, most of the campus drains to other tributaries of the West Branch of Herbert Run. The outfall from the impoundment pond combines with these other tributaries on the property of the Arbutus Junior High School. The watershed area that the UMBC impoundment pond does receive consists of the Valley Road area, and the Spring Grove Hospital -- Paradise Avenue area extending north to and beyond Frederick Road, both inside and outside the Beltway. The most bothersome feature of impounding runoff from this particular area rather than the campus area itself is that relatively little development of this area (except for the Beltway) has occurred in the last thirty years when compared with the campus area. Even if this dam does detain significant amounts of water, persons living downstream of the campus can still see an increase in streamflow as the campus develops.

Baltimore County's hydrologic study of UMBC was conducted as follows: Discharges were determined to the point of confluence on the Arbutus Junior High School property just south of Shelbourne Road. The discharge determinations were made for existing conditions as of summer 1981, determined by actual watershed observation in the field and by use of a UMBC 200 scale base plan showing a 10 year development plan dated May 1973 (HERBEX). Two additional discharge determinations were made for ultimate conditions in the watershed based upon zoning for non-campus areas and the completed UMBC 10-year Development Program in one case (HERBERT) and upon zoning for both campus and non-campus areas in the other case (UMBCDR35). A fourth study was made of the existing conditions assuming that the UMBC dam was not present (NOPOND). All studies were for the 2, 10 and 100 year storms. Discharge (runoff) computations were made by using the TR-20 Hydrograph formulation program developed by the USDA Soil Conservation Service.

Results of these studies are indicated on the accompanying tables 1 and 2. Each of these tables compares runoffs for the 2-year, 10-year and 100-year storms, indicating discharges in cubic feet per second (cfs) followed by the time to peak from beginning of the storm in hours. Table 1 shows the effects of the UMBC impoundment pond for conditions of equivalent development. As expected, this pond is most effective for large storms. The discharges shown in the second and third columns reflect discharges at the confluence alongside the Junior High School. The following 3 columns reflect conditions at the impoundment pond itself. Table number 2 reflects discharges resulting from development to the ultimate level reasonably expected in the future. The second column displays discharges at the Junior High School if UMBC's entire property had been developed to the maximum DR2 or DR3.5 zoning indicated on the 1980 Baltimore County maps. The third column shows discharges based on UMBC being fully developed as shown on its May 1973 10-year plan.

Table 1 illustrates the effect of the existing UMBC pond for existing conditions as of 1981, showing a decrease of 14%, 16% and 30.5% in the outflow from the confluence at the Junior High School for the 2, 10 and 100-year storms respectively as a result of the UMBC pond itself. Table 2 shows that runoff from the ultimate campus development as shown in their 10-year plan is somewhat greater than that expected if the campus had been limited to development indicated by Baltimore County's 1980 zoning. This is increasingly true as the storms decrease in frequency. These two tables indicate a greater need for control of the 2 and 10 year frequency storms, than for control of the 100 year storm, with the existing pond in place.

DISCHARGES AT WEST BRANCH CONFLUENCE BELOW SHELBOURNE ROAD

TABLE 1

<u>Storm</u>	<u>Existing Conditions 1981 without UMBC Dam</u>	<u>Existing Conditions 1981 with UMBC Dam (% Decrease)</u>	<u>TR-20 Ponded Water Surface Elevation</u>	<u>Water Retained by UMBC Dam</u>	<u>Water Retained As % of Total at UMBC Dam</u>
2 yr.	1,519 cfs @ 12.11 hrs.	1,306 cfs @ 12.08 hrs. (-14%)	152.5	248 cfs	38.2%
10 yr.	3,035 cfs @ 12.14 hrs.	2,540 cfs @ 12.08 hrs. (-16%)	160.0	887 cfs	61.7%
100 yr.	5,105 cfs @ 12.13 hrs.	3,547 cfs @ 12.07 hrs. (-30.5%)	166.0	1,812 cfs	73.6%

(COMPUTER PROGRAM NAME) (NO POND)

(HERBEX)

TABLE 2

<u>Storm</u>	<u>Ultimate Conditions Based On County Zoning for UMBC</u>	<u>Ultimate Conditions Based on UMBC 10 Yr. Plan</u>	<u>% Increase</u>
2 yr.	1,404 cfs @ 12.07 hrs.	1,461 cfs @ 12.06 hrs.	+ 4.1%
10 yr.	2,560 cfs @ 12.08 hrs.	2,622 cfs @ 12.07 hrs.	+ 2.4%
100 yr.	3,650 cfs @ 12.05 hrs.	3,718 cfs @ 12.04 hrs.	+ 1.9%
(COMPUTER PROGRAM NAME)	(UMBCDR35)	(HERBERT)	

Tables 1 and 2 account only for development occurring between summer 1980 and the completion of the UMBC 10-year plan, with no allowance for previous development, which is analyzed as described below.

The adequacy of the pond itself according to Baltimore County Design Standards was analyzed as follows: to determine the developed runoff for which UMBC's pond should compensate as the current UMBC 10 year plan nears completion, a TR-20 run (TNOPOND1) was made for ultimate conditions of development on the UMBC campus (based on 10-year plan) with existing conditions as of 1981 elsewhere and without the detention of the UMBC pond. Watershed subareas considered as ultimately developed in this program are: U10C, U13, W8A, W8B, W9, W10, W11A, W13A, W13B, W14A, W14B, W14C, W16, W17A, W17B, W25B, W26 and W27. The junior high school confluence is again used for comparison purposes, as this is the first point along the West Branch that all of the discharge from the UMBC campus reaches. Existing development prior to the UMBC campus was determined for the campus watershed sub-areas based on 500-scale topo maps dating from the early to mid-fifty's, when the campus was a part of the Spring Grove Hospital (UMBC1960). RCN's and Times of Concentration were adjusted for watershed sub-areas W8A, W11A, W16, W17A, W17B, W25A, W25B, W26, W27, and U13. As in TNOPOND1, RCN's and Times of Concentration were determined for off-campus watershed sub-areas for existing conditions as of 1981, and the UMBC pond was assumed to detain no water. The difference between TNOPOND1 and UMBC1960 established the amount of water that should be managed for the 100 year, 10 year and 2 year storm.

TABLE 3

<u>Storm</u>	<u>TNOPOND1</u>	<u>UMBC1960</u>	<u>Water to be Managed by Pond</u>	<u>Water Detained By UMBC Pond (Ex. Cond.)</u>
100-year	5,203 cfs	5,025 cfs	178 cfs	1,812 cfs
10-year	3,265 cfs	2,985 cfs	280 cfs	887 cfs
2-year	1,625 cfs	1,433 cfs	192 cfs	248 cfs

(From TABLE 1,
Column 5)

Under County criteria, this water to be managed by a pond can be managed on-site or in a regional pond, as was done at UMBC. From Table 1, Column 5, we see that for each storm, considerably more water is detained by the pond than is produced by the developed area. This "trade-off" is acceptable to Baltimore County.

Additional computer runs were made to determine the effects of storm duration upon the ponded water surface elevation and peak discharge into and out of the UMBC pond, for ultimate development conditions and the 100 year storm. Table 4 summarizes results:

TABLE 4 (100 Year Storms)

<u>Duration</u>	<u>Program Name</u>	<u>Rainfall Depth</u>	<u>Discharge Into Pond</u>	<u>Discharge From Pond</u>	<u>Pond Elevation</u>
0.5 hr.	TUMBC5	2.8 in.	1,711 cfs	538 cfs	159.20 ft.
1 hr.	TUMBC4	3.5 in.	2,134 cfs	598 cfs	162.39 ft.
3 hrs.	TUMBC2	4.5 in.	2,679 cfs	633 cfs	165.14 ft.
6 hrs.	TUMBC1	5.2 in.	2,827 cfs	648 cfs	165.91 ft.
12 hrs.	TUMBC3	6.1 in.	2,897 cfs	668 cfs	166.89 ft.
24 hrs.	HERBERT	7.2 in.	2,639 cfs	668 cfs	166.93 ft.

Indicated rainfall depths were taken from the U. S. Department of Commerce Weather Bureau Technical Paper No. 40, "Rainfall Frequency Atlas of the United States", dated May 1961. From this table no apparent peak flows occur for shorter duration storms that would produce a ponded elevation greater than that experienced for the standard 24 hour duration, even though greater incoming flows are experienced for both the 12 and 6 hour duration storms.

Conclusions and Recommendations

1. If a storm of the localized severity of Tropical Storm David had occurred prior to completion of the UMBC impoundment pond, problems would have been compounded severely downstream along the West Branch. In the case of storms of 100, 10 or 2 year severity, the UMBC pond appears to do its job, by overmanaging the flow from upstream areas, compensating for campus development, at least up to the time of this report. The County does question the idea of attempting to "trade-off" future runoff increases from continuing development on the basis of decreases in discharges from a pond placed and built a decade ago. Conditions at the time of completion of the present 10-year development plan should provide a baseline discharge for use in determining any increases in runoff from campus development. Any increases beyond this baseline should be examined on their own merits to see if further storm water management should be required.

The County is concerned about the lesser degree of control exercised over smaller storms of the 10 year and particularly 2 year magnitude. As the runoff intensity decreases, the UMBC pond's 60" diameter outfall is increasingly less effective in detaining water. Many of the complaints that have come to Baltimore County from residents downstream of UMBC concern erosion and increases in discharges for storms of relatively small intensity (2 year frequency or less).

2. The UMBC pond was not designed according to County Storm Water Management criteria. Based upon County computations, the pond was apparently designed to retain significant flow from a 100 year storm discharge, with the pond cresting immediately below the emergency spillway for this storm (1981 existing conditions). No apparent efforts were made to control 10 and 2 year discharges. The County believes that obtaining further 10 year control in this pond with its present 72" outfall would require a very high (expensive) riser structure, and is probably not cost effective. The County believes that further attenuation of the 10 and 2 year flows leaving the UMBC campus can be obtained at a lesser cost at other sites, unless modifications to this pond can be demonstrated to be cost effective.

3. The fact that UMBC does not presently contribute unduly to West Branch flooding problems for large storms does not solve these problems. The possibility of construction of a detention pond near UMBC to reduce peak discharges downstream was considered. No feasible site for control of the entire campus watershed was apparent on the UMBC campus, since two branches of the West Branch leave the campus under Shelbourne Road. The easternmost of these two branches carries discharge from the UMBC pond and from the Circle-Regina Drive - Beltway - Kenwood Road area, with only minor Loop Road area discharges. The bulk of the area enclosed by the Loop Road discharges into the westernmost branch under Shelbourne Road along with the Wilkens Avenue - Rolling Road - Metropolitan Boulevard area.

A regional pond (4) was considered on the Arbutus Junior High School campus at the confluence of these two tributaries. The area bounded by Shelbourne Road and the two tributary streams was considered as excavated to maximize storage. This County study found that there was insufficient storage on this site to produce an appreciable decrease in discharge at this point. Expansion of the storage area by excavation beyond the present tributaries would seriously impact

the athletic fields at the junior high school. Ponding water in this vicinity also has the potential of causing flooding to property along Birch Road that does not presently experience flooding. This site will not receive further consideration from Baltimore County as a storm water management pond site.

Residential proximity to the stream eliminates other potential storm water management pond sites downstream of the UMBC campus.

There are three potential sites for storm water management on the UMBC campus. Two of these sites are mentioned below in Conclusion and Recommendation #4. (See attached UMBC diagram for the four site locations being described and discussed.)

The third site (3) occurs at the inlet end of a 60" pipe under UMBC Boulevard at its junction with the Loop Road. There are two disadvantages to this particular site as compared to the two mentioned below, and one advantage. This location does not control as much of the inner Loop Road drainage as the site #1 (with 84" pipe), and a considerable amount of excavation might be necessary to provide sufficient storage at the UMBC Boulevard site (3). Additional property might have to be acquired for a workable pond at this site. The big advantage to this particular site is that the pond would not be in the central campus area, but in an area that is out of the way of almost all campus activity. Again, no studies of this particular site have been made, although in this case, the TR-20 computer program is ready to consider a pond at this site simply by inserting proposed elevation - discharge - storage values in the Structure Table for Structure No. 72. Similar TR-20 studies of the other two sites would require modifications to the TR-20 standard control data in addition to structural data.

4. The amount of drainage entering the West Branch tributaries from the center campus within the Loop Road is controlled by the size of drainage pipes under the Loop Road, except for areas draining toward two 120"x103" multiplate underpasses under the Loop Road between the UMBC Boulevard and Poplar Avenue exists from campus. Placement of the two walkways is unfortunate from a storm water management point of view, since both locations negate the possibility of using adjacent undeveloped areas to pond water behind the Loop Road embankment. The presence of these large walkways merely passes increases in runoff downstream. In the future, serious consideration should be given to removing these walkways, and turning the adjacent areas (1 and 2) into a regional storm water management reservation. These walkways appear to be useful mostly for sporting events at the stadium; for most other times, painted crosswalks would probably serve

as adequately for pedestrians. cursory field examination leaves the impression that the storm water management that would be available from these two areas could offset increases from development within the Loop Road. Construction contributing toward subareas draining toward these two walkways should have 2, 10 and 100 year storm water management, or have construction related increases in runoff compensated for in a "trade-off" with a regional pond. Other areas within the Loop Road should be examined individually to see whether storm water management measures are necessary.

5. In order to construct projects outside of the Loop Road, modifications to adjacent streams would become necessary, including possible enclosure in storm drain systems. The hydrologic effects on the West Branch resulting from such modifications were not examined in this study, but should be addressed before any such construction occurs. UMBC should coordinate any such planned construction with Baltimore County's Bureau of Engineering, at an early stage of planning, since these effects may be determined rapidly using the already established TR-20 models for this area. Any construction outside of the Loop Road should have 2, 10 and 100 year storm water management, either for individual construction sites, or as a regional pond developed to compensate ("trade-off") for runoff increases from construction outside the Loop Road.

Prot No 35

is designed to give priority to traffic movement as opposed to providing direct access to land; is not a freeway or an expressway.

Building means a structure enclosed within exterior walls or firewalls for the shelter, support or enclosure of persons, animals or property of any kind.

Circulation means the provision for the movement of people, goods, water, sewage or power by means of streets, highways, railways, waterways, airways, pipes, conduit cables or other means and including facilities for transit, transportation and communication.

Cluster subdivision means a residential development of land in a DR-5.5 zone involving the building of residential housing other than single-family detached, semi-detached and two-family dwelling.

Collector street means a street which functions to conduct traffic between major arterial streets and/or activity centers; it is a principal traffic artery within residential areas and may carry a relatively high volume of traffic.

Commercial development means the development of land for any purpose or use permitted as of right or by special exception in the following zones and districts of the county: BL, BM, BR, CR, CNS, CCC, CT, CSA, CS-1, CS-2, O-1, O-2 and RCC.

Community input meeting (CIM) means an open meeting among representatives of the county, the applicant, owners of adjacent property and representatives of local community associations or umbrella groups for the purpose of presenting and discussing concept plans and proposals. The intent of the CIM is to provide a forum for the discussion and if possible, resolution of community concerns and developer constraints within the context of the county's regulations and guidelines.

Concept plan means a schematic plan generally in compliance with county standards and drawn to an appropriate scale. It should outline the major features of a proposed development and be used as the basis for community input meetings.

County means Baltimore County, Maryland, a body corporate and politic. When appropriate from the context, the word "county" shall also mean the Baltimore County Executive.

Cul-de-sac means a local street with only one (1) outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

Delinquent account means any fees or costs certified by the director of finance as due and owing to the county by a person for any development.

Development means:

- (1) The improvement of property for any purpose involving building;
- (2) Subdivision;
- (3) The combination of any two (2) or more lots, tracts or parcels of property for any purpose;
- (4) Subjecting property to the provisions of the Maryland Condominium Act; and
- (5) The preparation of land for any of the purposes listed in subsections (1) through (4) of this definition.

Development plan means a written and graphic representation of a proposed development prepared in compliance with section 26-203.

Easement means any interest in the property of another created by grant or by agreement, express or implied, including any interest, vested in the county by dedication, which confers a right to some advantage, benefit or lawful use in or over the property.

Enhancement means the improvement or development of resource values resulting in a net increase of resource over existing conditions.

Final action on a development plan means the approval of a plan as submitted, the approval of a plan with conditions, or the disapproval of a plan by the hearing officer in accordance with section 22-206.

Front building line means a line beyond which the front foundation wall of a building shall not project into the front yard as defined by the zoning regulations of the county.

Sec. 26-202. Preparation of the concept plan.

(a) *Informational conference (optional).* Prior to the preparation of a concept plan, an applicant is encouraged to meet with county agencies to obtain information about government policies, standards and legislation which could pertain to the applicant's property. The provision of such information shall be coordinated through the department of public works. Such information shall include, but not be limited to:

- (1) Zoning;
- (2) Development regulations and standards;
- (3) Plan preparation, review, and approval process;
- (4) Design policies and guidelines;
- (5) Master plan intent and potential conflict;
- (6) Growth management policies;
- (7) Proximity of sewer, water and storm drainage conveyance system, and roads;
- (8) Basic services mapping;
- (9) Housing policies;
- (10) Microwave pathways;
- (11) Environmental constraints, including areas subject to tidal and riverine flooding, tidal and non-tidal wetlands, areas of wet soils, county-designated critical areas, steep slopes, agricultural preservation areas, water courses, and rare and significant plant and wildlife habitats;
- (12) Recreation and open space requirements;
- (13) Historical and archeological sites;
- (14) State or federal permits which may be applicable;
- (15) Critical area findings (section 26-442) and standards (article VIII); and
- (16) Master water and sewerage plan designation.
- (17) A statement whether the plan is located within an area subject to review by the design review panel.

(b) *Preconcept plan conference.* At the request of an applicant, the department of public works

shall schedule a preconcept plan conference between the applicant and the relevant county departments to discuss the concept plan requirements.

(c) The concept plan shall set forth an informative conceptual and schematic representation of the proposed development in a simple, clear and legible manner. It should indicate general site layout, proposed building types and uses, proposed number of units or square footage for non-residential projects, parking and traffic, proposed open space, and any significant changes to topography and surface drainage. Based on the best available existing information, the general location of streams, wetlands, steep slopes, major vegetation, erodible soils, and proposed buffers and setbacks should be shown. The plan should be in sufficient detail to enable the county, other reviewing agencies, and the general public to make reasonably informed judgments regarding the proposed development, including but not limited to compliance with the Baltimore County master plan. While not final, the plan presented to the community should generally meet county regulations and standards.

(d) Special exceptions, variances, special hearings, and waivers which are to be requested at the hearing officer's hearing pursuant to sections 26-206.1 and 26-172 shall be noted on the plan. The applicant is required to note any such request on the plan if the need for the hearing or waiver can, in good faith, reasonably be foreseen at the time of filing the concept plan.

(e) Prior to the community input meeting and the filing of a development plan, an applicant shall file copies of the concept plan with the department of public works which shall transmit them to the appropriate reviewing agencies for comment.

(f) *Concept plan conference.* Within ten (10) working days following the filing of the concept plan, the department of public works shall hold a concept plan conference with the applicant and representatives from the departments of public works and environmental protection and resource management, the office of planning and zoning, the office of zoning administration and development management, and other agencies, as appro-

priate, to receive the comments of such agencies. At this time, the office of planning and zoning shall identify the parties to be invited to the community input meeting. The county shall also identify any conflict between the proposed development and the master plan.

(g) If the county identifies a conflict between the master plan and the concept plan, the concept plan shall be immediately transmitted to the planning board in accordance with section 26-207(b). Notwithstanding the provisions of this section, a plan may continue to be reviewed and processed under these development regulations.

(h) *Community input meeting.* Within ten (10) working days of the concept plan conference, the subject property shall be posted under the direction of the county with the date, time and location of a community input meeting (CIM). The CIM shall occur no sooner than twenty-one (21) days and no later than thirty (30) days after posting and shall occur in the vicinity of the proposed development or in Towson, if no other meeting site can be scheduled. At the time of the posting, the concept plan shall be available for inspection, and copies of the plan and agency comments shall be transmitted to the parties. A party may request that a representative of a reviewing agency attend the CIM in order to respond to comments which may be raised or conditions which may be proposed or requested by a party to the concept plan. Such request shall be made at least ten (10) days prior to the CIM and the party shall identify the possible comment or condition.

(i) A representative of the office of zoning administration and development management or a representative of the office of planning and zoning shall attend the CIM. The CIM shall be conducted by a representative of the county. At this meeting the applicant shall present the concept plan for comment and discussion by any party. Minutes of the meeting shall be made by a representative of the county and placed in the development plan file. The county representative shall also prepare a list of comments or conditions raised by any party at the meeting and shall sign the list and place it in the development plan file. The director of zoning administration and development management may require that representatives of any

county reviewing agency attend the meeting in order to respond to comments which may be raised or conditions which may be proposed or requested by a party.

(j) At the meeting, a party may raise any comment relevant to the plan or propose any condition to be imposed by the hearing officer on the granting of the plan. If any comments or conditions are unresolved, the director of zoning administration and development management may require an additional meeting to be held and may require representatives of any county reviewing agency to attend the meeting in order to address such comments or conditions.

(k) Comments or proposed or requested conditions which are not resolved through the CIM shall be addressed by appropriate county agencies as part of the development plan review and submitted to the hearing officer pursuant to section 26-205(b).

(l) No development plan may be filed for review without the applicant having participated in a community input meeting.
(Bill No. 1, 1992, § 2; Bill No. 12, 1993, § 2, 2-16-93)

Sec. 26-203. The development plan.

(a) The plan shall be filed within twelve (12) months after the final community input meeting is concluded. It shall be drawn to an appropriate scale in a clear and legible manner and shall be filed with the department of public works. Copies shall be transmitted to the known parties.

(b) The plan shall contain the following background information:

- (1) Vicinity map showing site location and a note identifying election and councilmanic districts;
- (2) Census tract, watershed and subwatershed;
- (3) Subdivision name and applicant's name and address;
- (4) Name and address of person who prepared the plan;
- (5) Current zoning of the subject property and surrounding properties, including the location of any residential transition areas;

4450-174

18/94
9

File

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 410-347-8700
FAX 410-752-7092

500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410-832-2000
FAX: 410-832-2015

SUITE 400
888 17TH STREET, NW
WASHINGTON, D.C. 20006-3939
TELEPHONE 202-659-6800
FAX 202-331-0373

G. SCOTT BARHIGHT

DIRECT NUMBER
410-832-2050

September 8, 1994

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703-836-5742
FAX 703-836-0265

DELIVERY BY HAND

Arnold Jablon, Esquire
Director
Zoning Administration and
Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Prot 36
RECEIVED
SEP 8 1994
ZADM
Prot No 36

Re: UMBC Research Park

Dear Arnold

As we recently discussed, this office represents UMBC Research Park Corporation, Inc. regarding the development of the UMBC Research Park located in the southern portion of the UMBC campus property. The Master Plan for development for the Research Park recommends a high quality research park with a total capacity of approximately 7,340 gross square feet on 95 acres. The majority of the project site is zoned O-T, with small portions zoned DR-3.5.

UMBC Research Park intends to submit itself to the entire development regulation process, including concept plan, community input meeting, development plan and development plan hearing in phases. Prior to the initiation of the development phases, financing must be secured. This financing will include economic development administration and other grants which require transfer of a real property interest to the Research Park as a condition precedent. In order to comply with the financing requirements, and consistent with the plan to develop the Research Park in phases, the parties intend to convey a series of ground leases to the Research Park as the site develops.

This letter is to confirm that UMBC may convey ground leases to UMBC Research Park Corporation, Inc. as a part of its financing and record these ground leases without subdividing the

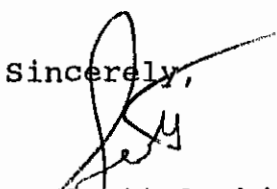
Arnold Jablon, Esquire
Director
September 8, 1994
Page 2

property and prior to compliance with the Development Regulations. UMBC Research Park will then proceed with the Development Regulations in phases as it receives ground leases from UMBC.

Enclosed is a check made payable to Baltimore County, Maryland in the amount of \$40.00 for the fee for this confirmation request. If you agree with the assertion that the parties may convey ground leases to be recorded among the Land Records of Baltimore County prior to initiation of the development process, please indicate your agreement below where indicated.

Should you have any questions or comments, please feel free to contact me.

Sincerely,


G. Scott Barhight

GSB/slr
Enclosure
cc: Mr. Bernard Berkowitz
Mr. Donald T. Rascoe
Priscilla C. Caskey, Esquire

AGREED AND ACKNOWLEDGED THIS
14th DAY OF SEPTEMBER, 1994

It is the opinion of this office that UMBC may utilize ground leases prior to initiation of the development process, and that this does not constitute "subdivision" as that term is defined in §26-168, i.e., that ground leases are not division of property.
Arnold Jablon, Director, ZADM



Baltimore County Government
Department of Environmental Protection
and Resource Management



401 Bosley Avenue
Towson, MD 21204

1674-95
FILE COPY

(410) 887-3733

April 18, 1995

*Prot No
37*

RECEIVED

APR 19 1995

ZADM

Mr. Michael J. Ertel
KCI Technologies
10 N. Park Drive
Hunt Valley, Maryland 21030-1888

Re: UMBC Research Park
Steep Slopes & Erodible Soils Analysis

Dear Mr. Ertel:

Staff of Environmental Impact Review of this Department have reviewed the above-referenced submittal, received on April 7, 1995, and have the following comments:

1. The Chillum - Neshaminy soil (mapping unit symbol CkC2) was not shown at the head of wetland #1. Show the missing soil unit and revise the Steep Slopes and Erodible Soils Analysis. Be advised that the Forest Buffer Easement (FBE) limit may need to be amended due to the fact that the soil erodibility index (K factor) will increase.
2. The overlaid topography does not correspond with the field-located wetland limits. Isoclines must be checked and revised (when necessary) in the following places
 - (A) From transect #1, south to the wetland and stream channel.
 - (B) North, east and west of wetland #6.
 - (C) Southeast of transect #5, adjacent to wetland #7.
3. The limits of the 100-year floodplain and wetlands do not correspond with the topography, west of transect #23.
4. According to Section 14-341(c)(3), when recording values on the data worksheets, list the specific value, not a range, for the factor being evaluated. EX slope: 8%.
5. Transects only need to be segmented where discernable changes in values or factors change the score.



Mr. Michael J. Ertel
April 18, 1995
Page 2

6. Transects 15, 16 and 17 (segments B & C) appear to be going uphill and then downhill. Staff believe that these transects should begin at the highest elevation in what is currently the lacrosse field.
7. Wetland #6 should be included in the Steep Slopes and Erodible Soils Analysis, due to its linkage to the riparian wetland (#7).
8. Many segments scored 25 or 30 when evaluated. While development shall not be prohibited in those areas, the application of additional protective measures will be required.
9. According to Section 14-341(d), a commercial/industrial structure setback of 25' must be applied from the approved Forest Buffer Easement (FBE).
10. According to Section 14-334, a variance will be required for impacts to the FBE and/or setback.
11. According to Section 14-342(b), an alternatives analysis will be required for pre-approved structures, practices and activities in the FBE.

In an attempt to expedite this project, staff of this Section revised the analysis, to the best of their ability, with the available information. The attached plan is the Department of Environmental Protection and Resource Management's red-line of the original submittal.

If you have any questions or wish to schedule a meeting, please contact Mr. Michael Kulis at 887-3980.

Very truly yours,



J. Lawrence Pilson
Program Supervisor

msk
JLP:MK:sp

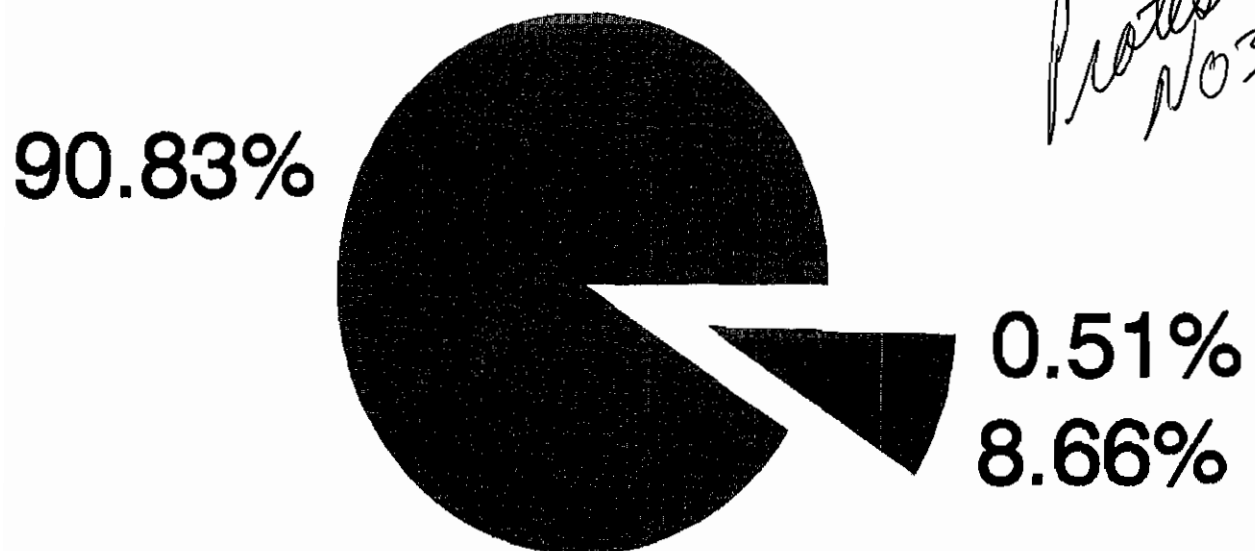
Attachment

c: Mr. Donald T. Rascoe, ZADM

ERTEL3/DEPRM/EIR

UMBC
Research & Development Park
Opinion Survey

Survey Results



3/21/91
Presented by
Southwest coalition

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1	UMBC OPPOSITION	5541.0	DOLORES AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
2	UMBC OPPOSITION	5541.0	DOLORES AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
3	UMBC OPPOSITION	1302.0	MCCURLEY	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
4	UMBC OPPOSITION	1302.0	MCCURLEY	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
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7	UMBC OPPOSITION	1114.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
8	UMBC OPPOSITION	1114.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
9	UMBC OPPOSITION	901.0	REGINA DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
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Protestants
39

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP		Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
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75	UMBC OPPOSITION	5601.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
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77	UMBC OPPOSITION	429.0	PARADISE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
78	UMBC OPPOSITION	429.0	PARADISE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
79	UMBC OPPOSITION	612.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X							0
80	UMBC OPPOSITION	4803.0	WESTLAND BLVD	ARBUTUS	MD. 21227	N	X		X			X							0
81	UMBC OPPOSITION	1.0	FOREST DRIVE	CATONSVILLE	MD. 21228	N	X	X		X	X	X							0
82	UMBC OPPOSITION	515.0	S.ROLLING RD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
83	UMBC OPPOSITION	1248.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X		X	X	X	X							0
84	UMBC OPPOSITION	112.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X			X						0
85	UMBC OPPOSITION	4203.0	VIRGINIA PLACE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X							0
86	UMBC OPPOSITION	4205.0	MARYLAND PLACE	ARBUTUS	MD. 21229	N	X	X		X		X							0
87	UMBC OPPOSITION	1311.0	MCCURLEY AVE.	CATONSVILLE	MD. 21228	Y	X	X											0
88	UMBC OPPOSITION	1209.0	NORTH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
89	UMBC OPPOSITION	1209.0	NORTH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
90	UMBC OPPOSITION	1261.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
91	UMBC OPPOSITION	1258.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y		X	X	X		X							0
92	UMBC OPPOSITION	4207.0	MARYLAND PLACE	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X							0
93	UMBC OPPOSITION	1253.0	GREYSTONE ROAD	ARBUTUS	MD. 21227		X		X		X								0
94	UMBC OPPOSITION	16.0	PARK DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X								0
95	UMBC OPPOSITION	5401.0	HIGHVIEW ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X							0
96	UMBC OPPOSITION	123.0	BLOOMSBURG AVE	CATONSVILLE	MD. 21228	N		X		X	X								0
97	UMBC OPPOSITION	221.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X						X		0
98	UMBC OPPOSITION	1229.0	VOGT AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X					X		0
99	UMBC OPPOSITION	34.0	HIGHFIELD DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X						X		0
100	UMBC OPPOSITION	1260.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X						X		0
101	UMBC OPPOSITION	1260.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X		X			X					X		0
102	UMBC OPPOSITION	1106.0	PLOVER DRIVE	ARBUTUS	MD. 21227	Y	X			X							X		0
103	UMBC OPPOSITION	5555.0	OREGON AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X					X		0
104	UMBC OPPOSITION	1259.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X						X		0
105	UMBC OPPOSITION	5107.0	WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
106	UMBC OPPOSITION	406.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X		X	X	X								0
107	UMBC OPPOSITION	406.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X							0
108	UMBC OPPOSITION	406.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X							0
109	UMBC OPPOSITION	1039.0	MAIDEN CHOICE I	ARBUTUS	MD. 21229	N			X		X								0
110	UMBC OPPOSITION	1219.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
111	UMBC OPPOSITION	5534.0	CARVILLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
112	UMBC OPPOSITION	1254.0	STEVENS AVENUE	ARBUTUS	MD. 21227	N		X		X	X							0
113	UMBC OPPOSITION	1211.0	BREWSTER STREET	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
114	UMBC OPPOSITION	1203.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
115	UMBC OPPOSITION	5526.0	LINK AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
116	UMBC OPPOSITION	6.0	PLATEAU COURT	CATONSVILLE	MD. 21228	Y	X			X	X							0
117	UMBC OPPOSITION	917.0	MAINDEN CHOICE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
118	UMBC OPPOSITION	117.0	PARK DRIVE	CATONSVILLE	MD. 21228	N			X	X	X							0
119	UMBC OPPOSITION	117.0	PARK DRIVE	CATONSVILLE	MD. 21228	N			X	X	X							0
120	UMBC OPPOSITION	4916.0	GATEWAY TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
121	UMBC OPPOSITION	4916.0	GATEWAY TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
122	UMBC OPPOSITION	1257.0	STEVENS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
123	UMBC OPPOSITION	4405.0	RIDGE DRIVE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
124	UMBC OPPOSITION	5735.0	MINERAL AVENUE	ARBUTUS	MD. 21227	Y	X	X		X	X							0
125	UMBC OPPOSITION	1505.0	PARK GROVE AVE	CATONSVILLE	MD. 21228	N	X	X		X	X							0
126	UMBC OPPOSITION	4414.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
127	UMBC OPPOSITION	508.0	FOREST LANE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
128	UMBC OPPOSITION	6.0	HOLMES AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
129	UMBC OPPOSITION	6.0	HOLMES AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
130	UMBC OPPOSITION	1080.0	DOWNTON ROAD	ARBUTUS	MD. 21227	N		X		X	X							0
131	UMBC OPPOSITION	5733.0	MINERAL AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
132	UMBC OPPOSITION	8.0	HOLMES AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
133	UMBC OPPOSITION	5401.0	HIGHRIDGE ST	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
134	UMBC OPPOSITION	219.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y		X		X	X	X	X					0
135	UMBC OPPOSITION	6.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N		X		X	X	X	X					0
136	UMBC OPPOSITION	6.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
137	UMBC OPPOSITION	38.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
138	UMBC OPPOSITION	404.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
139	UMBC OPPOSITION	1228.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
140	UMBC OPPOSITION	1623.0	PARK GROVE AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
141	UMBC OPPOSITION	412.0	MONTENAR AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
142	UMBC OPPOSITION	1317.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
143	UMBC OPPOSITION	100.0	FAIRFIELD DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
144	UMBC OPPOSITION	404.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	Y				X	X	X						0
145	UMBC OPPOSITION	1208.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
146	UMBC OPPOSITION	5205.0	LEEDS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
147	UMBC OPPOSITION	10.0	S.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
148	UMBC OPPOSITION	1343.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
149	UMBC OPPOSITION	1521.0	PARK GROVE	CATONSVILLE	MD. 21228	Y	X			X	X							0
150	UMBC OPPOSITION	121.0	FOREST DRIVE	CATONSVILLE	MD. 21228	Y				X	X							0
151	UMBC OPPOSITION	4802.0	WESTLAND BLVD B	ARBUTUS	MD. 21227	Y						X	X			X		0
152	UMBC OPPOSITION	151.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
153	UMBC OPPOSITION	401.0	S.ROLLINS ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
154	UMBC OPPOSITION	1315.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
155	UMBC OPPOSITION	5521.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
156	UMBC OPPOSITION	132.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
157	UMBC OPPOSITION	132.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
158	UMBC OPPOSITION	5145.0	WESTLAND BLVD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
159	UMBC OPPOSITION	5403.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y		X			X							0
160	UMBC OPPOSITION	1209.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21227	N					X							0
161	UMBC OPPOSITION	4805.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X			X	X							0
162	UMBC OPPOSITION	433.0	INGLESIDE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
163	UMBC OPPOSITION	433.0	INGLESIDE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
164	UMBC OPPOSITION	433.0	INGLESIDE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
165	UMBC OPPOSITION	433.0	INGLESIDE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
166	UMBC OPPOSITION	.	BOX 313	CATONSVILLE	MD. 21043	N	X	X	X	X	X							0
167	UMBC OPPOSITION	911.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
168	UMBC OPPOSITION	1243.0	LEEDS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
169	UMBC OPPOSITION	1006.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
170	UMBC OPPOSITION	1146.0	GLORIA AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
171	UMBC OPPOSITION	1105.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
172	UMBC OPPOSITION	1013.0	REGINA DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
173	UMBC OPPOSITION	1124.0	LINDEN DRIVE	ARBUTUS	MD. 21227	Y	X	X	X									0
174	UMBC OPPOSITION	5105.0	SHELBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
175	UMBC OPPOSITION	1207.0	BIRCH AVENUE	ARBUTUS	MD. 21227	N					X							0
176	UMBC OPPOSITION	1241.0	BREWSTER ST.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
177	UMBC OPPOSITION	604.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
178	UMBC OPPOSITION	4907.0	WILKENS AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
179	UMBC OPPOSITION	933.0	WILTON DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
180	UMBC OPPOSITION	4212.0	MAIDEN CHOICE	ARBUTUS	MD. 21227	Y		X	X	X	X							0
181	UMBC OPPOSITION	1236.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
182	UMBC OPPOSITION	56.0	DUNGARRIE RD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
183	UMBC OPPOSITION	1328.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X	X		X	X						0
184	UMBC OPPOSITION	5002.0	D WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X		X	X						0
185	UMBC OPPOSITION	5548.0	DOLORES AVENUE	ARBUTUS	MD. 21227		X	X	X	X	X							0
186	UMBC OPPOSITION	923.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X			X								0
187	UMBC OPPOSITION	4625.0	WILKENS AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
188	UMBC OPPOSITION	5005.0	WILKENS AVENUE	ARBUTUS	MD. 21229	N	X	X		X								0
189	UMBC OPPOSITION	5021.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
190	UMBC OPPOSITION	1255.0	STEVENS AVENUE	ARBUTUS	MD. 21227	Y					X	X						0
191	UMBC OPPOSITION	1248.0	STEVENS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
192	UMBC OPPOSITION	403.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
193	UMBC OPPOSITION	6612.0	KILMARNOCK DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
194	UMBC OPPOSITION	6612.0	KILMARNOCK DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
195	UMBC OPPOSITION	3.0	FOREST DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
196	UMBC OPPOSITION	112.0	FOREST DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
197	UMBC OPPOSITION	10.0	PLATEAU COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
198	UMBC OPPOSITION	1308.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
199	UMBC OPPOSITION	1308.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
200	UMBC OPPOSITION	1216.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
201	UMBC OPPOSITION	5102.0	CIRCLE PLACE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
202	UMBC OPPOSITION	1336.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
203	UMBC OPPOSITION	5103.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
204	UMBC OPPOSITION	1258.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
205	UMBC OPPOSITION	1258.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
206	UMBC OPPOSITION	5206.0	CARROLL PLACE	ARBUTUS	MD. 21227	Y			X		X	X						0
207	UMBC OPPOSITION	5143.0	WESTLAND BLVD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
208	UMBC OPPOSITION	937.0	REGINA DRIVE	ARBUTUS	MD. 21227	Y				X	X	X	X					0
209	UMBC OPPOSITION	4811.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
210	UMBC OPPOSITION	1329.0	BROOK ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
211	UMBC OPPOSITION	5504.0	OSAGE AVENUE	ARBUTUS	MD. 21227	N	X	X		X	X	X					X	0
212	UMBC OPPOSITION	1212.0	SEVEN OAKS ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
213	UMBC OPPOSITION	1107.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
214	UMBC OPPOSITION	978.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
215	UMBC OPPOSITION	1009.0	REGINA DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
216	UMBC OPPOSITION	1201.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
217	UMBC OPPOSITION	5541.0	LINK AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
218	UMBC OPPOSITION	1265.0	BREWSTER ST	ARBUTUS	MD. 21227	N	X		X	X	X	X						0
219	UMBC OPPOSITION	1113.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X			X							0
220	UMBC OPPOSITION	1722.0	ARLINGTON AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0

085	ALIAS	STREET STREET NUMBER NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
221	UMBC OPPOSITION	5134.0 WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
222	UMBC OPPOSITION	5115.0 WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
223	UMBC OPPOSITION	5519.0 DOLORES AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
224	UMBC OPPOSITION	1251.0 FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
225	UMBC OPPOSITION	114.0 GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X			X	X							0
226	UMBC OPPOSITION	1205.0 BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
227	UMBC OPPOSITION	218.0 BLOOMSBURY AVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
228	UMBC OPPOSITION	5737.0 MINERAL AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
229	UMBC OPPOSITION	6.0 DAVID LEE CT.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
230	UMBC OPPOSITION	1414.0 RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
231	UMBC OPPOSITION	1239.0 POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X				X	X						0
232	UMBC OPPOSITION	1213.0 CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
233	UMBC OPPOSITION	5731.0 MINERAL AVE	ARBUTUS	MD. 21227	Y	X	X		X	X	X						0
234	UMBC OPPOSITION	1211.0 FRANCIS AVE	ARBUTUS	MD. 21227	N	X			X	X							0
235	UMBC OPPOSITION	1323.0 STEVENS AVE	ARBUTUS	MD. 21227	Y			X		X							0
236	UMBC OPPOSITION	900.0 COURTNEY ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
237	UMBC OPPOSITION	944.0 REGINA DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
238	UMBC OPPOSITION	161.0 SANFORD AVENUE	CATONSVILLE	MD. 21228	Y	X			X	X							0
239	UMBC OPPOSITION	1218.0 POPLAR AVENUE	ARBUTUS	MD. 21227	N					X	X						0
240	UMBC OPPOSITION	5512.0 LINK AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
241	UMBC OPPOSITION	1124.0 GLORIA AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
242	UMBC OPPOSITION	5516.0 LINK AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
243	UMBC OPPOSITION	927.0 REGINA DRIVE	ARBUTUS	MD. 21227	N	X	X		X	X							0
244	UMBC OPPOSITION	1116.0 LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
245	UMBC OPPOSITION	1121.0 LINDEN AVENUE	ARBUTUS	MD. 21227	Y			X	X	X	X						0
246	UMBC OPPOSITION	1334.0 BROOK ROAD	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
247	UMBC OPPOSITION	26.0 HIGHFIELD DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
248	UMBC OPPOSITION	34.0 ANDERSON RIDGE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
249	UMBC OPPOSITION	424.0 GUN ROAD	ARBUTUS	MD. 21227	Y	X	X		X			X					0
250	UMBC OPPOSITION	927.0 REGINA DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
251	UMBC OPPOSITION	5122.0 WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
252	UMBC OPPOSITION	1226.0 BREWSTER ST.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
253	UMBC OPPOSITION	5547.0 DOLORES AVE..	ARBUTUS	MD. 21227	Y				X	X							0
254	UMBC OPPOSITION	1247.0 BREWSTER ST.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
255	UMBC OPPOSITION	1237.0 GREYSTONE RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
256	UMBC OPPOSITION	1167.0 LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X		X	X	X	X						0
257	UMBC OPPOSITION	330.0 W. KENWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
258	UMBC OPPOSITION	8.0 DAVID LEE CT.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
259	UMBC OPPOSITION	5550.0 LINK AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X								0
260	UMBC OPPOSITION	1207.0 POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X	X									0
261	UMBC OPPOSITION	1009.0 ELMRIDGE AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
262	UMBC OPPOSITION	1317.0 RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
263	UMBC OPPOSITION	112.0 GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
264	UMBC OPPOSITION	1220.0 POPLAR AVENUE	ARBUTUS	MD. 21227	N	X			X	X							0
265	UMBC OPPOSITION	414.0 MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X		X		X							0
266	UMBC OPPOSITION	5825.0 MAIN STREET	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
267	UMBC OPPOSITION	314.0 GRALAN ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
268	UMBC OPPOSITION	910.0 RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
269	UMBC OPPOSITION	5540.0 OAKLAND ROAD	CATONSVILLE	MD. 21268	Y		X	X	X								0
270	UMBC OPPOSITION	981.0 STORMONT CIR	ARBUTUS	MD. 21227	N	X			X	X							0
271	UMBC OPPOSITION	1015.0 FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X		X	X							0
272	UMBC OPPOSITION	5.0 WEST END COURT	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
273	UMBC OPPOSITION	5.0 WEST END COURT	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
274	UMBC OPPOSITION	306.0 S. ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
275	UMBC OPPOSITION	24.0 RAMSGATE COURT	ARBUTUS	MD. 21227	N			X	X	X	X				X		0

OBS	ALIAS	STREET STREET NUMBER NAME	TOWNSHIP	01	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
276	UMBC	OPPOSITION	5821.0 RICHARDSON MEWS	ARBUTUS	MD. 21227	Y	X	X	X	X							0
277	UMBC	OPPOSITION	5821.0 RICHARDSON MEWS	ARBUTUS	MD. 21227	Y	X	X	X	X							0
278	UMBC	OPPOSITION	1106.0 ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X							0
279	UMBC	OPPOSITION	1106.0 ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X							0
280	UMBC	OPPOSITION	2.0 PARK DRIVE	CATONSVILLE	MD. 21228	Y			X	X		X			X	X	0
281	UMBC	OPPOSITION	434.0 S.ROLLING RD	CATONSVILLE	MD. 21228	Y	X	X		X							0
282	UMBC	OPPOSITION	434.0 S.ROLLING RD	CATONSVILLE	MD. 21228	Y	X	X		X							0
283	UMBC	OPPOSITION	5554.0 OAKLAND ROAD	ARBUTUS	MD. 21227	Y	X	X			X						0
284	UMBC	OPPOSITION	20.0 PIEDMONT CT.	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
285	UMBC	OPPOSITION	904.0 S.BEECHFIELD AV	ARBUTUS	MD. 21229	N	X	X	X	X	X						0
286	UMBC	OPPOSITION	1929.0 ALTAVUE ROAD	CATONSVILLE	MD. 21228	Y			X	X	X						0
287	UMBC	OPPOSITION	905.0 STORMONT CIRCLE	ARBUTUS	MD. 21227	N	X		X	X	X						0
288	UMBC	OPPOSITION	5560.0 GAYLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
289	UMBC	OPPOSITION	1033.0 DOWNTON ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
290	UMBC	OPPOSITION	1033.0 DOWNTON ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
291	UMBC	OPPOSITION	1601.0 S.ROLLING ROAD	ARBUTUS	MD. 21227	N					X						0
292	UMBC	OPPOSITION	1037.0 ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X					0
293	UMBC	OPPOSITION	1037.0 ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X					0
294	UMBC	OPPOSITION	913.0 ELM ROAD	ARBUTUS	MD. 21227	Y	X				X	X					0
295	UMBC	OPPOSITION	1611.0 S.ROLLING ROAD	ARBUTUS	MD. 21227		X	X	X	X	X	X					0
296	UMBC	OPPOSITION	1085.0 DOWNTON ROAD	ARBUTUS	MD. 21227	N			X	X							0
297	UMBC	OPPOSITION	933.0 STORMONT CIRCLE	ARBUTUS	MD. 21227	Y	X	X	X	X	X						0
298	UMBC	OPPOSITION	933.0 STORMONT CIRCLE	ARBUTUS	MD. 21227	Y	X	X	X	X	X						0
299	UMBC	OPPOSITION	1001.0 DOWNTON ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X						0
300	UMBC	OPPOSITION	414.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X						0
301	UMBC	OPPOSITION	1252.0 STEVENS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
302	UMBC	OPPOSITION	5802.0 RICHARDSON MEWS	ARBUTUS	MD. 21227	N	X	X		X	X						0
303	UMBC	OPPOSITION	1003.0 STORMONT CIRCLE	ARBUTUS	MD. 21227	N	X		X		X						0
304	UMBC	OPPOSITION	1003.0 STORMONT CIRCLE	ARBUTUS	MD. 21227	N	X		X		X						0
305	UMBC	OPPOSITION	929.0 GROVEHILL ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
306	UMBC	OPPOSITION	5570.0 OAKLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X					0
307	UMBC	OPPOSITION	1000.0 ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
308	UMBC	OPPOSITION	5530.0 OAKLAND ROAD	ARBUTUS	MD. 21227	Y				X	X						0
309	UMBC	OPPOSITION	1133.0 ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
310	UMBC	OPPOSITION	4624.0 MAGNOLIA AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X						0
311	UMBC	OPPOSITION	1509.0 VERA AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
312	UMBC	OPPOSITION	2018.0 EDMONDSON AVE	CATONSVILLE	MD. 21228	N	X		X	X	X	X					0
313	UMBC	OPPOSITION	2018.0 EDMONDSON AVE	CATONSVILLE	MD. 21228	N	X		X	X	X	X					0
314	UMBC	OPPOSITION	5544.0 OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X		X	X						0
315	UMBC	OPPOSITION	5544.0 OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X		X	X						0
316	UMBC	OPPOSITION	1020.0 ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
317	UMBC	OPPOSITION	304.0 ROANOKE DRIVE	CATONSVILLE	MD. 21228	Y			X		X	X					0
318	UMBC	OPPOSITION	304.0 ROANOKE DRIVE	CATONSVILLE	MD. 21228	Y			X		X	X					0
319	UMBC	OPPOSITION	1927.0 ALTAVUE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X						0
320	UMBC	OPPOSITION	433.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X	X		X	X	0
321	UMBC	OPPOSITION	433.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X	X		X	X	0
322	UMBC	OPPOSITION	1818.0 PARK AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X							0
323	UMBC	OPPOSITION	4321.0 RIDGE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X						0
324	UMBC	OPPOSITION	1001.0 DOWNTON ROAD	ARBUTUS	MD. 21227	Y	X	X		X							0
325	UMBC	OPPOSITION	911.0 ELM ROAD	ARBUTUS	MD. 21227	N	X			X							0
326	UMBC	OPPOSITION	408.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X						0
327	UMBC	OPPOSITION	408.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X						0
328	UMBC	OPPOSITION	1039.0 ELM ROAD	ARBUTUS	MD. 21227	Y				X	X						0
329	UMBC	OPPOSITION	42.0 WINTERS LANE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X					0
330	UMBC	OPPOSITION	116.0 FOREST DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X						0

QBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
331	UMBC OPPOSITION	1259.0	ELM ROAD	ARBUTUS	MD. 21227 N				X									0
332	UMBC OPPOSITION	1257.0	ELM ROAD	ARBUTUS	MD. 21227 N	X	X	X	X	X	X							0
333	UMBC OPPOSITION	1210.0	FRANCIS AVENUE	ARBUTUS	MD. 21227 Y	X	X	X	X	X								0
334	UMBC OPPOSITION	1210.0	OAKLAND TERRACE	ARBUTUS	MD. 21227 Y	X	X	X	X	X	X							0
335	UMBC OPPOSITION	1054.0	ELM ROAD	ARBUTUS	MD. 21227 Y	X	X		X	X	X							0
336	UMBC OPPOSITION	1040.0	ELM ROAD	ARBUTUS	MD. 21227 N				X	X								0
337	UMBC OPPOSITION	1040.0	ELM ROAD	ARBUTUS	MD. 21227 N				X	X								0
338	UMBC OPPOSITION	1210.0	OAKLAND TERRACE	ARBUTUS	MD. 21227 Y		X				X							0
339	UMBC OPPOSITION	5600.0	CHELWYND ROAD	ARBUTUS	MD. 21227 N	X	X	X	X	X								0
340	UMBC OPPOSITION	5602.0	CHELWYND ROAD	ARBUTUS	MD. 21227 Y		X		X	X								0
341	UMBC OPPOSITION	941.0	STORMONT CIRCLE	ARBUTUS	MD. 21227 Y		X	X	X	X								0
342	UMBC OPPOSITION	941.0	STORMONT CIRCLE	ARBUTUS	MD. 21227 Y		X	X	X	X								0
343	UMBC OPPOSITION	1028.0	ELM ROAD	ARBUTUS	MD. 21227 Y	X	X	X		X								0
344	UMBC OPPOSITION	1028.0	ELM ROAD	ARBUTUS	MD. 21227 Y	X	X	X		X								0
345	UMBC OPPOSITION	1506.0	CLARIDGE AVENUE	ARBUTUS	MD. 21227 N	X		X	X	X								0
346	UMBC OPPOSITION	1044.0	ELM ROAD	ARBUTUS	MD. 21227 N	X	X	X	X	X								0
347	UMBC OPPOSITION	1044.0	ELM ROAD	ARBUTUS	MD. 21227 N	X	X	X	X	X								0
348	UMBC OPPOSITION	1030.0	ELM ROAD	ARBUTUS	MD. 21227 N	X	X	X		X								0
349	UMBC OPPOSITION	1104.0	ELM ROAD	ARBUTUS	MD. 21227 N	X	X	X		X								0
350	UMBC OPPOSITION	1103.0	ELM ROAD	ARBUTUS	MD. 21227 N	X	X	X	X	X								0
351	UMBC OPPOSITION	1103.0	ELM ROAD	ARBUTUS	MD. 21227 N	X	X	X	X	X								0
352	UMBC OPPOSITION	949.0	STORMONT CIRCLE	ARBUTUS	MD. 21227 N	X	X	X	X	X								0
353	UMBC OPPOSITION	4947.0	CEDAR AVENUE	ARBUTUS	MD. 21227 Y	X		X	X	X								0
354	UMBC OPPOSITION	26.0	HOLMEHURST	CATONSVILLE	MD. 21228 Y	X		X	X	X								0
355	UMBC OPPOSITION	26.0	HOLMEHURST	CATONSVILLE	MD. 21228 Y	X		X	X	X								0
356	UMBC OPPOSITION	26.0	HOLMEHURST	CATONSVILLE	MD. 21228 Y	X		X	X	X								0
357	UMBC OPPOSITION	8.0	HOLMEHURST	CATONSVILLE	MD. 21228		X		X									0
358	UMBC OPPOSITION	8.0	HOLMEHURST	CATONSVILLE	MD. 21228		X		X									0
359	UMBC OPPOSITION	4843.0	CARMELLA	ARBUTUS	MD. 21227 Y	X	X	X	X	X								0
360	UMBC OPPOSITION	4843.0	CARMELLA DR.	ARBUTUS	MD. 21227 Y	X	X	X	X	X								0
361	UMBC OPPOSITION	34.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228 Y	X	X	X	X	X								0
362	UMBC OPPOSITION	34.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228 Y	X	X	X	X	X								0
363	UMBC OPPOSITION	44.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228 N	X	X	X	X	X								0
364	UMBC OPPOSITION	54.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228 Y	X	X	X	X	X	X							0
365	UMBC OPPOSITION	54.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228 Y	X	X	X	X	X	X							0
366	UMBC OPPOSITION	959.0	REGINA AVE	ARBUTUS	MD. 21227 N	X	X				X							0
367	UMBC OPPOSITION	959.0	REGINA AVE	ARBUTUS	MD. 21227 N	X	X				X							0
368	UMBC OPPOSITION	1161.0	LINDEN AVE	ARBUTUS	MD. 21227 Y	X	X			X								0
369	UMBC OPPOSITION	5107.0	CIRCLE PL	ARBUTUS	MD. 21227 Y		X	X	X	X								0
370	UMBC OPPOSITION	5107.0	CIRCLE PL	ARBUTUS	MD. 21227 Y		X	X	X	X								0
371	UMBC OPPOSITION	908.0	WILTON DR	ARBUTUS	MD. 21227 Y	X	X		X		X							0
372	UMBC OPPOSITION	1117.0	LINDEN AVE	ARBUTUS	MD. 21227 Y	X	X	X	X	X								0
373	UMBC OPPOSITION	1150.0	LINDEN AVE	ARBUTUS	MD. 21227 Y	X	X	X	X	X								0
374	UMBC OPPOSITION	4623.0	WILKENS	ARBUTUS	MD. 21229 Y	X	X		X	X								0
375	UMBC OPPOSITION	988.0	CIRCLE DR	ARBUTUS	MD. 21227 N	X	X	X	X	X								0
376	UMBC OPPOSITION	4920.0	GATEWAY TER	ARBUTUS	MD. 21227 Y	X	X	X	X	X								0
377	UMBC OPPOSITION	4920.0	GATEWAY TER	ARBUTUS	MD. 21227 Y	X	X	X	X	X								0
378	UMBC OPPOSITION	1133.0	CIRCLE DR.	ARBUTUS	MD. 21227 Y	X	X	X	X	X	X							0
379	UMBC OPPOSITION	42.0	WINTERS LN	CATONSVILLE	MD. 21228 Y	X	X	X	X	X	X							0
380	UMBC OPPOSITION	5817.0	RICHARDSON MEWS	ARBUTUS	MD. 21227 N	X	X	X		X								0
381	UMBC OPPOSITION	910.0	BEECHFILED AVE	ARBUTUS	MD. 21229 N	X	X	X	X	X								0
382	UMBC OPPOSITION	1307.0	ELM RD	ARBUTUS	MD. 21227 Y	X		X	X	X								0
383	UMBC OPPOSITION	930.0	GROVEHILL RD	ARBUTUS	MD. 21227 N	X	X	X	X	X	X							0
384	UMBC OPPOSITION	937.0	ELM RD.	ARBUTUS	MD. 21227 Y	X		X	X	X								0
385	UMBC OPPOSITION	4616.0	MAGNOLIA AVE	ARBUTUS	MD. 21227 Y	X	X	X		X								0

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OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
386	UMBC OPPOSITION	4616.0	MAGNOLIA AVE	ARBUTUS	MD. 21227	Y	X	X	X		X							0
387	UMBC OPPOSITION	1545.0	SULPHUR SPR.	ARBUTUS	MD. 21227	N	X	X		X	X							0
388	UMBC OPPOSITION	1070.0	DOWNTON RD.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
389	UMBC OPPOSITION	1070.0	DOWNTON RD.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
390	UMBC OPPOSITION	5743.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
391	UMBC OPPOSITION	1545.0	LISTER RD.	ARBUTUS	MD. 21227	Y			X	X	X	X						0
392	UMBC OPPOSITION	306.0	WAVELAND RD.	CATONSVILLE	MD. 21228	Y			X	X								0
393	UMBC OPPOSITION	1042.0	ELM RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
394	UMBC OPPOSITION	1042.0	ELM RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
395	UMBC OPPOSITION	407.0	S. ROLLING RD.	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
396	UMBC OPPOSITION	407.0	S. ROLLING RD.	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
397	UMBC OPPOSITION	219.0	GLENRAE DR.	CATONSVILLE	MD. 21228	Y			X		X							0
398	UMBC OPPOSITION	4504.0	MAPLE AVE.	ARBUTUS	MD. 21227	Y	X	X	X		X							0
399	UMBC OPPOSITION	4504.0	MAPLE AVE.	ARBUTUS	MD. 21227	Y	X	X	X		X							0
400	UMBC OPPOSITION	307.0	LEE DR.	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
401	UMBC OPPOSITION	307.0	LEE DR.	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
402	UMBC OPPOSITION	1205.0	OAKLAND TER. RD	ARBUTUS	MD. 21227	Y	X		X			X						0
403	UMBC OPPOSITION	1205.0	OAKLAND TER. RD	ARBUTUS	MD. 21227	Y	X		X			X						0
404	UMBC OPPOSITION	1012.0	ELM RD.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
405	UMBC OPPOSITION	1211.0	BRANDFORD RD.	CATONSVILLE	MD. 21228	Y				X	X	X						0
406	UMBC OPPOSITION	2027.0	OLD FREDERICK	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
407	UMBC OPPOSITION	919.0	ELM RD.	ARBUTUS	MD. 21227		X	X	X	X	X							0
408	UMBC OPPOSITION	1105.0	ELM RD.	ARBUTUS	MD. 21227	Y				X	X	X						0
409	UMBC OPPOSITION	1314.0	ELM RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
410	UMBC OPPOSITION	1711.0	SELMA AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
411	UMBC OPPOSITION	1161.0	N. BEECHWOOD AV	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
412	UMBC OPPOSITION	32.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
413	UMBC OPPOSITION	116.0	N BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X		X	X	X	X	X	X	X	0
414	UMBC OPPOSITION	5533.0	GAYLAND RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
415	UMBC OPPOSITION	1730.0	WINANS AVE.	ARBUTUS	MD. 21227	N		X	X	X								0
416	UMBC OPPOSITION	5514.0	THOMAS AVE.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
417	UMBC OPPOSITION	1809.0	WOODSIDE AVE.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
418	UMBC OPPOSITION	1906.0	ALTAVUE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
419	UMBC OPPOSITION	4507.0	MAPLE AVE.	ARBUTUS	MD. 21227	N	X		X	X	X							0
420	UMBC OPPOSITION	1083.0	ELM RD.	ARBUTUS	MD. 21227	N	X		X	X	X							0
421	UMBC OPPOSITION	1083.0	ELM RD.	ARBUTUS	MD. 21227	N	X		X	X	X							0
422	UMBC OPPOSITION	5548.0	OAKLAND	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
423	UMBC OPPOSITION	12.0	LOCUST DR.	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
424	UMBC OPPOSITION	12.0	LOCUST DR.	CATONSVILLE	MD. 21228	N	X		X	X								0
425	UMBC OPPOSITION	1221.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
426	UMBC OPPOSITION	1221.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
427	UMBC OPPOSITION	5520.0	OAKLAND RD	ARBUTUS	MD. 21227	Y	X	X		X	X					X		0
428	UMBC OPPOSITION	1002.0	ELM RD.	ARBUTUS	MD. 21227	Y	X	X	X	X	X					X		0
429	UMBC OPPOSITION	1318.0	ELM RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X				X		0
430	UMBC OPPOSITION	1229.0	OAKLAND TER. RD	ARBUTUS	MD. 21227	N	X	X	X	X	X					X		0
431	UMBC OPPOSITION	2.0	PIEDMONT CT.	ARBUTUS	MD. 21227	N	X	X		X	X					X		0
432	UMBC OPPOSITION	1319.0	ELM RD.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
433	UMBC OPPOSITION	4422.0	RIDGE AVE.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
434	UMBC OPPOSITION	1005.0	GROVE HILL RD.	ARBUTUS	MD. 21227	N	X		X	X	X	X						0
435	UMBC OPPOSITION	5845.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
436	UMBC OPPOSITION	5503.0	HEATHERWOOD RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
437	UMBC OPPOSITION	22.0	PIEDMONT CT	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
438	UMBC OPPOSITION	1018.0	BEECHFIELD AVE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
439	UMBC OPPOSITION	5837.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
440	UMBC OPPOSITION	5837.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0

U M B C S U R V E Y

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OBS	ALIAS	STREET		TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
		NUMBER	NAME															
441	UMBC OPPOSITION	1123.0	ELN RD.	ARBUTUS	MD. 21227	N	X	X	X	X								0
442	UMBC OPPOSITION	1006.0	DOWNTON RD.	ARBUTUS	MD. 21227	Y	X	X	X	X								0
443	UMBC OPPOSITION	5829.0	RICHARDSON NEWS	ARBUTUS	MD. 21227	N	X		X	X								0
444	UMBC OPPOSITION	5500.0	HEATHERWOOD RD.	ARBUTUS	MD. 21227	N	X	X	X	X								0
445	UMBC OPPOSITION	30.0	BADGER GATE CT.	CATONSVILLE	MD. 21228		X	X	X	X								0
446	UMBC OPPOSITION	30.0	BADGER GATE CT.	CATONSVILLE	MD. 21228		X	X	X	X								0
447	UMBC OPPOSITION	916.0	RAMBLING DR.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
448	UMBC OPPOSITION	123.0	OAK DRIVE	CATONSVILLE	MD. 21228	Y	X			X	X	X						0
449	UMBC OPPOSITION	410.0	FOREST LANE	CATONSVILLE	MD. 21228	Y	X	X	X	X							X	0
450	UMBC OPPOSITION	909.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X							X	0
451	UMBC OPPOSITION	1114.0	GLORIA AVENUE	ARBUTUS	MD. 21227	N	X	X	X								X	0
452	UMBC OPPOSITION	5413.0	HIGHRIDGE ST	ARBUTUS	MD. 21227	Y	X	X	X	X	X						X	0
453	UMBC OPPOSITION	4803.0	CARMELLA DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X						X	0
454	UMBC OPPOSITION	911.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X							X	0
455	UMBC OPPOSITION	1227.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X							X	0
456	UMBC OPPOSITION	1304.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X							X	0
457	UMBC OPPOSITION	420.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X				X						X	0
458	UMBC OPPOSITION	420.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X				X						X	0
459	UMBC OPPOSITION	32.0	ANDERSON RIDGE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X						X	0
460	UMBC OPPOSITION	1207.0	GARY DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X						X	0
461	UMBC OPPOSITION	1232.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X							X	0
462	UMBC OPPOSITION	1232.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X							X	0
463	UMBC OPPOSITION	1232.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X							X	0
464	UMBC OPPOSITION	309.0	GUN ROAD	ARBUTUS	MD. 21227	N	X	X	X	X								0
465	UMBC OPPOSITION	5427.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y		X		X	X	X						0
466	UMBC OPPOSITION	5018.0	GATEWAY TERRACE	ARBUTUS	MD. 21227	Y	X				X	X						0
467	UMBC OPPOSITION	1209.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	N					X							0
468	UMBC OPPOSITION	1107.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N		X		X								0
469	UMBC OPPOSITION	1012.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
470	UMBC OPPOSITION	5536.0	CARVILLE AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
471	UMBC OPPOSITION	5536.0	CARVILLE AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
472	UMBC OPPOSITION	5513.0	WILLYS AVENUE	ARBUTUS	MD. 21227	Y		X	X	X	X	X					X	0
473	UMBC OPPOSITION	1304.0	MCCURLEY AVE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
474	UMBC OPPOSITION	4.0	TROTTERS RIDGE	CATONSVILLE	MD. 21228	Y	X	X		X		X						0
475	UMBC OPPOSITION	4.0	TROTTERS RIDGE	CATONSVILLE	MD. 21228	Y	X	X		X		X						0
476	UMBC OPPOSITION	324.0	GUN ROAD	ARBUTUS	MD. 21227	N	X	X		X	X							0
477	UMBC OPPOSITION	1236.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
478	UMBC OPPOSITION	1236.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X								0
479	UMBC OPPOSITION	1309.0	MCCURLEY AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
480	UMBC OPPOSITION	1309.0	MCCURLEY AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
481	UMBC OPPOSITION	1212.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
482	UMBC OPPOSITION	1212.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
483	UMBC OPPOSITION	8.0	S.BEECHWOOD	CATONSVILLE	MD. 21228	Y	X	X		X	X	X						0
484	UMBC OPPOSITION	20.0	S.BEAUMONT AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
485	UMBC OPPOSITION	20.0	S.BEAUMONT AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
486	UMBC OPPOSITION	926.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y		X	X		X							0
487	UMBC OPPOSITION	1400.0	VALLEY VIEW AVE	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
488	UMBC OPPOSITION	202.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
489	UMBC OPPOSITION	1250.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N					X	X						0
490	UMBC OPPOSITION	1217.0	BRANDFORD ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X								0
491	UMBC OPPOSITION	508.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
492	UMBC OPPOSITION	5146.0	WESTLAND BLVD.	ARBUTUS	MD. 21227	Y	X	X		X								0
493	UMBC OPPOSITION	110.0	N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
494	UMBC OPPOSITION	310.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y		X		X							X	0
495	UMBC OPPOSITION	1204.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X										0

DB6	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	01	02A	02B	02C	02D	02E	02F	03A	03B	03C	03D	03E	03F	04
496	UMBC OPPOSITION	501.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y				X								0
497	UMBC OPPOSITION	5015.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
498	UMBC OPPOSITION	4303.0	WILKENS AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
499	UMBC OPPOSITION	124.0	FOREST DRIVE	CATONSVILLE	MD. 21228	Y		X			X	X						0
500	UMBC OPPOSITION	427.0	PARADISE AVENUE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
501	UMBC OPPOSITION	917.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
502	UMBC OPPOSITION	5548.0	CARVILLE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
503	UMBC OPPOSITION	4.0	DAVID LEE COURT	CATONSVILLE	MD. 21228	N		X	X	X								0
504	UMBC OPPOSITION	5409.0	HIGHVIEW ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X							0
505	UMBC OPPOSITION	8.0	TROTTERS RIDGE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
506	UMBC OPPOSITION	107.0	PARK DRIVE	CATONSVILLE	MD. 21228	N				X	X							0
507	UMBC OPPOSITION	119.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
508	UMBC OPPOSITION	5560.0	LINK AVENUE	ARBUTUS	MD. 21227	N		X	X	X	X							0
509	UMBC OPPOSITION	1201.0	A FRANCIS AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
510	UMBC OPPOSITION	1201.0	A FRANCIS AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
511	UMBC OPPOSITION	1252.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y					X		X			X		0
512	UMBC OPPOSITION	1213.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
513	UMBC OPPOSITION	115.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
514	UMBC OPPOSITION	106.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y		X			X							0
515	UMBC OPPOSITION	13.0	HOLMES AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
516	UMBC OPPOSITION	13.0	HOLMES AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
517	UMBC OPPOSITION	1238.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X		X	X							0
518	UMBC OPPOSITION	114.0	NBEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
519	UMBC OPPOSITION	114.0	NBEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
520	UMBC OPPOSITION	1502.0	IVANHOE AVENUE	CATONSVILLE	MD. 21228		X	X	X	X	X							0
521	UMBC OPPOSITION	1502.0	IVANHOE AVENUE	CATONSVILLE	MD. 21228		X	X	X	X	X							0
522	UMBC OPPOSITION	525.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
523	UMBC OPPOSITION	109.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y		X	X	X								0
524	UMBC OPPOSITION	947.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X		X						0
525	UMBC OPPOSITION	947.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X		X						0
526	UMBC OPPOSITION	1117.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
527	UMBC OPPOSITION	5515.0	LINK AVENUE	ARBUTUS	MD. 21227	Y	X					X						0
528	UMBC OPPOSITION	983.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
529	UMBC OPPOSITION	1121.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X		X							0
530	UMBC OPPOSITION	116.0	OAK DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
531	UMBC OPPOSITION	5506.0	SYCAMORE AVENUE	ARBUTUS	MD. 21227	Y	X		X		X							0
532	UMBC OPPOSITION	506.0	SYCAMORE AVENUE	ARBUTUS	MD. 21227	Y	X		X		X							0
533	UMBC OPPOSITION	5519.0	WILLYS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
534	UMBC OPPOSITION	1228.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X	X		X	X	X						0
535	UMBC OPPOSITION	1228.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X	X		X	X	X						0
536	UMBC OPPOSITION	123.0	FOREST DRIVE	CATONSVILLE	MD. 21228		X	X	X	X								0
537	UMBC OPPOSITION	123.0	FOREST DRIVE	CATONSVILLE	MD. 21228		X	X	X	X								0
538	UMBC OPPOSITION	1206.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X		X	X							0
539	UMBC OPPOSITION	4317.0	HIGHVIEW AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X						0
540	UMBC OPPOSITION	407.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
541	UMBC OPPOSITION	5402.0	HIGHRIDGE ST	ARBUTUS	MD. 21227	N	X			X								0
542	UMBC OPPOSITION	1216.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
543	UMBC OPPOSITION	1213.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
544	UMBC OPPOSITION	932.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
545	UMBC OPPOSITION	1101.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
546	UMBC OPPOSITION	5741.0	MINERAL AVENUE	ARBUTUS	MD. 21227	Y					X							0
547	UMBC OPPOSITION	5530.0	DOLORES AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
548	UMBC OPPOSITION	1266.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
549	UMBC OPPOSITION	1159.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X								0
550	UMBC OPPOSITION	1159.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X								0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
551	UMBC OPPOSITION	1311.0	BROOK ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
552	UMBC OPPOSITION	40.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
553	UMBC OPPOSITION	22.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	N	X	X	X	X								0
554	UMBC OPPOSITION	1208.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
555	UMBC OPPOSITION	1257.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X								0
556	UMBC OPPOSITION	5524.0	WILLYS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
557	UMBC OPPOSITION	1340.0	BROOK ROAD	CATONSVILLE	MD. 21228	Y	X			X	X	X						0
558	UMBC OPPOSITION	1340.0	BROOK ROAD	CATONSVILLE	MD. 21228	Y	X			X	X	X						0
559	UMBC OPPOSITION	1326.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
560	UMBC OPPOSITION	1326.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
561	UMBC OPPOSITION	101.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
562	UMBC OPPOSITION	1.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y				X								0
563	UMBC OPPOSITION	207.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y		X		X	X							0
564	UMBC OPPOSITION	1008.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
565	UMBC OPPOSITION	5605.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
566	UMBC OPPOSITION	5605.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
567	UMBC OPPOSITION	5633.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
568	UMBC OPPOSITION	5137.0	WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
569	UMBC OPPOSITION	5137.0	WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
570	UMBC OPPOSITION	29.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y	X			X	X							0
571	UMBC OPPOSITION	5504.0	SYCAMORE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
572	UMBC OPPOSITION	1226.0	BREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X		X		X	X						0
573	UMBC OPPOSITION	5305.0	HIGHVIEW ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
574	UMBC OPPOSITION	418.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y		X	X		X	X						0
575	UMBC OPPOSITION	5415.0	DOLORES AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
576	UMBC OPPOSITION	1012.0	COURTNEY ROAD	ARBUTUS	MD. 21227	Y	X		X		X	X					X	0
577	UMBC OPPOSITION	5546.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
578	UMBC OPPOSITION	1111.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N		X		X	X							0
579	UMBC OPPOSITION	1111.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N		X		X	X							0
580	UMBC OPPOSITION	4413.0	WILKENS AVENUE	ARBUTUS	MD. 21229	Y	X	X	X		X	X						0
581	UMBC OPPOSITION	1217.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X		X							0
582	UMBC OPPOSITION	15.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
583	UMBC OPPOSITION	5540.0	DOLORES AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
584	UMBC OPPOSITION	1937.0	GRANT ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
585	UMBC OPPOSITION	5553.0	LINK AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
586	UMBC OPPOSITION	31.0	COLGATE COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X						X	0
587	UMBC OPPOSITION	604.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
588	UMBC OPPOSITION	116.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
589	UMBC OPPOSITION	1205.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
590	UMBC OPPOSITION	1238.0	MAPLE AVENUE	ARBUTUS	MD. 21227		X	X	X	X	X							0
591	UMBC OPPOSITION	414.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X			X	X							0
592	UMBC OPPOSITION	414.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X			X	X							0
593	UMBC OPPOSITION	5548.0	LINK AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
594	UMBC OPPOSITION	1.0	TROTTERS RIDGE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
595	UMBC OPPOSITION	1.0	TROTTERS RIDGE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
596	UMBC OPPOSITION	12.0	TROTTERS RIDGE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
597	UMBC OPPOSITION	24.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X	X		X	X	X						0
598	UMBC OPPOSITION	28.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
599	UMBC OPPOSITION	28.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
600	UMBC OPPOSITION	29.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228		X				X							0
601	UMBC OPPOSITION	5426.0	HIGHRIDGE ST	ARBUTUS	MD. 21227	N	X	X	X	X								0
602	UMBC OPPOSITION	5426.0	HIGHRIDGE ST	ARBUTUS	MD. 21227	N	X	X	X	X								0
603	UMBC OPPOSITION	35.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X	X			X							0
604	UMBC OPPOSITION	39.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
605	UMBC OPPOSITION	1110.0	SULPHUR SPRING	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0

DBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
606	UMBC OPPOSITION	104.0	BROWNS TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X								Q
607	UMBC OPPOSITION	104.0	BROWNS TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X								Q
608	UMBC OPPOSITION	105.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X								Q
609	UMBC OPPOSITION	105.0	BROWNS TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X								Q
610	UMBC OPPOSITION	1108.0	SULPHUR SPRING	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
611	UMBC OPPOSITION	103.0	BROWNS TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X								Q
612	UMBC OPPOSITION	103.0	BROWNS TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X								Q
613	UMBC OPPOSITION	3.0	GARRETT AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								Q
614	UMBC OPPOSITION	1111.0	SULPHUR SPRING	ARBUTUS	MD. 21227	Y	X		X	X								Q
615	UMBC OPPOSITION	1126.0	GLORIA AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							Q
616	UMBC OPPOSITION	5141.0	WESTLAND BLVD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
617	UMBC OPPOSITION	5141.0	WESTLAND BLVD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
618	UMBC OPPOSITION	1101.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						Q
619	UMBC OPPOSITION	1204.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X		X		X						Q
620	UMBC OPPOSITION	1135.0	REGINA DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							Q
621	UMBC OPPOSITION	1135.0	REGINA DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							Q
622	UMBC OPPOSITION	408.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
623	UMBC OPPOSITION	5646.0	CARVILLE ROAD	ARBUTUS	MD. 21227	N	X	X	X	X								Q
624	UMBC OPPOSITION	33.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						Q
625	UMBC OPPOSITION	1255.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
626	UMBC OPPOSITION	1255.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
627	UMBC OPPOSITION	148.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						Q
628	UMBC OPPOSITION	148.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						Q
629	UMBC OPPOSITION	9.0	FOREST DRIVE	CATONSVILLE	MD. 21228	Y		X		X		X						Q
630	UMBC OPPOSITION	1237.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						Q
631	UMBC OPPOSITION	1237.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						Q
632	UMBC OPPOSITION	1143.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
633	UMBC OPPOSITION	1233.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						Q
634	UMBC OPPOSITION	5535.0	OREGON AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							Q
635	UMBC OPPOSITION	1215.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N			X	X	X							Q
636	UMBC OPPOSITION	5502.0	SYCAMORE AVENUE	ARBUTUS	MD. 21227	N			X	X	X							Q
637	UMBC OPPOSITION	5502.0	SYCAMORE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						Q
638	UMBC OPPOSITION	408.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						Q
639	UMBC OPPOSITION	1233.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	N	X	X		X		X						Q
640	UMBC OPPOSITION	27.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						Q
641	UMBC OPPOSITION	1.0	DAVIE LEE CT	CATONSVILLE	MD. 21228	Y	X	X	X	X								Q
642	UMBC OPPOSITION	1.0	DAVIE LEE CT	CATONSVILLE	MD. 21228	Y	X	X	X	X								Q
643	UMBC OPPOSITION	1083.0	DOWNTON ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
644	UMBC OPPOSITION		P.O. BOX 25106	ARBUTUS	MD. 21229	Y		X		X								Q
645	UMBC OPPOSITION	6.0	FOREST DRIVE	CATONSVILLE	MD. 21228	N	X			X	X							Q
646	UMBC OPPOSITION	4800.0	CARMELLA DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
647	UMBC OPPOSITION	102.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						Q
648	UMBC OPPOSITION	5610.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X	X							Q
649	UMBC OPPOSITION	5505.0	KNOLLVIEW CT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							Q
650	UMBC OPPOSITION	5505.0	KNOLLVIEW CT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							Q
651	UMBC OPPOSITION	418.0	MONTEMAR AVENUE	CATONSVILLE	MD. 21228	Y	X			X	X							Q
652	UMBC OPPOSITION	5561.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
653	UMBC OPPOSITION	5561.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q
654	UMBC OPPOSITION	5511.0	KNOLLVIEW COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						Q
655	UMBC OPPOSITION	607.0	OLESMONT ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						Q
656	UMBC OPPOSITION	1119.0	GARY DRIVE	CATONSVILLE	MD. 21228	Y				X	X							Q
657	UMBC OPPOSITION	1119.0	GARY DRIVE	CATONSVILLE	MD. 21228	Y				X	X							Q
658	UMBC OPPOSITION	400.0	MONTEROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							Q
659	UMBC OPPOSITION	406.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	Y		X	X	X	X	X						Q
660	UMBC OPPOSITION	1232.0	TEN OAK ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							Q

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP		Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
661	UMBC OPPOSITION	113.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X			X	X								0
662	UMBC OPPOSITION	1245.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y						X							0
663	UMBC OPPOSITION	1312.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X		X	X	X								0
664	UMBC OPPOSITION	27.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X							0
665	UMBC OPPOSITION	27.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X							0
666	UMBC OPPOSITION	103.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
667	UMBC OPPOSITION	1226.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
668	UMBC OPPOSITION	312.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228		X	X	X	X	X	X							0
669	UMBC OPPOSITION	5101.0	CIRCLE PLACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X							0
670	UMBC OPPOSITION	26.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X							0
671	UMBC OPPOSITION	332.0	W KENWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
672	UMBC OPPOSITION	1216.0	SEVEN OAKS ROAD	ARBUTUS	MD. 21227	Y		X	X	X	X	X	X	X			X		0
673	UMBC OPPOSITION	5118.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y		X	X	X	X	X							0
674	UMBC OPPOSITION	1196.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
675	UMBC OPPOSITION	5509.0	SYCAMORE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
676	UMBC OPPOSITION	1262.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
677	UMBC OPPOSITION	1211.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X	X	X			X		0
678	UMBC OPPOSITION	825.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X			X							0
679	UMBC OPPOSITION	9.0	MOSSVIEW COURT	CATONSVILLE	MD. 21228	Y	X		X	X		X	X					X	0
680	UMBC OPPOSITION	200.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X			X	X							0
681	UMBC OPPOSITION	5502.0	OSAGE AVENUE	ARBUTUS	MD. 21227	Y	X		X	X	X	X							0
682	UMBC OPPOSITION	1231.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X							0
683	UMBC OPPOSITION	615.0	HILLTOP ROAD	CATONSVILLE	MD. 21228	Y		X		X	X								0
684	UMBC OPPOSITION	1252.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N	X	X	X		X								0
685	UMBC OPPOSITION	11.0	FOREST DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
686	UMBC OPPOSITION	410.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X			X	X								0
687	UMBC OPPOSITION	5011.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
688	UMBC OPPOSITION	5011.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
689	UMBC OPPOSITION	19.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
690	UMBC OPPOSITION	1704.0	PARK GROVE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X		X	X					0
691	UMBC OPPOSITION	925.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X								0
692	UMBC OPPOSITION	1138.0	GLORIA AVENUE	ARBUTUS	MD. 21227	Y	X	X	X		X	X							0
693	UMBC OPPOSITION	1322.0	BROOK ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
694	UMBC OPPOSITION	531.0	FOREST LANE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
695	UMBC OPPOSITION	531.0	FOREST LANE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
696	UMBC OPPOSITION	924.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X	X	X						0
697	UMBC OPPOSITION	904.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
698	UMBC OPPOSITION	108.0	PARK DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
699	UMBC OPPOSITION	924.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X								0
700	UMBC OPPOSITION	1119.0	GLORIA AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
701	UMBC OPPOSITION	905.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
702	UMBC OPPOSITION	3.0	BRISTOL HILL CT	CATONSVILLE	MD. 21228	N	X	X	X	X	X								0
703	UMBC OPPOSITION	5110.0	WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X								0
704	UMBC OPPOSITION	1236.0	ELM RIDGE AVE	ARBUTUS	MD. 21229	Y	X	X	X	X	X								0
705	UMBC OPPOSITION	5554.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y		X		X	X								0
706	UMBC OPPOSITION	1236.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N	X	X			X								0
707	UMBC OPPOSITION	1236.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N	X	X			X								0
708	UMBC OPPOSITION	825.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
709	UMBC OPPOSITION	5155.0	WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
710	UMBC OPPOSITION	4908.0	GATEWAY TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X	X								0
711	UMBC OPPOSITION	1196.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
712	UMBC OPPOSITION	1524.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y			X	X	X								0
713	UMBC OPPOSITION	300.0	PATLEIGH ROAD	CATONSVILLE	MD. 21228	Y				X	X								0
714	UMBC OPPOSITION	6.0	PARK DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
715	UMBC OPPOSITION	6.0	PARK DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
716	UMBC OPPOSITION	519.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X								0
717	UMBC OPPOSITION	1008.0	HILTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
718	UMBC OPPOSITION	5011.0	TULIP AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
719	UMBC OPPOSITION	5011.0	TULIP AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
720	UMBC OPPOSITION	1513.0	PARK GROVE AVE	CATONSVILLE	MD. 21228	Y	X			X	X							0
721	UMBC OPPOSITION	12.0	MOSS VIEW COURT	CATONSVILLE	MD. 21228	Y		X		X	X							0
722	UMBC OPPOSITION	1609.0	PARK GROVE AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
723	UMBC OPPOSITION	5007.0	TULIP AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
724	UMBC OPPOSITION	5007.0	TULIP AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
725	UMBC OPPOSITION	5206.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X		X						0
726	UMBC OPPOSITION	5206.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
727	UMBC OPPOSITION	101.0	PARK DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
728	UMBC OPPOSITION	5627.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
729	UMBC OPPOSITION	5509.0	KNOLLVIEW CT.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
730	UMBC OPPOSITION	5509.0	KNOLLVIEW CT.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
731	UMBC OPPOSITION	302.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
732	UMBC OPPOSITION	167.0	GARDEN RIDGE RD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
733	UMBC OPPOSITION	167.0	GARDEN RIDGE RD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
734	UMBC OPPOSITION	1134.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y			X	X	X	X						0
735	UMBC OPPOSITION	1.0	STANLEY DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
736	UMBC OPPOSITION	535.0	FOREST LANE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
737	UMBC OPPOSITION	1001.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X		X		X	X						0
738	UMBC OPPOSITION	1221.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
739	UMBC OPPOSITION	101.0	N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
740	UMBC OPPOSITION	5541.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
741	UMBC OPPOSITION	2.0	DAVID LEE CT.	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
742	UMBC OPPOSITION	5565.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y	X		X	X	X							0
743	UMBC OPPOSITION	601.0	OAK HILL ROAD	CATONSVILLE	MD. 21228	Y	X	X		X								0
744	UMBC OPPOSITION	601.0	OAK HILL ROAD	CATONSVILLE	MD. 21228	Y	X	X		X								0
745	UMBC OPPOSITION	101.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
746	UMBC OPPOSITION	101.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
747	UMBC OPPOSITION	6.0	STANLEY DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
748	UMBC OPPOSITION	1101.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X								0
749	UMBC OPPOSITION	1100.0	VERNON AVENUE	ARBUTUS	MD. 21227	N	X	X			X							0
750	UMBC OPPOSITION	5.0	HOLMES AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
751	UMBC OPPOSITION	25.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
752	UMBC OPPOSITION	407.0	MONTEMAR AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
753	UMBC OPPOSITION	1705.0	ARLINGTON AVE	ARBUTUS	MD. 21227	Y	X		X	X	X							0
754	UMBC OPPOSITION	1253.0	STEVENS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
755	UMBC OPPOSITION	1543.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
756	UMBC OPPOSITION	1543.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
757	UMBC OPPOSITION	1116.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
758	UMBC OPPOSITION	118.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y				X	X	X				X		0
759	UMBC OPPOSITION	118.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y				X	X	X				X		0
760	UMBC OPPOSITION	1238.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X					X		0
761	UMBC OPPOSITION	1317.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X		X		X						0
762	UMBC OPPOSITION	113.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
763	UMBC OPPOSITION	1249.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
764	UMBC OPPOSITION	1249.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
765	UMBC OPPOSITION	4.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
766	UMBC OPPOSITION	3.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
767	UMBC OPPOSITION	3.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
768	UMBC OPPOSITION	6622.0	KILMARNOCK DR.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
769	UMBC OPPOSITION	6622.0	KILMARNOCK DR.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
770	UMBC OPPOSITION	6606.0	RANNOCH DRIVE	CATONSVILLE	MD. 21228	Y	X		X		X							0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP		Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
771	UMBC OPPOSITION	6602.0	RANNOCH DRIVE	CATONSVILLE	MD. 21228	Y	X			X									Q
772	UMBC OPPOSITION	39.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y			X	X		X							Q
773	UMBC OPPOSITION	7.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q
774	UMBC OPPOSITION	7.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q
775	UMBC OPPOSITION	6616.0	KILMARNOCH DR.	CATONSVILLE	MD. 21228	Y				X	X								Q
776	UMBC OPPOSITION	528.0	HILTON AVENUE.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							Q
777	UMBC OPPOSITION	18.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y	X	X		X	X								Q
778	UMBC OPPOSITION	1015.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	N	X	X	X	X	X								Q
779	UMBC OPPOSITION	1325.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X		X	X								Q
780	UMBC OPPOSITION	419.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X					X							Q
781	UMBC OPPOSITION	15.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y		X		X		X							Q
782	UMBC OPPOSITION	15.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y		X		X		X							Q
783	UMBC OPPOSITION	1310.0	STEVENS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X								Q
784	UMBC OPPOSITION	4206.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N		X	X	X	X		X						Q
785	UMBC OPPOSITION	15.0	MOSS VIEW CT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q
786	UMBC OPPOSITION	1544.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X							Q
787	UMBC OPPOSITION	1.0	PARK DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							Q
788	UMBC OPPOSITION	416.0	MONTEMAR AVENUE	CATONSVILLE	MD. 21228		X	X	X	X	X								Q
789	UMBC OPPOSITION	15.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X								Q
790	UMBC OPPOSITION	15.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X								Q
791	UMBC OPPOSITION	1109.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y		X	X	X	X		X				X		Q
792	UMBC OPPOSITION	1319.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q
793	UMBC OPPOSITION	1319.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q
794	UMBC OPPOSITION	5520.0	LINK AVENUE	ARBUTUS	MD. 21227	Y	X	X	X		X	X							Q
795	UMBC OPPOSITION	33.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y			X	X	X	X							Q
796	UMBC OPPOSITION	1246.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y		X	X	X									Q
797	UMBC OPPOSITION	1257.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y				X	X								Q
798	UMBC OPPOSITION	1226.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y					X	X							Q
799	UMBC OPPOSITION	100.0	N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q
800	UMBC OPPOSITION	338.0	W.KENWOOD AVE	CATONSVILLE	MD. 21228	Y	X			X	X								Q
801	UMBC OPPOSITION	338.0	W.KENWOOD AVE	CATONSVILLE	MD. 21228	Y	X			X	X								Q
802	UMBC OPPOSITION	1148.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								Q
803	UMBC OPPOSITION	1148.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								Q
804	UMBC OPPOSITION	322.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X		X	X								Q
805	UMBC OPPOSITION	36.0	ANDERSON RIDGE	CATONSVILLE	MD. 21228	Y		X	X		X	X							Q
806	UMBC OPPOSITION	506.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X								Q
807	UMBC OPPOSITION	506.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X								Q
808	UMBC OPPOSITION	124.0	N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q
809	UMBC OPPOSITION	202.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							Q
810	UMBC OPPOSITION	1118.0	BLORIA AVENUE	ARBUTUS	MD. 21227	Y				X	X								Q
811	UMBC OPPOSITION	112.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X								Q
812	UMBC OPPOSITION	140.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X	X		X	X								Q
813	UMBC OPPOSITION	134.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y		X		X	X								Q
814	UMBC OPPOSITION	134.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	Y		X		X	X								Q
815	UMBC OPPOSITION	14.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X	X		X	X								Q
816	UMBC OPPOSITION	14.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X	X		X	X								Q
817	UMBC OPPOSITION	5005.0	GATEWAY TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X	X								Q
818	UMBC OPPOSITION	2.0	N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X								Q
819	UMBC OPPOSITION	5530.0	DOLORES AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X								Q
820	UMBC OPPOSITION	313.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	Y	X	X			X	X							Q
821	UMBC OPPOSITION	2.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							Q
822	UMBC OPPOSITION	5504.0	KNOLLVIEW COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X									Q
823	UMBC OPPOSITION	432.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	Y		X	X	X									Q
824	UMBC OPPOSITION	1234.0	SEVEN OAK ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X								Q
825	UMBC OPPOSITION	404.0	MONTEMAR AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								Q

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP		Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
826	UMBC	OPPOSITION	100.0 SANFORD AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
827	UMBC	OPPOSITION	100.0 SANFORD AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
828	UMBC	OPPOSITION	1406.0 VALLEYVIEW AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X	X	X		X	X		0
829	UMBC	OPPOSITION	404.0 LOCUST DRIVE	CATONSVILLE	MD. 21228	Y				X									0
830	UMBC	OPPOSITION	948.0 REGINA DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X									0
831	UMBC	OPPOSITION	511.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X							0
832	UMBC	OPPOSITION	1101.0 FREDERICK ROAD	CATONSVILLE	MD. 21228	Y		X		X									0
833	UMBC	OPPOSITION	1244.0 POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X		X	X								0
834	UMBC	OPPOSITION	1122.0 LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
835	UMBC	OPPOSITION	1122.0 LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
836	UMBC	OPPOSITION	5019.0 WILKENS AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X								0
837	UMBC	OPPOSITION	5521.0 LINK AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
838	UMBC	OPPOSITION	1249.0 POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X								0
839	UMBC	OPPOSITION	1249.0 POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X								0
840	UMBC	OPPOSITION	10.0 DUNMORE ROAD	CATONSVILLE	MD. 21228	N		X		X	X	X							0
841	UMBC	OPPOSITION	5.0 MOSS VIEW CT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
842	UMBC	OPPOSITION	5.0 MOSS VIEW CT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
843	UMBC	OPPOSITION	12565.0 MOSS VIEW CT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
844	UMBC	OPPOSITION	1256.0 MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
845	UMBC	OPPOSITION	1013.0 FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
846	UMBC	OPPOSITION	1206.0 GREYSTONE ROAD	ARBUTUS	MD. 21227	N	X		X	X	X								0
847	UMBC	OPPOSITION	1217.0 CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X			X								0
848	UMBC	OPPOSITION	3.0 AMERICAN COURT	CATONSVILLE	MD. 21228	Y	X			X	X	X							0
849	UMBC	OPPOSITION	428.0 GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
850	UMBC	OPPOSITION	213.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
851	UMBC	OPPOSITION	213.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
852	UMBC	OPPOSITION	112.0 PARK DRIVE	CATONSVILLE	MD. 21228	Y		X	X	X	X	X							0
853	UMBC	OPPOSITION	839.0 HILLTOP ROAD	CATONSVILLE	MD. 21228	Y	X	X	X		X								0
854	UMBC	OPPOSITION	1532.0 S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
855	UMBC	OPPOSITION	507.0 NEWBURG AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X								0
856	UMBC	OPPOSITION	1263.0 MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X		X	X							0
857	UMBC	OPPOSITION	1724.0 S.ROLLING ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X								0
858	UMBC	OPPOSITION	1258.0 GREYSTONE ROAD	ARBUTUS	MD. 21227	Y		X		X	X								0
859	UMBC	OPPOSITION	508.0 GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X									0
860	UMBC	OPPOSITION	5504.0 KNOLLVIEW CT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X							0
861	UMBC	OPPOSITION	328.0 W.KENWOOD AVEN	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
862	UMBC	OPPOSITION	1162.0 LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X		X	X	X							0
863	UMBC	OPPOSITION	1214.0 NORTH AVENUE	ARBUTUS	MD. 21227	N	X		X	X	X								0
864	UMBC	OPPOSITION	210.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
865	UMBC	OPPOSITION	210.0 S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X								0
866	UMBC	OPPOSITION	5002.0 B WESTLAND BLVD	ARBUTUS	MD. 21227	Y	X	X	X	X	X								0
867	UMBC	OPPOSITION	303.0 PATLEIGH ROAD	CATONSVILLE	MD. 21228	Y		X		X	X								0
868	UMBC	OPPOSITION	970.0 REGINA DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
869	UMBC	OPPOSITION	970.0 REGINA DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
870	UMBC	OPPOSITION	1200.0 CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						X	0
871	UMBC	OPPOSITION	5.0 DAVID LEE CT	CATONSVILLE	MD. 21228	Y	X	X	X	X									0
872	UMBC	OPPOSITION	1202.0 ELMRIDGE AVE	ARBUTUS	MD. 21229	Y					X								0
873	UMBC	OPPOSITION	929.0 ELMRIDGE AVE	ARBUTUS	MD. 21229	Y	X		X	X	X	X							0
874	UMBC	OPPOSITION	30.0 ANDERSON RIDGE	CATONSVILLE	MD. 21228	Y	X			X									0
875	UMBC	OPPOSITION	1305.0 STEVENS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X							0
876	UMBC	OPPOSITION	1606.0 PARK GROVE AVE	CATONSVILLE	MD. 21228		X		X	X	X								0
877	UMBC	OPPOSITION	115.0 PARK DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X								0
878	UMBC	OPPOSITION	707.0 WOODLAND DRIVE	ARBUTUS	MD. 21227	N	X	X		X	X								0
879	UMBC	OPPOSITION	4419.0 HILLSIDE AVE	ARBUTUS	MD. 21229	Y	X	X	X	X	X								0
880	UMBC	OPPOSITION	112.0 N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X		X	X	X								0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
881	UMBC OPPOSITION	517.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
882	UMBC OPPOSITION	2003.0	TADCASTER ROAD	CATONSVILLE	MD. 21228	Y	X	X	X		X							0
883	UMBC OPPOSITION	1903.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
884	UMBC OPPOSITION	924.0	CIRCLE DRIVE	ARBUTUS	MD. 21227		X	X			X	X						0
885	UMBC OPPOSITION	928.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X			X	X	X						0
886	UMBC OPPOSITION	714.0	HILTON AVENUE	CATONSVILLE	MD. 21228	Y		X				X				X		0
887	UMBC OPPOSITION	1252.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X		X								0
888	UMBC OPPOSITION	101.0	N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
889	UMBC OPPOSITION	843.0	HILLTOP ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
890	UMBC OPPOSITION	1254.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
891	UMBC OPPOSITION	5746.0	MINERAL AVENUE	ARBUTUS	MD. 21227	Y	X			X	X	X						0
892	UMBC OPPOSITION	5746.0	MINERAL AVENUE	ARBUTUS	MD. 21227	Y	X			X	X	X						0
893	UMBC OPPOSITION	5124.0	S.ROLLINS ROAD	ARBUTUS	MD. 21227	Y				X	X	X						0
894	UMBC OPPOSITION	1209.0	BIDDLE PLACE	CATONSVILLE	MD. 21228	N				X	X	X						0
895	UMBC OPPOSITION	30.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
896	UMBC OPPOSITION	30.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
897	UMBC OPPOSITION	310.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y		X			X	X						0
898	UMBC OPPOSITION	310.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y		X			X	X						0
899	UMBC OPPOSITION	5543.0	WILLYS AVENUE	ARBUTUS	MD. 21227	N	X	X										0
900	UMBC OPPOSITION	7.0	HIGHFIELDS DR	CATONSVILLE	MD. 21228	Y	X			X	X							0
901	UMBC OPPOSITION	5009.0	TULIP AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
902	UMBC OPPOSITION	5512.0	KNOLLVIEW COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
903	UMBC OPPOSITION	908.0	RAMBLNG DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X		X						0
904	UMBC OPPOSITION	5446.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
905	UMBC OPPOSITION	225.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
906	UMBC OPPOSITION	225.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
907	UMBC OPPOSITION	4413.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
908	UMBC OPPOSITION	5632.0	D RINGWOOD DR	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
909	UMBC OPPOSITION	915.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
910	UMBC OPPOSITION	35.0	ANDERSON RIDGE	CATONSVILLE	MD. 21228	Y					X							0
911	UMBC OPPOSITION	1716.0	MAGNOLIA AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
912	UMBC OPPOSITION	1239.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
913	UMBC OPPOSITION	427.0	PARADISE AVENUE	CATONSVILLE	MD. 21228	N	X	X		X	X							0
914	UMBC OPPOSITION	8.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
915	UMBC OPPOSITION	604.0	OAK HILL ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
916	UMBC OPPOSITION	1204.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
917	UMBC OPPOSITION	1204.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
918	UMBC OPPOSITION	815.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228	Y		X		X	X	X				X		0
919	UMBC OPPOSITION	815.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228	Y				X								0
920	UMBC OPPOSITION	115.0	PARK DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
921	UMBC OPPOSITION	2020.0	DRUMMOND ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
922	UMBC OPPOSITION	1712.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
923	UMBC OPPOSITION	4.0	STANLEY DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
924	UMBC OPPOSITION	1230.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
925	UMBC OPPOSITION	111.0	OAK DRIVE	CATONSVILLE	MD. 21228	Y		X	X	X	X	X						0
926	UMBC OPPOSITION	5113.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
927	UMBC OPPOSITION	1603.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
928	UMBC OPPOSITION	606.0	HILTON AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
929	UMBC OPPOSITION	409.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
930	UMBC OPPOSITION	408.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
931	UMBC OPPOSITION	200.0	ROLLINGBROOK WY	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
932	UMBC OPPOSITION	200.0	ROLLINGBROOK WY	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
933	UMBC OPPOSITION	1254.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y		X	X	X	X	X						0
934	UMBC OPPOSITION	1209.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
935	UMBC OPPOSITION	1209.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
936	UMBC OPPOSITION	1215.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
937	UMBC OPPOSITION	1215.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
938	UMBC OPPOSITION	5207.0	SHELBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
939	UMBC OPPOSITION	5207.0	SHELBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
940	UMBC OPPOSITION	5207.0	SHELBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
941	UMBC OPPOSITION	5209.0	SHELBOURNE ROAD	ARBUTUS	MD. 21227	Y	X		X	X	X	X						0
942	UMBC OPPOSITION	5201.0	SHELBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
943	UMBC OPPOSITION	5201.0	SHELBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
944	UMBC OPPOSITION	4531.0	RIDGE DRIVE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
945	UMBC OPPOSITION	4531.0	RIDGE DRIVE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
946	UMBC OPPOSITION	5113.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
947	UMBC OPPOSITION	1110.0	ELMRIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
948	UMBC OPPOSITION	412.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
949	UMBC OPPOSITION	610.0	HILTON AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
950	UMBC OPPOSITION	1211.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y		X		X		X	X		X	X		0
951	UMBC OPPOSITION	4201.0	WILKENS AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
952	UMBC OPPOSITION	4201.0	WILKENS AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
953	UMBC OPPOSITION	4201.0	WILKENS AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X						0
954	UMBC OPPOSITION	905.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X		X		X							0
955	UMBC OPPOSITION	905.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X		X		X							0
956	UMBC OPPOSITION	120.0	SANFORD AVENUE	CATONSVILLE	MD. 21228	N	X				X							0
957	UMBC OPPOSITION	927.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
958	UMBC OPPOSITION	1701.0	PARK GROVE AVE	CATONSVILLE	MD. 21228	Y		X										0
959	UMBC OPPOSITION	1241.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N		X	X		X	X						0
960	UMBC OPPOSITION	1237.0	VOGT AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X								0
961	UMBC OPPOSITION	1237.0	VOGT AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X								0
962	UMBC OPPOSITION	5.0	STANLEY DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
963	UMBC OPPOSITION	226.0	BLENRAE DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
964	UMBC OPPOSITION	1251.0	VOGT AVENUE	ARBUTUS	MD. 21227	N	X	X		X	X							0
965	UMBC OPPOSITION	5506.0	KNOLLVIEW COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
966	UMBC OPPOSITION	5506.0	KNOLLVIEW COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
967	UMBC OPPOSITION	5564.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y	X		X	X	X							0
968	UMBC OPPOSITION	1002.0	HILTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
969	UMBC OPPOSITION	4405.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N		X	X	X		X						0
970	UMBC OPPOSITION	607.0	OAK HILL ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
971	UMBC OPPOSITION	953.0	REGINA DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
972	UMBC OPPOSITION	512.0	HILTON AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
973	UMBC OPPOSITION	1201.0	SEVEN OAKS ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
974	UMBC OPPOSITION	1303.0	BIDDLE COURT	CATONSVILLE	MD. 21228	Y	X		X									0
975	UMBC OPPOSITION	1303.0	BIDDLE COURT	CATONSVILLE	MD. 21228	Y	X		X									0
976	UMBC OPPOSITION	4210.0	LEEDS AVENUE	ARBUTUS	MD. 21227	Y	X	X										0
977	UMBC OPPOSITION	1269.0	VOGT AVENUE	ARBUTUS	MD. 21227	N	X	X		X	X		X					0
978	UMBC OPPOSITION	1207.0	SEVEN OAKS ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
979	UMBC OPPOSITION	429.0	S. PARADISE AVE	CATONSVILLE	MD. 21228	N	X	X		X	X							0
980	UMBC OPPOSITION	4413.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
981	UMBC OPPOSITION	131.0	BLOOMSBURY AVE	CATONSVILLE	MD. 21228	Y				X	X							0
982	UMBC OPPOSITION	1541.0	S. ROLLING ROAD	ARBUTUS	MD. 21227	Y		X	X		X							0
983	UMBC OPPOSITION	600.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
984	UMBC OPPOSITION	5531.0	WILLYS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
985	UMBC OPPOSITION	1923.0	DRUMMOND ROAD	CATONSVILLE	MD. 21228	Y		X	X	X	X							0
986	UMBC OPPOSITION	320.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y	X	X		X	X	X						0
987	UMBC OPPOSITION	905.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
988	UMBC OPPOSITION	917.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
989	UMBC OPPOSITION	1307.0	MCCURLEY AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
990	UMBC OPPOSITION	1103.0	VERNON AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X						0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
991	UMBC OPPOSITION	1548.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y				X	X							0
992	UMBC OPPOSITION	19.0	S.BEAMONT AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
993	UMBC OPPOSITION	503.0	NEWBURG AVENUE	CATONSVILLE	MD. 21228	N			X	X	X							0
994	UMBC OPPOSITION	1207.0	BRANDFORD ROAD	CATONSVILLE	MD. 21228	N	X		X	X	X							0
995	UMBC OPPOSITION	1229.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X						X	0
996	UMBC OPPOSITION	1205.0	BIDDLE PLACE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
997	UMBC OPPOSITION	1006.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X		X	X						0
998	UMBC OPPOSITION	5409.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y		X		X								0
999	UMBC OPPOSITION	800.0	HILTON AVENUE	CATONSVILLE	MD. 21228		X	X	X	X	X							0
1000	UMBC OPPOSITION	1222.0	MCCURLEY AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1001	UMBC OPPOSITION	108.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1002	UMBC OPPOSITION	908.0	ELM RIDGE AVE	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X				X		0
1003	UMBC OPPOSITION	1253.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X		X								0
1004	UMBC OPPOSITION	1253.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X		X								0
1005	UMBC OPPOSITION	5200.0	CARROLL PLACE	ARBUTUS	MD. 21227	N	X	X			X							0
1006	UMBC OPPOSITION	4825.0	CARMELLA DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1007	UMBC OPPOSITION	5201.0	CARROLL PLACE	ARBUTUS	MD. 21227	N	X				X							0
1008	UMBC OPPOSITION	1264.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1009	UMBC OPPOSITION	27.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1010	UMBC OPPOSITION	31.0	DUNMORE ROAD	CATONSVILLE	MD. 21228			X		X	X							0
1011	UMBC OPPOSITION	6603.0	LOCHINVAR DRIVE	CATONSVILLE	MD. 21228	Y		X	X		X							0
1012	UMBC OPPOSITION	18.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y		X	X		X	X						0
1013	UMBC OPPOSITION	6620.0	KILMARNOCK DR	CATONSVILLE	MD. 21228				X	X	X	X						0
1014	UMBC OPPOSITION	32.0	DUNVEGAN ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1015	UMBC OPPOSITION	43.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X		X	X				0
1016	UMBC OPPOSITION	36.0	DUNVEGAN ROAD	CATONSVILLE	MD. 21228	Y	X	X	X		X							0
1017	UMBC OPPOSITION	2.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1018	UMBC OPPOSITION	1.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X		X							0
1019	UMBC OPPOSITION	45.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X	X						0
1020	UMBC OPPOSITION	44.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y	X	X			X							0
1021	UMBC OPPOSITION	17.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1022	UMBC OPPOSITION	29.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1023	UMBC OPPOSITION	6610.0	RANNOCH DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1024	UMBC OPPOSITION	1.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X		X							0
1025	UMBC OPPOSITION	6606.0	GREENOCH DRIVE	CATONSVILLE	MD. 21228	Y				X	X							0
1026	UMBC OPPOSITION	1238.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1027	UMBC OPPOSITION	105.0	PARK DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1028	UMBC OPPOSITION	1602.0	BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y				X		X						0
1029	UMBC OPPOSITION	47.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X							0
1030	UMBC OPPOSITION	406.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X		X		X							0
1031	UMBC OPPOSITION	5719.0	MINDERAL AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1032	UMBC OPPOSITION	1002.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1033	UMBC OPPOSITION	312.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1034	UMBC OPPOSITION	1100.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X		X	X	X							0
1035	UMBC OPPOSITION	1534.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X				X							0
1036	UMBC OPPOSITION	1231.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y					X							0
1037	UMBC OPPOSITION	2017.0	OLD FREDERICK	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1038	UMBC OPPOSITION	2026.0	DRUMMOND ROAD	CATONSVILLE	MD. 21228	Y		X		X	X							0
1039	UMBC OPPOSITION	1316.0	STEVENS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1040	UMBC OPPOSITION	1316.0	STEVENS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1041	UMBC OPPOSITION	1316.0	STEVENS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1042	UMBC OPPOSITION	1316.0	STEVENS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1043	UMBC OPPOSITION	1921.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1044	UMBC OPPOSITION	1233.0	CIRCLE DRIVE	ARBUTUS	MD. 21227		X	X	X	X	X							0
1045	UMBC OPPOSITION	1221.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X				X							0

DBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1046	UMBC OPPOSITION	927.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X								0
1047	UMBC OPPOSITION	1201.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X								0
1048	UMBC OPPOSITION	5550.0	GAYLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1049	UMBC OPPOSITION	1607.0	IDLEWILDE AVE	CATONSVILLE	MD. 21228	Y	X		X	X								0
1050	UMBC OPPOSITION	1607.0	IDLEWILDE AVE	CATONSVILLE	MD. 21228	Y	X		X	X								0
1051	UMBC OPPOSITION	300.0	THACKERY AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1052	UMBC OPPOSITION	1711.0	SUMMIT AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1053	UMBC OPPOSITION	1711.0	SUMMIT AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1054	UMBC OPPOSITION	5632.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	N	X	X	X	X								0
1055	UMBC OPPOSITION	5511.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1056	UMBC OPPOSITION	1920.0	DRUMMOND ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1057	UMBC OPPOSITION	1507.0	TREDAGAR AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1058	UMBC OPPOSITION	311.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1059	UMBC OPPOSITION	8.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
1060	UMBC OPPOSITION	1211.0	MCCURLEY AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1061	UMBC OPPOSITION	5749.0	MINDERAL AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1062	UMBC OPPOSITION	5749.0	MINDERAL AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1063	UMBC OPPOSITION	827.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228		X	X	X	X								0
1064	UMBC OPPOSITION	5552.0	DOLORES AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1065	UMBC OPPOSITION	1247.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1066	UMBC OPPOSITION	1235.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X		X								0
1067	UMBC OPPOSITION	101.0	MAIDEN CHOICE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1068	UMBC OPPOSITION	101.0	MAIDEN CHOICE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1069	UMBC OPPOSITION	1514.0	RIDGE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1070	UMBC OPPOSITION	5557.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1071	UMBC OPPOSITION	4204.0	LEEDS AVENUE	ARBUTUS	MD. 21227	Y		X	X	X								0
1072	UMBC OPPOSITION	13.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1073	UMBC OPPOSITION	1927.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X		X							0
1074	UMBC OPPOSITION	1927.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X		X							0
1075	UMBC OPPOSITION	215.0	HILTON AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1076	UMBC OPPOSITION	1914.0	BEVERLY ROAD	CATONSVILLE	MD. 21228	N			X	X		X			X	X		0
1077	UMBC OPPOSITION	401.0	DORCHESTER ROAD	CATONSVILLE	MD. 21228	Y					X							0
1078	UMBC OPPOSITION	401.0	DORCHESTER ROAD	CATONSVILLE	MD. 21228	Y					X							0
1079	UMBC OPPOSITION	5520.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1080	UMBC OPPOSITION	5557.0	GAYLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X						X	0
1081	UMBC OPPOSITION	308.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1082	UMBC OPPOSITION	217.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1083	UMBC OPPOSITION	513.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X							0
1084	UMBC OPPOSITION	926.0	WILTON DRIVE	ARBUTUS	MD. 21227	Y	X	X			X							0
1085	UMBC OPPOSITION	926.0	WILTON DRIVE	ARBUTUS	MD. 21227	Y	X	X			X							0
1086	UMBC OPPOSITION	322.0	GRALAN ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1087	UMBC OPPOSITION	118.0	OAK DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1088	UMBC OPPOSITION	304.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1089	UMBC OPPOSITION	309.0	ROANOKE DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1090	UMBC OPPOSITION	10.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X								0
1091	UMBC OPPOSITION	5550.0	GAYLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X								0
1092	UMBC OPPOSITION	5651.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	N	X		X		X							0
1093	UMBC OPPOSITION	805.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
1094	UMBC OPPOSITION	805.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
1095	UMBC OPPOSITION	5.0	N.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X			X	X							0
1096	UMBC OPPOSITION	515.0	HILTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1097	UMBC OPPOSITION	1209.0	BRANDFORD AVE	CATONSVILLE	MD. 21228	Y	X	X		X								0
1098	UMBC OPPOSITION	1201.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X			X	X						0
1099	UMBC OPPOSITION	1221.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1100	UMBC OPPOSITION	1006.0	HILTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X			X	X						0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1101	UMBC OPPOSITION	1006.0	HILTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1102	UMBC OPPOSITION	5512.0	KNOLLVIEW COURT	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1103	UMBC OPPOSITION	1928.0	BEVERLY ROAD	CATONSVILLE	MD. 21228	Y	X		X	X								0
1104	UMBC OPPOSITION	1928.0	BEVERLY ROAD	CATONSVILLE	MD. 21228	Y	X		X	X								0
1105	UMBC OPPOSITION	1239.0	LINDEN AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1106	UMBC OPPOSITION	1004.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1107	UMBC OPPOSITION	305.0	PATLEIGH ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
1108	UMBC OPPOSITION	119.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X		X	X								0
1109	UMBC OPPOSITION	1729.0	MAGNOLIA AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1110	UMBC OPPOSITION	603.0	HILTON AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X	X						X	0
1111	UMBC OPPOSITION	313.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
1112	UMBC OPPOSITION	302.0	ROANOKE DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1113	UMBC OPPOSITION	5208.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1114	UMBC OPPOSITION	5208.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1115	UMBC OPPOSITION	1925.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1116	UMBC OPPOSITION	2017.0	OLD FREDERICK	CATONSVILLE	MD. 21228	N	X			X								0
1117	UMBC OPPOSITION	2017.0	OLD FREDERICK	CATONSVILLE	MD. 21228	N	X			X								0
1118	UMBC OPPOSITION	1100.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X		X	X								0
1119	UMBC OPPOSITION	1248.0	JUNE ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1120	UMBC OPPOSITION	1215.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X								0
1121	UMBC OPPOSITION	1602.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1122	UMBC OPPOSITION	403.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1123	UMBC OPPOSITION	1208.0	JUNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1124	UMBC OPPOSITION	509.0	NEWBURN AVENUE	CATONSVILLE	MD. 21228	N		X		X								0
1125	UMBC OPPOSITION	26.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1126	UMBC OPPOSITION	212.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1127	UMBC OPPOSITION	31.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1128	UMBC OPPOSITION	31.0	DUNGARRIE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1129	UMBC OPPOSITION	1204.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1130	UMBC OPPOSITION	5519.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	N				X	X							0
1131	UMBC OPPOSITION	222.0	GLENN DRIVE	CATONSVILLE	MD. 21228	N	X				X							0
1132	UMBC OPPOSITION	1406.0	AVON COURT	ARBUTUS	MD. 21227	Y		X		X	X							0
1133	UMBC OPPOSITION	1155.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1134	UMBC OPPOSITION	1704.0	SEMINOLE COURT	CATONSVILLE	MD. 21228	N	X	X		X	X							0
1135	UMBC OPPOSITION	5618.0	CHELWYND ROAD	ARBUTUS	MD. 21227	Y				X	X							0
1136	UMBC OPPOSITION	6017.0	FOXHALL FARM RD	CATONSVILLE	MD. 21228	Y				X	X							0
1137	UMBC OPPOSITION	935.0	ELM RIDGE AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1138	UMBC OPPOSITION	5554.0	GAYLAND ROAD	ARBUTUS	MD. 21227	N	X		X	X								0
1139	UMBC OPPOSITION	5652.0	CHELWYND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1140	UMBC OPPOSITION	1229.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1141	UMBC OPPOSITION	1515.0	MARSHA ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1142	UMBC OPPOSITION	945.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	N			X	X	X							0
1143	UMBC OPPOSITION	1913.0	BEVERLY ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
1144	UMBC OPPOSITION	1018.0	DOWNTON ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1145	UMBC OPPOSITION	1208.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1146	UMBC OPPOSITION	1208.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1147	UMBC OPPOSITION	935.0	ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1148	UMBC OPPOSITION	1012.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	N	X	X		X								0
1149	UMBC OPPOSITION	1003.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1150	UMBC OPPOSITION	401.0	MONTEMAR AVENUE	CATONSVILLE	MD. 21228	Y		X		X	X							0
1151	UMBC OPPOSITION	1723.0	MAGNOLIA AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1152	UMBC OPPOSITION	845.0	HILLTOP ROAD	CATONSVILLE	MD. 21228	Y	X			X	X							0
1153	UMBC OPPOSITION	1737.0	WINANS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1154	UMBC OPPOSITION	1009.0	LINK AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1155	UMBC OPPOSITION	1213.0	BRANDFORD ROAD	CATONSVILLE	MD. 21228	Y	X	X			X							0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1156	UMBC OPPOSITION	1132.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y			X	X	X							0
1157	UMBC OPPOSITION	8.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1158	UMBC OPPOSITION	6.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1159	UMBC OPPOSITION	309.0	OAK FOREST AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X					X		0
1160	UMBC OPPOSITION	5521.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1161	UMBC OPPOSITION	2025.0	NORHURST WAY S	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1162	UMBC OPPOSITION	2025.0	NORHURST WAY S	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1163	UMBC OPPOSITION	4601.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1164	UMBC OPPOSITION	400.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1165	UMBC OPPOSITION	26.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1166	UMBC OPPOSITION	3.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X		X		X						0
1167	UMBC OPPOSITION	223.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1168	UMBC OPPOSITION	1024.0	DOWNTON ROAD	ARBUTUS	MD. 21227	N	X	X		X	X	X						0
1169	UMBC OPPOSITION	1502.0	IDLEWILDE AVE.	CATONSVILLE	MD. 21228	Y	X	X	X	X		X						0
1170	UMBC OPPOSITION	5623.0	CHELWYND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1171	UMBC OPPOSITION	316.0	GRALAN ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1172	UMBC OPPOSITION	113.0	MONTSOE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1173	UMBC OPPOSITION	113.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1174	UMBC OPPOSITION	113.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1175	UMBC OPPOSITION	113.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1176	UMBC OPPOSITION	2013.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1177	UMBC OPPOSITION	2013.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1178	UMBC OPPOSITION	5550.0	OAKLAND	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1179	UMBC OPPOSITION	101.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1180	UMBC OPPOSITION	5622.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	N		X		X								0
1181	UMBC OPPOSITION	309.0	PATLEIGH ROAD	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1182	UMBC OPPOSITION	311.0	OAK FOREST AVE	CATONSVILLE	MD. 21228	Y	X		X	X								0
1183	UMBC OPPOSITION	5549.0	GAYLAND ROAD	ARBUTUS	MD. 21227		X	X	X	X	X							0
1184	UMBC OPPOSITION	5549.0	GAYLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X		X							0
1185	UMBC OPPOSITION	1926.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1186	UMBC OPPOSITION	5511.0	KNOLLVIEW COURT	CATONSVILLE	MD. 21228	Y	X	X	X		X							0
1187	UMBC OPPOSITION	1500.0	IVANHOE AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
1188	UMBC OPPOSITION	3952.0	BENZINGER ROAD	ARBUTUS	MD. 21229	N	X	X	X		X							0
1189	UMBC OPPOSITION	700.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X			X							0
1190	UMBC OPPOSITION	5117.0	WAVELAND BLVD	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1191	UMBC OPPOSITION	1914.0	ROCKWELL AVE	CATONSVILLE	MD. 21228	Y			X	X	X							0
1192	UMBC OPPOSITION	1914.0	ROCKWELL AVE	CATONSVILLE	MD. 21228	Y			X	X	X							0
1193	UMBC OPPOSITION	973.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	Y	X		X	X								0
1194	UMBC OPPOSITION	973.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	Y	X		X	X								0
1195	UMBC OPPOSITION	1010.0	DOWNTON ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1196	UMBC OPPOSITION	616.0	OAK HILL ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1197	UMBC OPPOSITION	923.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X		X						0
1198	UMBC OPPOSITION	923.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X		X						0
1199	UMBC OPPOSITION	16.0	S.BEAUMONT AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1200	UMBC OPPOSITION	513.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1201	UMBC OPPOSITION	1329.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y		X				X						0
1202	UMBC OPPOSITION	5609.0	WILKENS AVE	CATONSVILLE	MD. 21228	N	X		X	X	X	X						0
1203	UMBC OPPOSITION	5609.0	WILKENS AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1204	UMBC OPPOSITION	2106.0	OAK LODGE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1205	UMBC OPPOSITION	1263.0	BRANDFORD ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X								0
1206	UMBC OPPOSITION	5450.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1207	UMBC OPPOSITION	1214.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X	X		X							0
1208	UMBC OPPOSITION	25.0	ANDERSON RIDGE	CATONSVILLE	MD. 21228	Y	X				X	X						0
1209	UMBC OPPOSITION	5536.0	WILLYS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1210	UMBC OPPOSITION	1215.0	LEEDS TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0

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OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1211	UMBC OPPOSITION	1223.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y			X		X							0
1212	UMBC OPPOSITION	833.0	FAIRWAY AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1213	UMBC OPPOSITION	6.0	BUCKSPORT COURT	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1214	UMBC OPPOSITION	6.0	BUCKSPORT COURT	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1215	UMBC OPPOSITION	5100.0	WESTLAND BLVD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1216	UMBC OPPOSITION	504.0	FOREST LANE	CATONSVILLE	MD. 21228	Y	X				X							0
1217	UMBC OPPOSITION	903.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1218	UMBC OPPOSITION	1219.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1219	UMBC OPPOSITION	1219.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1220	UMBC OPPOSITION	1219.0	POPLAR AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1221	UMBC OPPOSITION	1410.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X		X		X						0
1222	UMBC OPPOSITION	1200.0	JUNE ROAD	ARBUTUS	MD. 21227	Y	X			X	X							0
1223	UMBC OPPOSITION	1501.0	TREDEGAR AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1224	UMBC OPPOSITION	1938.0	ALTAVUE ROAD	CATONSVILLE	MD. 21228	Y		X		X	X							0
1225	UMBC OPPOSITION	1938.0	ALTAVUE ROAD	CATONSVILLE	MD. 21228	Y		X		X	X							0
1226	UMBC OPPOSITION	1235.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1227	UMBC OPPOSITION	1235.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1228	UMBC OPPOSITION	5540.0	GARLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1229	UMBC OPPOSITION	1716.0	MAGNOLIA AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1230	UMBC OPPOSITION	975.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1231	UMBC OPPOSITION	11.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1232	UMBC OPPOSITION	5214.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1233	UMBC OPPOSITION	5214.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1234	UMBC OPPOSITION	5545.0	GAYLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1235	UMBC OPPOSITION	317.0	GRALAN ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X							0
1236	UMBC OPPOSITION	14.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	N	X		X		X							0
1237	UMBC OPPOSITION	5555.0	OAKLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1238	UMBC OPPOSITION	5519.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	N				X	X							0
1239	UMBC OPPOSITION	307.0	OAK FOREST AVE	CATONSVILLE	MD. 21228	Y				X	X	X						0
1240	UMBC OPPOSITION	117.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	Y				X	X	X						0
1241	UMBC OPPOSITION	1.0	S.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X					X						0
1242	UMBC OPPOSITION	1922.0	DRUMMOND ROAD	CATONSVILLE	MD. 21228	Y	X				X	X						0
1243	UMBC OPPOSITION	4401.0	RIDGE AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1244	UMBC OPPOSITION	1557.0	SULPHUR SPRING	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1245	UMBC OPPOSITION	5632.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1246	UMBC OPPOSITION	985.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	N	X		X	X	X							0
1247	UMBC OPPOSITION	1547.0	SULPHUR SPRING	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1248	UMBC OPPOSITION	109.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1249	UMBC OPPOSITION	109.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1250	UMBC OPPOSITION	321.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1251	UMBC OPPOSITION	5554.0	GAYLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1252	UMBC OPPOSITION	5554.0	GAYLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1253	UMBC OPPOSITION	5636.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	Y					X	X				X	X	0
1254	UMBC OPPOSITION	5716.0	SECOND AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1255	UMBC OPPOSITION	5716.0	SECOND AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1256	UMBC OPPOSITION	1109.0	GARY DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1257	UMBC OPPOSITION	1109.0	GARY DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1258	UMBC OPPOSITION	100.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y				X								0
1259	UMBC OPPOSITION	5613.0	CHELWYND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1260	UMBC OPPOSITION	1032.0	DOWNTON ROAD	ARBUTUS	MD. 21227	Y	X	X		X		X						0
1261	UMBC OPPOSITION	1080.0	DOWNTON ROAD	ARBUTUS	MD. 21227	Y		X		X	X							0
1262	UMBC OPPOSITION	1223.0	BRANDFORD ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1263	UMBC OPPOSITION	5518.0	THOMAS AVENUE	ARBUTUS	MD. 21227	N			X	X	X							0
1264	UMBC OPPOSITION	309.0	ROANOKE DRIVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1265	UMBC OPPOSITION	1029.0	ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0

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OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1266	UMBC OPPOSITION	5651.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	N	X	X	X		X	X						0
1267	UMBC OPPOSITION	1010.0	DOWNTON ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1268	UMBC OPPOSITION	1812.0	WINANS AVENUE	ARBUTUS	MD. 21227	Y	X			X	X							0
1269	UMBC OPPOSITION	1704.0	LINCOLN DRIVE	ARBUTUS	MD. 21227	Y	X		X	X	X	X						0
1270	UMBC OPPOSITION	203.0	OAK FOREST PL	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1271	UMBC OPPOSITION	408.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X			X	X							0
1272	UMBC OPPOSITION	5618.0	CHELWYND ROAD	ARBUTUS	MD. 21227	Y				X	X							0
1273	UMBC OPPOSITION	1204.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1274	UMBC OPPOSITION	4500.0	REHBAUM AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1275	UMBC OPPOSITION	4500.0	REHBAUM AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1276	UMBC OPPOSITION	1101.0	ELM ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1277	UMBC OPPOSITION	2.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1278	UMBC OPPOSITION	200.0	OAK FOREST PL	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1279	UMBC OPPOSITION	5621.0	CHELWYND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1280	UMBC OPPOSITION	1239.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1281	UMBC OPPOSITION	1239.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1282	UMBC OPPOSITION	1911.0	ROCKWELL AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1283	UMBC OPPOSITION	1145.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1284	UMBC OPPOSITION	5506.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1285	UMBC OPPOSITION	983.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1286	UMBC OPPOSITION	5621.0	CHELWYND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1287	UMBC OPPOSITION	5623.0	CHELWYND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1288	UMBC OPPOSITION	5614.0	CHELWYND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1289	UMBC OPPOSITION	5510.0	LINK AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1290	UMBC OPPOSITION	5626.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	N	X		X	X	X	X						0
1291	UMBC OPPOSITION	1402.0	VALLEY VIEW AVE	CATONSVILLE	MD. 21228	Y	X			X		X						0
1292	UMBC OPPOSITION	1402.0	VALLEY VIEW AVE	CATONSVILLE	MD. 21228	Y	X			X		X						0
1293	UMBC OPPOSITION	2213.0	OLD FREDERICK	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1294	UMBC OPPOSITION	2213.0	OLD FREDERICK	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1295	UMBC OPPOSITION	5513.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1296	UMBC OPPOSITION	1922.0	BEVERLY ROAD	CATONSVILLE	MD. 21228	Y		X	X	X								0
1297	UMBC OPPOSITION	1606.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	Y	X	X		X	X	X						0
1298	UMBC OPPOSITION	5555.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1299	UMBC OPPOSITION	5501.0	ANDERSON RIDGE	ARBUTUS	MD. 21227	N	X	X	X		X							0
1300	UMBC OPPOSITION	104.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y		X	X	X	X	X						0
1301	UMBC OPPOSITION	216.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1302	UMBC OPPOSITION	6.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X		X	X						0
1303	UMBC OPPOSITION	5531.0	GAYLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1304	UMBC OPPOSITION	5531.0	GAYLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1305	UMBC OPPOSITION	5646.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	Y		X				X						0
1306	UMBC OPPOSITION	1305.0	BIDDLE COURT	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1307	UMBC OPPOSITION	1309.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N				X		X						0
1308	UMBC OPPOSITION	600.0	GUN ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1309	UMBC OPPOSITION	2022.0	DRUMMOND ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1310	UMBC OPPOSITION	5614.0	CHELWYND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1311	UMBC OPPOSITION	1063.0	DOWNTON ROAD	ARBUTUS	MD. 21227	N	X				X							0
1312	UMBC OPPOSITION	5663.0	CHELWYND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1313	UMBC OPPOSITION	1724.0	S.ROLLING ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1314	UMBC OPPOSITION	903.0	RAMBLING DRIVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1315	UMBC OPPOSITION	1102.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X			X	X							0
1316	UMBC OPPOSITION	5527.0	ROCKLEIGH DRIVE	ARBUTUS	MD. 21227	N			X		X							0
1317	UMBC OPPOSITION	5527.0	ROCKLEIGH DRIVE	ARBUTUS	MD. 21227	N			X		X							0
1318	UMBC OPPOSITION	5548.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1319	UMBC OPPOSITION	937.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	N	X	X	X	X								0
1320	UMBC OPPOSITION	937.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	N	X	X	X	X								0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1321	UMBC OPPOSITION	6001.0	HUNT CLUB ROAD	ARBUTUS	MD. 21227	Y	X	X		X								0
1322	UMBC OPPOSITION	1248.0	ELM ROAD	ARBUTUS	MD. 21227	Y	X	X		X	X							0
1323	UMBC OPPOSITION	1926.0	ALTAVUE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1324	UMBC OPPOSITION	1050.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1325	UMBC OPPOSITION	306.0	GRALAN ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X							0
1326	UMBC OPPOSITION	1228.0	VOGT AVENUE	ARBUTUS	MD. 21227	N	X	X	X		X							0
1327	UMBC OPPOSITION	1509.0	IDLEWILDE AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1328	UMBC OPPOSITION	319.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1329	UMBC OPPOSITION	16.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1330	UMBC OPPOSITION	16.0	DUNMORE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1331	UMBC OPPOSITION	207.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X				X		0
1332	UMBC OPPOSITION	102.0	SMITHWOOD AVE	CATONSVILLE	MD. 21228	Y				X						X		0
1333	UMBC OPPOSITION	5827.0	HERON DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X				X		0
1334	UMBC OPPOSITION	4717.0	RUBY AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X					X		0
1335	UMBC OPPOSITION	1830.0	PALO CIRCLE	ARBUTUS	MD. 21227	Y					X	X				X		0
1336	UMBC OPPOSITION	315.0	KENWOOD AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X					X		0
1337	UMBC OPPOSITION	10.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X					X		0
1338	UMBC OPPOSITION	6507.0	FREDERICK ROAD	CATONSVILLE	MD. 21228	Y	X			X	X					X		0
1339	UMBC OPPOSITION	5819.0	HERON DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X					X		0
1340	UMBC OPPOSITION	5819.0	HERON DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X					X		0
1341	UMBC OPPOSITION	83.0	HEATH HILL RD	ARBUTUS	MD. 21227	N		X	X	X	X							0
1342	UMBC OPPOSITION	716.0	DEVONSHIRE RD	ARBUTUS	MD. 21229	N												0
1343	UMBC OPPOSITION	912.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1344	UMBC OPPOSITION	912.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1345	UMBC OPPOSITION	1014.0	LEEDS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1346	UMBC OPPOSITION	4210.0	WILKENS AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1347	UMBC OPPOSITION	1234.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X		X		X							0
1348	UMBC OPPOSITION	324.0	STAFFORD DRIVE	CATONSVILLE	MD. 21228	Y		X		X	X							0
1349	UMBC OPPOSITION	1053.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1350	UMBC OPPOSITION	620.0	MAIDEN CHOICE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1351	UMBC OPPOSITION	1006.0	ST.CHARLES AVE	ARBUTUS	MD. 21229	N	X	X		X	X							0
1352	UMBC OPPOSITION	1006.0	ST.CHARLES AVE	ARBUTUS	MD. 21229	N	X	X		X	X							0
1353	UMBC OPPOSITION	1010.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1354	UMBC OPPOSITION	19.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1355	UMBC OPPOSITION	7.0	A N.BEAUMONT AV	CATONSVILLE	MD. 21228	N	X	X		X	X							0
1356	UMBC OPPOSITION	702.0	S.BEECHFIELD AV	ARBUTUS	MD. 21229	Y	X	X		X	X							0
1357	UMBC OPPOSITION	1015.0	BROVEHILL ROAD	ARBUTUS	MD. 21227	N	X		X									0
1358	UMBC OPPOSITION	42.0	RIDGE ROAD	CATONSVILLE	MD. 21228	N		X	X	X								0
1359	UMBC OPPOSITION	402.0	MONTEMAR AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
1360	UMBC OPPOSITION	27.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1361	UMBC OPPOSITION	801.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1362	UMBC OPPOSITION	801.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	N	X		X									0
1363	UMBC OPPOSITION	1228.0	STEVENS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1364	UMBC OPPOSITION	1628.0	BADGER GATE CT	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1365	UMBC OPPOSITION	32.0	LAURENCE BROOKE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1366	UMBC OPPOSITION	26.0	LAURENCE BROOKE	CATONSVILLE	MD. 21228	N		X	X	X	X							0
1367	UMBC OPPOSITION	12.0	HARMONY MILL CT	CATONSVILLE	MD. 21228	N	X		X									0
1368	UMBC OPPOSITION	12.0	HARMONY MILL CT	CATONSVILLE	MD. 21228	N	X		X									0
1369	UMBC OPPOSITION	927.0	LEEDS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X		X	X						0
1370	UMBC OPPOSITION	1140.0	ELM ROAD	ARBUTUS	MD. 21227	Y	X		X	X	X							0
1371	UMBC OPPOSITION	218.0	ROSEWOOD AVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
1372	UMBC OPPOSITION	1519.0	WOODSIDE AVE	ARBUTUS	MD. 21227	Y		X		X	X							0
1373	UMBC OPPOSITION	10.0	N.BEAUMONT AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1374	UMBC OPPOSITION	5503.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1375	UMBC OPPOSITION	1106.0	MEADOW LARK DR	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	B1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1376	UMBC OPPOSITION	5804.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X			X								0
1377	UMBC OPPOSITION	907.0	WOODSDALE ROAD	CATONSVILLE	MD. 21228	N		X			X							0
1378	UMBC OPPOSITION	4212.0	KENSINGTON RD	ARBUTUS	MD. 21229	N					X							0
1379	UMBC OPPOSITION	4212.0	KENSINGTON RD	ARBUTUS	MD. 21229	N					X							0
1380	UMBC OPPOSITION	1081.0	DOWNTON ROAD	ARBUTUS	MD. 21227	Y	X	X	X		X	X						0
1381	UMBC OPPOSITION	1200.0	FREDERICK ROAD	CATONSVILLE	MD. 21228	N	X		X	X	X							0
1382	UMBC OPPOSITION	1814.0	PALO CIRCLE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1383	UMBC OPPOSITION	1558.0	SULPHUR SPRING	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1384	UMBC OPPOSITION	73.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	N	X		X		X							0
1385	UMBC OPPOSITION	4311.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1386	UMBC OPPOSITION	4311.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1387	UMBC OPPOSITION	9.0	DOVE COURT	ARBUTUS	MD. 21227	Y			X	X								0
1388	UMBC OPPOSITION	9.0	DOVE COURT	ARBUTUS	MD. 21227	Y			X	X								0
1389	UMBC OPPOSITION	108.0	BEAUMONT AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1390	UMBC OPPOSITION	1216.0	OAKLAND TERRACE	ARBUTUS	MD. 21227	Y	X	X		X	X	X						0
1391	UMBC OPPOSITION	118.0	SMITHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1392	UMBC OPPOSITION	5608.0	BRAXFIELD ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1393	UMBC OPPOSITION	300.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1394	UMBC OPPOSITION	923.0	ST. CHARLES AVE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1395	UMBC OPPOSITION	210.0	ROSEWOOD AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
1396	UMBC OPPOSITION	210.0	ROSEWOOD AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1397	UMBC OPPOSITION	5807.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1398	UMBC OPPOSITION	1.0	KEEN VALLEY DR	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1399	UMBC OPPOSITION	4708.0	RUBY AVENUE	ARBUTUS	MD. 21227	N	X	X		X	X							0
1400	UMBC OPPOSITION	1263.0	JUNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1401	UMBC OPPOSITION	1207.0	BRIBADOON TRAIL	ARBUTUS	MD. 21207	Y	X	X	X	X	X	X						0
1402	UMBC OPPOSITION	430.0	S. ROLLING ROAD	CATONSVILLE	MD. 21228	Y				X		X						0
1403	UMBC OPPOSITION	116.0	SMITHWOOD AVE	CATONSVILLE	MD. 21228	Y				X	X	X						0
1404	UMBC OPPOSITION	116.0	SMITHWOOD AVE	CATONSVILLE	MD. 21228	Y				X	X	X						0
1405	UMBC OPPOSITION	13.0	KEEN VALLEY DR	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1406	UMBC OPPOSITION	13.0	KEEN VALLEY DR	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1407	UMBC OPPOSITION	120.0	OAKDALE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X		X	X						0
1408	UMBC OPPOSITION	120.0	OAKDALE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X		X	X						0
1409	UMBC OPPOSITION	13.0	WYNNEWOOD COURT	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1410	UMBC OPPOSITION	13.0	WYNNEWOOD COURT	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1411	UMBC OPPOSITION	4310.0	FORDHAM ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1412	UMBC OPPOSITION	23.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1413	UMBC OPPOSITION	4317.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	Y	X		X		X							0
1414	UMBC OPPOSITION	4317.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	Y	X		X		X							0
1415	UMBC OPPOSITION	4317.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	Y	X		X		X							0
1416	UMBC OPPOSITION	4317.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	Y	X		X		X							0
1417	UMBC OPPOSITION	1121.0	ELM ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1418	UMBC OPPOSITION	36.0	CLINTON HILL CT	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1419	UMBC OPPOSITION	1018.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	N				X	X							0
1420	UMBC OPPOSITION	4711.0	GRAND BEND DR	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1421	UMBC OPPOSITION	1012.0	LEEDS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1422	UMBC OPPOSITION	5803.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1423	UMBC OPPOSITION	5810.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X		X									0
1424	UMBC OPPOSITION	4204.0	BARRINGTON RD	ARBUTUS	MD. 21229	N	X											0
1425	UMBC OPPOSITION	5813.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1426	UMBC OPPOSITION	5813.0	OAKLAND ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1427	UMBC OPPOSITION	5.0	KENWOOD AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1428	UMBC OPPOSITION	828.0	WARWICK ROAD	ARBUTUS	MD. 21229	Y	X	X		X	X							0
1429	UMBC OPPOSITION	828.0	WARWICK ROAD	ARBUTUS	MD. 21229	Y	X	X		X	X							0
1430	UMBC OPPOSITION	1108.0	MEADOW LARK DR	ARBUTUS	MD. 21227	N	X	X	X	X	X							0

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OBS	ALIAS	STREET STREET		TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
		NUMBER	NAME															
1431	UMBC OPPOSITION	1700.0	FREDERICK ROAD	CATONSVILLE	MD.	21228	N	X	X	X	X							0
1432	UMBC OPPOSITION	1700.0	FREDERICK ROAD	CATONSVILLE	MD.	21228	N	X	X	X	X							0
1433	UMBC OPPOSITION	1504.0	IDLEWYDE AVE	CATONSVILLE	MD.	21228	Y	X	X	X	X							0
1434	UMBC OPPOSITION	1825.0	PALO CIRCLE	ARBUTUS	MD.	21227	Y	X	X	X	X							0
1435	UMBC OPPOSITION	1825.0	PALO CIRCLE	ARBUTUS	MD.	21227	Y	X	X	X	X							0
1436	UMBC OPPOSITION	15.0	UNIVERSITY AVE	CATONSVILLE	MD.	21228	N	X	X		X	X						0
1437	UMBC OPPOSITION	15.0	UNIVERSITY AVE	CATONSVILLE	MD.	21228	N	X	X		X	X						0
1438	UMBC OPPOSITION	11.0	DUTTON AVENUE	CATONSVILLE	MD.	21228	N	X	X	X	X	X						0
1439	UMBC OPPOSITION	11.0	DUTTON AVENUE	CATONSVILLE	MD.	21228	N	X	X	X	X	X						0
1440	UMBC OPPOSITION	313.0	STAFFORD DRIVE	CATONSVILLE	MD.	21228	Y		X	X	X							0
1441	UMBC OPPOSITION	606.0	MAIDEN CHOICE	CATONSVILLE	MD.	21228	N	X	X	X	X	X	X					0
1442	UMBC OPPOSITION	606.0	MAIDEN CHOICE	CATONSVILLE	MD.	21228	N	X	X	X	X	X	X					0
1443	UMBC OPPOSITION	4.0	TWILLING GATE	CATONSVILLE	MD.	21228	N				X							0
1444	UMBC OPPOSITION	11.0	N.BEAUMONT AVE	CATONSVILLE	MD.	21228	Y			X		X						0
1445	UMBC OPPOSITION	11.0	N.BEAUMONT AVE	CATONSVILLE	MD.	21228	Y			X		X						0
1446	UMBC OPPOSITION	106.0	OAKDALE AVENUE	CATONSVILLE	MD.	21228	Y	X	X	X	X	X						0
1447	UMBC OPPOSITION	919.0	ST.CHARLES AVE	ARBUTUS	MD.	21229	N	X	X	X	X	X						0
1448	UMBC OPPOSITION	5649.0	CHELWYND ROAD	ARBUTUS	MD.	21227	Y	X	X	X	X	X	X					0
1449	UMBC OPPOSITION	1202.0	OAKLAND TERRACE	ARBUTUS	MD.	21227	N	X	X	X	X	X						0
1450	UMBC OPPOSITION	8.0	TWILLING GATE	CATONSVILLE	MD.	21228	Y	X	X		X		X					0
1451	UMBC OPPOSITION	819.0	WARWICK ROAD	ARBUTUS	MD.	21229	N	X	X	X		X						0
1452	UMBC OPPOSITION	918.0	LEEDS AVENUE	ARBUTUS	MD.	21227	N	X	X	X	X	X						0
1453	UMBC OPPOSITION	5725.0	OAKLAND ROAD	ARBUTUS	MD.	21227	Y	X	X	X	X	X						0
1454	UMBC OPPOSITION	1001.0	GROVEHILL ROAD	ARBUTUS	MD.	21227	Y	X	X	X	X	X						0
1455	UMBC OPPOSITION	72.0	N.PROSPECT AVE	CATONSVILLE	MD.	21228	N	X	X	X	X	X						0
1456	UMBC OPPOSITION	9.0	UNIVERSITY AVE	CATONSVILLE	MD.	21228	Y	X	X	X	X	X						0
1457	UMBC OPPOSITION	2300.0	ROCKWELL AVENUE	CATONSVILLE	MD.	21228	Y	X	X	X		X						0
1458	UMBC OPPOSITION	27.0	RED HEARTH CT	ARBUTUS	MD.	21227	N	X	X	X	X	X						0
1459	UMBC OPPOSITION	817.0	WARWICK ROAD	ARBUTUS	MD.	21229	Y			X	X	X	X					0
1460	UMBC OPPOSITION	55.0	GARDEN RIDGE RD	CATONSVILLE	MD.	21228	N	X	X	X	X	X	X					0
1461	UMBC OPPOSITION	820.0	WARWICK ROAD	ARBUTUS	MD.	21229	N	X	X	X	X	X						0
1462	UMBC OPPOSITION	820.0	WARWICK ROAD	ARBUTUS	MD.	21229	N	X	X	X	X	X						0
1463	UMBC OPPOSITION	810.0	WARWICK ROAD	ARBUTUS	MD.	21229	N	X	X	X	X	X						0
1464	UMBC OPPOSITION	810.0	WARWICK ROAD	ARBUTUS	MD.	21229	N	X	X	X	X	X						0
1465	UMBC OPPOSITION	330.0	STAFFORD DRIVE	CATONSVILLE	MD.	21228	N	X	X	X	X	X						0
1466	UMBC OPPOSITION	15.0	OSBORNE AVENUE	CATONSVILLE	MD.	21228	Y			X								0
1467	UMBC OPPOSITION	5.5	KENWOOD AVENUE	CATONSVILLE	MD.	21228	N		X		X	X						0
1468	UMBC OPPOSITION	1006.0	DOWNTON ROAD	ARBUTUS	MD.	21227	Y	X	X	X	X	X						0
1469	UMBC OPPOSITION	729.0	MANCHESTER RD	ARBUTUS	MD.	21229	Y			X	X	X						0
1470	UMBC OPPOSITION	729.0	MANCHESTER RD	ARBUTUS	MD.	21229	Y			X	X	X						0
1471	UMBC OPPOSITION	1900.0	LISMORE LANE	CATONSVILLE	MD.	21228	Y	X	X	X	X	X	X					0
1472	UMBC OPPOSITION	4305.0	BARRINGTON RD	ARBUTUS	MD.	21229	N			X								0
1473	UMBC OPPOSITION	4305.0	BARRINGTON RD	ARBUTUS	MD.	21229	N			X								0
1474	UMBC OPPOSITION	64.0	GARDEN RIDGE RD	CATONSVILLE	MD.	21228	N	X	X	X	X	X						0
1475	UMBC OPPOSITION	5841.0	RICHARDWON MEWS	ARBUTUS	MD.	21227	Y		X									0
1476	UMBC OPPOSITION	19.0	N.BEAUMONT AVE	CATONSVILLE	MD.	21228	Y	X			X							0
1477	UMBC OPPOSITION	913.0	ST.CHARLES AVE	ARBUTUS	MD.	21229	N	X	X	X	X	X						0
1478	UMBC OPPOSITION	1007.0	GROVEHILL ROAD	ARBUTUS	MD.	21227	N	X	X	X	X	X						0
1479	UMBC OPPOSITION	4307.0	FORDHAM ROAD	ARBUTUS	MD.	21229	Y	X	X	X	X	X						0
1480	UMBC OPPOSITION	1216.0	OAKLAND TERRACE	ARBUTUS	MD.	21227	Y	X	X	X	X	X						0
1481	UMBC OPPOSITION	1063.0	ELM ROAD	ARBUTUS	MD.	21227	N	X	X	X	X	X						0
1482	UMBC OPPOSITION	85.0	HEATHER HILL RD	CATONSVILLE	MD.	21228	N						X	X	X	X		0
1483	UMBC OPPOSITION	48.0	RIDGE ROAD	CATONSVILLE	MD.	21228	Y		X		X	X						0
1484	UMBC OPPOSITION	22.0	DUNGARRIE ROAD	CATONSVILLE	MD.	21228	Y						X	X	X		X	0
1485	UMBC OPPOSITION	806.0	FAIRWAY AVENUE	CATONSVILLE	MD.	21228	N	X	X		X					X		0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1486	UMBC OPPOSITION	5539.0	GAYLAND ROAD	ARBUTUS	MD. 21227	N	X	X		X	X							0
1487	UMBC OPPOSITION	5539.0	GAYLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1488	UMBC OPPOSITION	5725.0	OAKLAND ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1489	UMBC OPPOSITION	4315.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1490	UMBC OPPOSITION	14.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
1491	UMBC OPPOSITION	4826.0	GRAND BEND DR	CATONSVILLE	MD. 21228	Y		X	X	X	X							0
1492	UMBC OPPOSITION	14.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1493	UMBC OPPOSITION	13.0	RIDGE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1494	UMBC OPPOSITION	5827.0	RICHARDSON MEWS	ARBUTUS	MD. 21227		X	X	X	X	X							0
1495	UMBC OPPOSITION	111.0	BEUMONT AVE	CATONSVILLE	MD. 21228	N		X			X	X						0
1496	UMBC OPPOSITION	8.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
1497	UMBC OPPOSITION	4824.0	GRAND BEND DR	CATONSVILLE	MD. 21228	N	X		X	X	X							0
1498	UMBC OPPOSITION	57.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1499	UMBC OPPOSITION	1016.0	LEEDS AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X						0
1500	UMBC OPPOSITION	1027.0	BEECHFIELD AVE	ARBUTUS	MD. 21229	Y	X	X		X	X	X						0
1501	UMBC OPPOSITION	29.0	RAMSGATE COURT	ARBUTUS	MD. 21227	Y			X	X	X							0
1502	UMBC OPPOSITION	17.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N	X	X										0
1503	UMBC OPPOSITION	118.0	B NUNNERY LANE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1504	UMBC OPPOSITION	55.0	GARDEN RIDGE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1505	UMBC OPPOSITION	4.0	A N.BEAUMONT	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1506	UMBC OPPOSITION	1004.0	ST.CHARLES AVE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1507	UMBC OPPOSITION	115.0	N.BEAUMONT AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1508	UMBC OPPOSITION	1504.0	CLARIDGE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1509	UMBC OPPOSITION	10.0	LOCUST DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1510	UMBC OPPOSITION	5812.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	N		X		X	X							0
1511	UMBC OPPOSITION	1026.0	DOWNTON ROAD	ARBUTUS	MD. 21227	Y					X	X						0
1512	UMBC OPPOSITION	975.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	Y		X	X	X	X	X	X					0
1513	UMBC OPPOSITION	920.0	ELMRIDGE AVE	ARBUTUS	MD. 21229	Y	X	X	X	X								0
1514	UMBC OPPOSITION	1050.0	DOWNTON ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1515	UMBC OPPOSITION	1050.0	DOWNTON ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1516	UMBC OPPOSITION	1017.0	ST.CHARLES AVE	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X						0
1517	UMBC OPPOSITION	925.0	LEEDS AVENUE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1518	UMBC OPPOSITION	343.0	STAFFORD DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1519	UMBC OPPOSITION	343.0	STAFFORD DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1520	UMBC OPPOSITION	40.0	BADGER GATE CT	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1521	UMBC OPPOSITION	709.0	DORCHESTER ROAD	ARBUTUS	MD. 21229	N	X	X	X	X								0
1522	UMBC OPPOSITION	1210.0	JUNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1523	UMBC OPPOSITION	1210.0	JUNE ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1524	UMBC OPPOSITION	208.0	B PRESTON CT	CATONSVILLE	MD. 21228	Y	X	X	X	X		X						0
1525	UMBC OPPOSITION	1013.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1526	UMBC OPPOSITION	1013.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1527	UMBC OPPOSITION	957.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	Y				X	X							0
1528	UMBC OPPOSITION	957.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	Y				X	X							0
1529	UMBC OPPOSITION	309.0	STAFFORD DRIVE	CATONSVILLE	MD. 21228	Y		X		X	X							0
1530	UMBC OPPOSITION	309.0	STAFFORD DRIVE	CATONSVILLE	MD. 21228	Y		X		X	X							0
1531	UMBC OPPOSITION	21.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1532	UMBC OPPOSITION	21.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1533	UMBC OPPOSITION	1109.0	RAVEN DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1534	UMBC OPPOSITION	1109.0	RAVEN DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1535	UMBC OPPOSITION	100.0	SMITHWOOD AVE	CATONSVILLE	MD. 21228	Y	X			X	X		X					0
1536	UMBC OPPOSITION	100.0	SMITHWOOD AVE	CATONSVILLE	MD. 21228	Y	X			X	X		X					0
1537	UMBC OPPOSITION	5535.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y		X		X	X							0
1538	UMBC OPPOSITION	5535.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y		X		X	X							0
1539	UMBC OPPOSITION	908.0	S.BEECHFIELD	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1540	UMBC OPPOSITION	908.0	S.BEECHFIELD	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1541	UMBC OPPOSITION	1212.0	ELMRIDGE AVE	ARBUTUS	MD. 21229	N	X	X		X								0
1542	UMBC OPPOSITION	1212.0	ELMRIDGE AVE	ARBUTUS	MD. 21229	N	X	X		X								0
1543	UMBC OPPOSITION	1314.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1544	UMBC OPPOSITION	1314.0	POPLAR AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1545	UMBC OPPOSITION	11.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1546	UMBC OPPOSITION	11.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1547	UMBC OPPOSITION	14.0	HOLLAND HILL CT	CATONSVILLE	MD. 21228	Y			X		X	X						0
1548	UMBC OPPOSITION	14.0	HOLLAND HILL CT	CATONSVILLE	MD. 21228	Y			X		X	X						0
1549	UMBC OPPOSITION	4314.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
1550	UMBC OPPOSITION	4314.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
1551	UMBC OPPOSITION	19.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
1552	UMBC OPPOSITION	19.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
1553	UMBC OPPOSITION	19.0	HOLMEHURST AVE	CATONSVILLE	MD. 21228	Y	X		X	X	X							0
1554	UMBC OPPOSITION	13.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1555	UMBC OPPOSITION	13.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1556	UMBC OPPOSITION	10.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1557	UMBC OPPOSITION	10.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1558	UMBC OPPOSITION	907.0	ST.CHARLES AVE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
1559	UMBC OPPOSITION	907.0	ST.CHARLES AVE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
1560	UMBC OPPOSITION	27.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	N	X		X	X	X	X						0
1561	UMBC OPPOSITION	27.0	EDMONDSON RIDGE	CATONSVILLE	MD. 21228	N	X		X	X	X	X						0
1562	UMBC OPPOSITION	34.0	RIDGE ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X	X						0
1563	UMBC OPPOSITION	1134.0	ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1564	UMBC OPPOSITION	4311.0	FORDHAM ROAD	ARBUTUS	MD. 21229	N	X				X							0
1565	UMBC OPPOSITION	4311.0	FORDHAM ROAD	ARBUTUS	MD. 21229	N	X				X							0
1566	UMBC OPPOSITION	16.0	UNIVERSITY AVE	CATONSVILLE	MD. 21228	Y	X			X	X							0
1567	UMBC OPPOSITION	5556.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1568	UMBC OPPOSITION	1000.0	BEAUMONT AVENUE	CATONSVILLE	MD. 21228	Y				X	X							0
1569	UMBC OPPOSITION	106.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y		X	X	X	X	X						0
1570	UMBC OPPOSITION	106.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y		X	X	X	X	X						0
1571	UMBC OPPOSITION	82.0	N.PROSPECT AVE	CATONSVILLE	MD. 21228	Y			X		X	X						0
1572	UMBC OPPOSITION	904.0	PINE HEIGHT	ARBUTUS	MD. 21229	N			X		X							0
1573	UMBC OPPOSITION	5631.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	N			X	X		X						0
1574	UMBC OPPOSITION	1250.0	BIRCH AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1575	UMBC OPPOSITION	4208.0	BARRINGTON ROAD	ARBUTUS	MD. 21229	Y	X			X	X							0
1576	UMBC OPPOSITION	4819.0	ELDON GREEN	ARBUTUS	MD. 21227	Y			X	X	X	X						0
1577	UMBC OPPOSITION	44.0	RIDGE ROAD	CATONSVILLE	MD. 21228	N	X	X		X	X							0
1578	UMBC OPPOSITION	1043.0	ELM ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1579	UMBC OPPOSITION	5537.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	N		X										0
1580	UMBC OPPOSITION	5514.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X		X	X	X						0
1581	UMBC OPPOSITION	749.0	WILTON FARM DR	CATONSVILLE	MD. 21228	N		X	X		X							0
1582	UMBC OPPOSITION	4211.0	KENSINGTON ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1583	UMBC OPPOSITION	904.0	GROVEHILL ROAD	ARBUTUS	MD. 21227	Y	X	X			X							0
1584	UMBC OPPOSITION	4808.0	WESTLAND BLVD	ARBUTUS	MD. 21227		X	X	X	X	X							0
1585	UMBC OPPOSITION	4312.0	FORDHAM ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
1586	UMBC OPPOSITION	731.0	WILTON FARM DR	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1587	UMBC OPPOSITION	731.0	WILTON FARM DR	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1588	UMBC OPPOSITION	1256.0	GREYSTONE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1589	UMBC OPPOSITION	5751.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1590	UMBC OPPOSITION	616.0	HARWICK ROAD	ARBUTUS	MD. 21229	N					X							0
1591	UMBC OPPOSITION	913.0	LEEDS AVENUE	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
1592	UMBC OPPOSITION	1033.0	S.BEECHFIELD	ARBUTUS	MD. 21229	N	X	X	X		X							0
1593	UMBC OPPOSITION	106.0	DAK DALE AVE	CATONSVILLE	MD. 21228	Y			X			X						0
1594	UMBC OPPOSITION	917.0	ST.CHARLES AVE	CATONSVILLE	MD. 21222		X	X	X	X	X							0
1595	UMBC OPPOSITION	1029.0	BEECHFIELD AVE	ARBUTUS	MD. 21229	N	X	X	X		X	X						0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1596	UMBC OPPOSITION	5533.0	OREGON AVENUE	ARBUTUS MD. 21227	N		X	X		X	X							0
1597	UMBC OPPOSITION	925.0	ELM ROAD	ARBUTUS MD. 21227	N	X			X	X								0
1598	UMBC OPPOSITION	26.0	N.ROLLING ROAD	CATONSVILLE MD. 21228	N	X	X	X	X	X								0
1599	UMBC OPPOSITION	1822.0	PALO CIRCLE	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1600	UMBC OPPOSITION	1110.0	RAVEN DRIVE	ARBUTUS MD. 21227	Y	X	X	X	X	X	X							0
1601	UMBC OPPOSITION	1110.0	RAVEN DRIVE	ARBUTUS MD. 21227	N	X	X		X	X								0
1602	UMBC OPPOSITION	19.0	EDMONDSON RIDGE	CATONSVILLE MD. 21228	N		X	X	X	X								0
1603	UMBC OPPOSITION	1104.0	FLAMING DRIVE	ARBUTUS MD. 21227		X	X	X	X	X								0
1604	UMBC OPPOSITION	32.0	N.ROLLING ROAD	CATONSVILLE MD. 21228	Y	X	X	X	X		X							0
1605	UMBC OPPOSITION	1004.0	GROVEHILL ROAD	ARBUTUS MD. 21227	Y			X	X	X								0
1606	UMBC OPPOSITION	4721.0	RUBY AVENUE	ARBUTUS MD. 21227	Y				X		X							0
1607	UMBC OPPOSITION	13.0	OSBORNE AVENUE	CATONSVILLE MD. 21228	Y	X	X	X	X	X								0
1608	UMBC OPPOSITION	13.0	OSBORNE AVENUE	CATONSVILLE MD. 21228	Y	X	X	X	X	X								0
1609	UMBC OPPOSITION	818.0	WARWICK ROAD	ARBUTUS MD. 21229	Y	X	X	X	X	X								0
1610	UMBC OPPOSITION	9.0	N.ROLLING ROAD	CATONSVILLE MD. 21228	Y	X	X			X								0
1611	UMBC OPPOSITION	25.0	N.ROLLING ROAD	CATONSVILLE MD. 21228	N	X	X	X	X	X	X							0
1612	UMBC OPPOSITION	23.0	BRUCESTER BR	CATONSVILLE MD. 21228	N	X	X	X	X	X								0
1613	UMBC OPPOSITION	4.0	DOVE COURT	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1614	UMBC OPPOSITION	5.0	WHALEN PARK CT	CATONSVILLE MD. 21228	N	X		X	X									0
1615	UMBC OPPOSITION	5731.0	FIRST AVENUE	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1616	UMBC OPPOSITION	1813.0	ARBUTUS AVENUE	ARBUTUS MD. 21227	N	X	X	X	X	X	X							0
1617	UMBC OPPOSITION	5731.0	FIRST AVENUE	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1618	UMBC OPPOSITION	1813.0	ARBUTUS AVENUE	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1619	UMBC OPPOSITION	5135.0	WESTLAND BLVD	ARBUTUS MD. 21227	Y	X	X	X	X	X								0
1620	UMBC OPPOSITION	1223.0	LEEDS TERRACE	ARBUTUS MD. 21227	Y	X	X	X	X	X	X							0
1621	UMBC OPPOSITION	35.0	HOLMEHURST AVE	CATONSVILLE MD. 21228	Y	X		X	X	X	X							0
1622	UMBC OPPOSITION	35.0	HOLMEHURST AVE	CATONSVILLE MD. 21228	Y	X		X	X	X	X							0
1623	UMBC OPPOSITION	5635.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	Y	X	X	X	X	X								0
1624	UMBC OPPOSITION	5635.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	Y	X	X	X	X	X								0
1625	UMBC OPPOSITION	5568.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	Y	X	X	X	X	X								0
1626	UMBC OPPOSITION	5568.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	Y	X	X	X	X	X								0
1627	UMBC OPPOSITION	4601.0	LINDEN AVENUE	ARBUTUS MD. 21227	Y	X	X	X	X	X								0
1628	UMBC OPPOSITION	4601.0	LINDEN AVENUE	ARBUTUS MD. 21227	Y	X	X	X	X	X								0
1629	UMBC OPPOSITION	5627.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1630	UMBC OPPOSITION	5627.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1631	UMBC OPPOSITION	5627.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1632	UMBC OPPOSITION	824.0	SULPHUR SPRING	ARBUTUS MD. 21227		X	X	X	X	X								0
1633	UMBC OPPOSITION	824.0	SULPHUR SPRING	ARBUTUS MD. 21227		X	X	X	X	X								0
1634	UMBC OPPOSITION	5539.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	Y	X	X	X	X	X	X							0
1635	UMBC OPPOSITION	5539.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	Y	X	X	X	X	X	X							0
1636	UMBC OPPOSITION	321.0	S.WARWICK ROAD	ARBUTUS MD. 21229	N	X		X	X	X								0
1637	UMBC OPPOSITION	321.0	S.WARWICK ROAD	ARBUTUS MD. 21229	N	X		X	X	X								0
1638	UMBC OPPOSITION	1513.0	ARBUTUS AVENUE	ARBUTUS MD. 21227	Y	X	X		X									0
1639	UMBC OPPOSITION	1513.0	ARBUTUS AVENUE	ARBUTUS MD. 21227	Y	X	X		X									0
1640	UMBC OPPOSITION	5570.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	N	X												0
1641	UMBC OPPOSITION	5570.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	N	X												0
1642	UMBC OPPOSITION	102.0	N.BEAUMONT AVE	CATONSVILLE MD. 21228	Y				X	X								0
1643	UMBC OPPOSITION	102.0	N.BEAUMONT AVE	CATONSVILLE MD. 21228	Y				X	X								0
1644	UMBC OPPOSITION	5637.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1645	UMBC OPPOSITION	5637.0	ASHBOURNE ROAD	ARBUTUS MD. 21227	N	X	X	X	X	X								0
1646	UMBC OPPOSITION	612.0	WARWICK ROAD	ARBUTUS MD. 21229	N	X	X		X	X	X							0
1647	UMBC OPPOSITION	612.0	WARWICK ROAD	ARBUTUS MD. 21229	N	X	X		X	X	X							0
1648	UMBC OPPOSITION	421.0	S.KENSINGTON RD	ARBUTUS MD. 21229	Y	X	X	X	X	X								0
1649	UMBC OPPOSITION	421.0	S.KENSINGTON RD	ARBUTUS MD. 21229	Y	X	X	X	X	X								0
1650	UMBC OPPOSITION	421.0	S.KENSINGTON RD	ARBUTUS MD. 21229	Y	X	X	X	X	X								0

DBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1651	UMBC OPPOSITION	3.0	OSBORNE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1652	UMBC OPPOSITION	3.0	OSBORNE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1653	UMBC OPPOSITION	107.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X		X								0
1654	UMBC OPPOSITION	107.0	N.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X		X								0
1655	UMBC OPPOSITION	5231.0	ARBUTUS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1656	UMBC OPPOSITION	5231.0	ARBUTUS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1657	UMBC OPPOSITION	5231.0	ARBUTUS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1658	UMBC OPPOSITION	5231.0	ARBUTUS AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1659	UMBC OPPOSITION	5632.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1660	UMBC OPPOSITION	5632.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1661	UMBC OPPOSITION	5607.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X		X								0
1662	UMBC OPPOSITION	5607.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X		X								0
1663	UMBC OPPOSITION	5577.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1664	UMBC OPPOSITION	5577.0	ASHBOURNE ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1665	UMBC OPPOSITION	1.0	RUBY COURT	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1666	UMBC OPPOSITION	1.0	RUBY COURT	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1667	UMBC OPPOSITION	9.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N		X			X							0
1668	UMBC OPPOSITION	9.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N		X			X							0
1669	UMBC OPPOSITION	9.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N		X			X							0
1670	UMBC OPPOSITION	9.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N		X			X							0
1671	UMBC OPPOSITION	9.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N		X			X							0
1672	UMBC OPPOSITION	9.0	DUTTON AVENUE	CATONSVILLE	MD. 21228	N		X			X							0
1673	UMBC OPPOSITION	39.0	BADGER GATE CT	CATONSVILLE	MD. 21228	N		X	X	X								0
1674	UMBC OPPOSITION	39.0	BADGER GATE CT	CATONSVILLE	MD. 21228	N		X	X	X								0
1675	UMBC OPPOSITION	626.0	WARWICK ROAD	ARBUTUS	MD. 21229	Y	X			X	X							0
1676	UMBC OPPOSITION	626.0	WARWICK ROAD	ARBUTUS	MD. 21229	Y	X			X	X							0
1677	UMBC OPPOSITION	1102.0	RAVEN DRIVE	ARBUTUS	MD. 21227	Y		X		X	X	X						0
1678	UMBC OPPOSITION	1102.0	RAVEN DRIVE	ARBUTUS	MD. 21227	Y		X		X	X	X						0
1679	UMBC OPPOSITION	5650.0	C RINGWOOD DR	ARBUTUS	MD. 21227	Y	X		X	X	X							0
1680	UMBC OPPOSITION	5650.0	C RINGWOOD DR	ARBUTUS	MD. 21227	Y	X		X	X	X							0
1681	UMBC OPPOSITION	8.0	OSBORNE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1682	UMBC OPPOSITION	8.0	OSBORNE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1683	UMBC OPPOSITION	4719.0	RUBY AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1684	UMBC OPPOSITION	4719.0	RUBY AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1685	UMBC OPPOSITION	816.0	WARWICK ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1686	UMBC OPPOSITION	816.0	WARWICK ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1687	UMBC OPPOSITION	15.0	WYNNEWOOD COURT	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1688	UMBC OPPOSITION	15.0	WYNNEWOOD COURT	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1689	UMBC OPPOSITION	15.0	WYNNEWOOD COURT	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1690	UMBC OPPOSITION	1821.0	PALO CIRCLE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1691	UMBC OPPOSITION	1821.0	PALO CIRCLE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1692	UMBC OPPOSITION	109.0	OAKDALE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1693	UMBC OPPOSITION	109.0	OAKDALE AVENUE	CATONSVILLE	MD. 21228	N	X	X	X	X								0
1694	UMBC OPPOSITION	5206.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	Y	X		X	X	X							0
1695	UMBC OPPOSITION	5206.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	Y	X		X	X	X							0
1696	UMBC OPPOSITION	18.0	UNIVERSITY AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1697	UMBC OPPOSITION	18.0	UNIVERSITY AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1698	UMBC OPPOSITION	11.0	CARROLL ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1699	UMBC OPPOSITION	11.0	CARROLL ROAD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1700	UMBC OPPOSITION	409.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1701	UMBC OPPOSITION	409.0	GUN ROAD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1702	UMBC OPPOSITION	5828.0	RICHARDSON MEWS	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1703	UMBC OPPOSITION	5513.0	LINK AVENUE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1704	UMBC OPPOSITION	2.0	S.BEECHWOOD AVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1705	UMBC OPPOSITION	108.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1706	UMBC OPPOSITION	1130.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1707	UMBC OPPOSITION	1130.0	LINDEN AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1708	UMBC OPPOSITION	1014.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y		X	X	X	X							0
1709	UMBC OPPOSITION	1014.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y		X	X	X	X							0
1710	UMBC OPPOSITION	1102.0	SULPHUR SPRING	ARBUTUS	MD. 21227	Y	X	X		X								0
1711	UMBC OPPOSITION	5533.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1712	UMBC OPPOSITION	5533.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1713	UMBC OPPOSITION	1213.0	BRANDFORD ROAD	CATONSVILLE	MD. 21228	Y		X	X	X								0
1714	UMBC OPPOSITION	4.0	S.ROLLING ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1715	UMBC OPPOSITION	102.0	FAIRFIELD DRIVE	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
1716	UMBC OPPOSITION	922.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y						X						0
1717	UMBC OPPOSITION	2911.0	VERMONT AVENUE	ARBUTUS	MD. 21227							X						0
1718	UMBC OPPOSITION	113.0	MONTROSE AVENUE	CATONSVILLE	MD. 21228	Y	X			X	X	X						0
1719	UMBC OPPOSITION	7.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y			X	X	X	X				X		0
1720	UMBC OPPOSITION	1216.0	FRANCIS AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1721	UMBC OPPOSITION	3140.0	WEST SPRINGS DR	ARBUTUS	MD. 21043	N	X	X	X	X	X							0
1722	UMBC OPPOSITION	5514.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1723	UMBC OPPOSITION	304.0	WAVELAND ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1724	UMBC OPPOSITION	5514.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1725	UMBC OPPOSITION	5513.0	HEATHERWOOD RD	ARBUTUS	MD. 21227	Y	X	X		X	X	X						0
1726	UMBC OPPOSITION	1215.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1727	UMBC OPPOSITION	1215.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1728	UMBC OPPOSITION	5416.0	MASEFIELD ROAD	ARBUTUS	MD. 21229	N	X	X	X	X	X	X						0
1729	UMBC OPPOSITION	1108.0	ELMRIDGE AVE	ARBUTUS	MD. 21229	Y				X	X							0
1730	UMBC OPPOSITION	24.0	SEMINOLE AVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1731	UMBC OPPOSITION	24.0	SEMINOLE AVE	CATONSVILLE	MD. 21228	Y	X	X		X	X							0
1732	UMBC OPPOSITION	5531.0	OREGON AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1733	UMBC OPPOSITION	5216.0	WILKENS AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1734	UMBC OPPOSITION	1329.0	MAPLE AVENUE	ARBUTUS	MD. 21227	N	X	X	X		X	X						0
1735	UMBC OPPOSITION	217.0	GLENRAE DRIVE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1736	UMBC OPPOSITION	1326.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1737	UMBC OPPOSITION	1326.0	MAPLE AVENUE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1738	UMBC OPPOSITION	306.0	SEMINOLE AVENUE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1739	UMBC OPPOSITION	1324.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1740	UMBC OPPOSITION	1324.0	RIDGE ROAD	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1741	UMBC OPPOSITION	6116.0	DEERBROOK RD.	WESTVIEW PARK	MD. 0	N	X	X	X	X		X						0
1742	UMBC OPPOSITION	5645.0	CHELOYND RD.	ARBUTUS	MD. 21227	N	X		X		X							0
1743	UMBC OPPOSITION	6118.0	MT. RIDGE RD.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1744	UMBC OPPOSITION	1104.0	FRANCIS AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1745	UMBC OPPOSITION	6118.0	MT. RIDGE RD	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1746	UMBC OPPOSITION	4920.0	SHELBOURNE RD.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1747	UMBC OPPOSITION	214.0	SHADY NOOK CT.	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1748	UMBC OPPOSITION	1104.0	FRANCES AVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1749	UMBC OPPOSITION	1900.0	TADCASTER RD.	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1750	UMBC OPPOSITION	1228.0	MAPLE AVE	ARBUTUS	MD. 21227	Y	X	X	X		X							0
1751	UMBC OPPOSITION	28.0	SOMERSET RD.	CATONSVILLE	MD. 21228	N	X	X	X	X	X							0
1752	UMBC OPPOSITION	5576.0	ASHBOURNE RD.	ARBUTUS	MD. 21227		X	X	X	X	X							0
1753	UMBC OPPOSITION	1001.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1754	UMBC OPPOSITION	1001.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1755	UMBC OPPOSITION	5103.0	CIRCLE PLACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1756	UMBC OPPOSITION	1120.0	ELM RD.	ARBUTUS	MD. 21227	Y		X		X	X							0
1757	UMBC OPPOSITION	1120.0	ELM RD.	ARBUTUS	MD. 21227	Y		X		X	X							0
1758	UMBC OPPOSITION	77.0	WINTERS LN.	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
1759	UMBC OPPOSITION	77.0	WINTERS LN.	CATONSVILLE	MD. 21228	Y	X		X	X	X	X						0
1760	UMBC OPPOSITION	4.0	BADGER GATE CT.	CATONSVILLE	MD. 21228	N	X		X	X	X							0

085	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1761	UMBC OPPOSITION	620.0	WARWICK RD.	ARBUTUS	MD. 21229	N	X	X		X	X							0
1762	UMBC OPPOSITION	2.0	MCTAVISH AVE.	CATONSVILLE	MD. 21228	N	X	X	X		X							0
1763	UMBC OPPOSITION	619.0	WARWICK RD.	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1764	UMBC OPPOSITION	619.0	WARWICK RD.	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1765	UMBC OPPOSITION	619.0	WARWICK RD.	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1766	UMBC OPPOSITION	5603.0	ASHBOURN RD.	ARBUTUS	MD. 21227	Y	X	X			X	X						0
1767	UMBC OPPOSITION	4.0	DUTTON AVE.	CATONSVILLE	MD. 21228	Y		X		X	X		X	X			X	0
1768	UMBC OPPOSITION	5625.0	ASHBOURN RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1769	UMBC OPPOSITION	5625.0	ASHBOURN RD.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1770	UMBC OPPOSITION	708.0	DORCHESTER RD.	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1771	UMBC OPPOSITION	302.0	PATLEIGH RD.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1772	UMBC OPPOSITION	302.0	PATLEIGH RD.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1773	UMBC OPPOSITION	1237.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1774	UMBC OPPOSITION	1238.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1775	UMBC OPPOSITION	1238.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1776	UMBC OPPOSITION	1236.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1777	UMBC OPPOSITION	12431.0	LEEDS TERR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X					X		0
1778	UMBC OPPOSITION	1243.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1779	UMBC OPPOSITION	5111.0	CIRCLE PLACE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1780	UMBC OPPOSITION	938.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1781	UMBC OPPOSITION	935.0	CIRCLE DRIVE	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1782	UMBC OPPOSITION	5105.0	CIRCLE PLACE	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1783	UMBC OPPOSITION	1100.0	LINDEN AVE.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1784	UMBC OPPOSITION	1103.0	CIRCLE DR.	ARBUTUS	MD. 21227		X		X	X	X							0
1785	UMBC OPPOSITION	989.0	REGINA	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1786	UMBC OPPOSITION	927.0	ELMRIDGE	ARBUTUS	MD. 21229	Y	X		X		X							0
1787	UMBC OPPOSITION	1139.0	LINDEN AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1788	UMBC OPPOSITION	4417.0	HILLSIDE AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X								0
1789	UMBC OPPOSITION	4930.0	GATEWAY TERR.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1790	UMBC OPPOSITION	4848.0	CARNELLA DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1791	UMBC OPPOSITION	981.0	CIRCLE DR.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1792	UMBC OPPOSITION	1034.0	ELMRIDGE AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1793	UMBC OPPOSITION	1100.0	ELMRIDGE AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1794	UMBC OPPOSITION	930.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1795	UMBC OPPOSITION	1105.0	REGINA DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1796	UMBC OPPOSITION	1232.0	ELMRIDGE AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1797	UMBC OPPOSITION	1017.0	ELMRIDGE AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1798	UMBC OPPOSITION	1114.0	ELMRIDGE AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1799	UMBC OPPOSITION	5111.0	WESTLAND BLVD.	ARBUTUS	MD. 21227	N	X	X	X	X	X	X						0
1800	UMBC OPPOSITION	1025.0	REGINA DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1801	UMBC OPPOSITION	976.0	CIRCLE DR.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1802	UMBC OPPOSITION	1106.0	VERNON AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X	X						0
1803	UMBC OPPOSITION	5112.0	WESTLAND BLVD.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1804	UMBC OPPOSITION	1233.0	MAIDEN CHICE LA	ARBUTUS	MD. 21229	Y	X	X										0
1805	UMBC OPPOSITION	5100.0	CIRCLE PLACE	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1806	UMBC OPPOSITION	921.0	REGINA DR.	ARBUTUS	MD. 21227	N	X		X		X							0
1807	UMBC OPPOSITION	304.0	S. ROLLING RD.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X	X						0
1808	UMBC OPPOSITION	965.0	REGINA DR.	ARBUTUS	MD. 21227		X	X	X	X								0
1809	UMBC OPPOSITION	1121.0	GLORIA AVE.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1810	UMBC OPPOSITION	995.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X						0
1811	UMBC OPPOSITION	4411.0	HILLSIDE AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1812	UMBC OPPOSITION	953.0	ELMRIDGE	ARBUTUS	MD. 21229	Y		X	X	X		X						0
1813	UMBC OPPOSITION	1140.0	LINDEN AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1814	UMBC OPPOSITION	1127.0	LINDEN AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X	X	X					0
1815	UMBC OPPOSITION	966.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X								0

OBS	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1816	UMBC OPPOSITION	1240.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	Y	X	X	X	X								0
1817	UMBC OPPOSITION	1115.0	LINDA AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1818	UMBC OPPOSITION	1211.0	MAIDEN CHOICE	ARBUTUS	MD. 21229	N	X	X	X	X	X							0
1819	UMBC OPPOSITION	1156.0	LINDEN AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1820	UMBC OPPOSITION	1216.0	LEEDS TERR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1821	UMBC OPPOSITION	952.0	REGINA DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1822	UMBC OPPOSITION	960.0	CIRCLE	ARBUTUS	MD. 21227	N	X	X	X	X								0
1823	UMBC OPPOSITION	4847.0	CARMELLA DR.	ARBUTUS	MD. 21227	Y	X	X	X	X								0
1824	UMBC OPPOSITION	985.0	CIRCLE DR.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1825	UMBC OPPOSITION	1210.0	LEEDS AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1826	UMBC OPPOSITION	1005.0	REGINA AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1827	UMBC OPPOSITION	1132.0	LINDEN AVE.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1828	UMBC OPPOSITION	936.0	REGINA DR.	ARBUTUS	MD. 21227	Y	X	X			X							0
1829	UMBC OPPOSITION	934.0	REGINA DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1830	UMBC OPPOSITION	1326.0	BROOK RD.	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1831	UMBC OPPOSITION	1225.0	ELMRIDGE	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1832	UMBC OPPOSITION	1007.0	ELMRIDGE	ARBUTUS	MD. 21229	Y	X	X		X								0
1833	UMBC OPPOSITION	1234.0	LEEDS TERR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1834	UMBC OPPOSITION	1234.0	LEEDS TERR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1835	UMBC OPPOSITION	1111.0	LINDEN AVE.	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1836	UMBC OPPOSITION	4748.0	D WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1837	UMBC OPPOSITION	4748.0	D WESTLAND BLVD	ARBUTUS	MD. 21227	N	X	X	X	X	X							0
1838	UMBC OPPOSITION	4415.0	RIDGE DR.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1839	UMBC OPPOSITION	1005.0	CIRCLE DR.	ARBUTUS	MD. 21227		X	X	X	X		X						0
1840	UMBC OPPOSITION	1020.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X		X	X						0
1841	UMBC OPPOSITION	908.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y			X		X							0
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1845	UMBC OPPOSITION	1103.0	LINDEN AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1846	UMBC OPPOSITION	115.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1847	UMBC OPPOSITION	4604.0	COLLEGE AVE.	ARBUTUS	MD. 21229	N	X		X	X	X							0
1848	UMBC OPPOSITION	985.0	REGINA DR.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1849	UMBC OPPOSITION	1102.0	VERNON AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1850	UMBC OPPOSITION	936.0	CIRCLE DR.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
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1853	UMBC OPPOSITION	1132.0	GLORIA AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1854	UMBC OPPOSITION	4418.0	HILLSIDE AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1855	UMBC OPPOSITION	1205.0	LEEDS TERR.	ARBUTUS	MD. 21227	N	X		X			X						0
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1857	UMBC OPPOSITION	1147.0	GLORIA AVE.	ARBUTUS	MD. 21227	Y		X				X						0
1858	UMBC OPPOSITION	12.5	EDMONDSON RDG	CATONSVILLE	MD. 21228	Y		X	X	X	X	X						0
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1860	UMBC OPPOSITION	6.0	HILLSIDE	CATONSVILLE	MD. 21228	N			X		X							0
1861	UMBC OPPOSITION	1117.0	ELM RD.	ARBUTUS	MD. 21227	N		X	X	X	X							0
1862	UMBC OPPOSITION	129.0	OAKDALE	CATONSVILLE	MD. 21228	Y	X	X	X	X	X							0
1863	UMBC OPPOSITION	5708.0	RICH MEWS SQ	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1864	UMBC OPPOSITION	9435.0	STORMONT CIRCLE	ARBUTUS	MD. 21227	Y	X			X	X		X					0
1865	UMBC OPPOSITION	8.0	HILLSIDE RD	CATONSVILLE	MD. 21228	N	X	X	X	X	X		X					0
1866	UMBC OPPOSITION	1103.0	ELMRIDGE AVE.	ARBUTUS	MD. 21229	Y		X	X	X	X							0
1867	UMBC OPPOSITION	1103.0	ELMRIDGE AVE.	ARBUTUS	MD. 21229	Y		X	X	X	X							0
1868	UMBC OPPOSITION	1225.0	ELMRIDGE AVE.	ARBUTUS	MD. 21229	Y	X	X	X	X	X							0
1869	UMBC OPPOSITION	5159.0	VIADUCTE AVE.	ARBUTUS	MD. 21227		X	X	X	X	X							0
1870	UMBC OPPOSITION	5169.0	VIADUCTE AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0

U M B C S U R V E Y

18:18 Wednesday, December 4, 1991 178

086	ALIAS	STREET NUMBER	STREET NAME	TOWNSHIP	Q1	Q2A	Q2B	Q2C	Q2D	Q2E	Q2F	Q3A	Q3B	Q3C	Q3D	Q3E	Q3F	Q4
1871	UMBC OPPOSITION	5125.0	VIADUCTE AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0
1872	UMBC OPPOSITION	5163.0	VIADUCTE AVE.	ARBUTUS	MD. 21227	Y	X	X	X	X	X							0

\$2.4 MILLION OF FEDERAL, STATE AND COUNTY MONIES HAVE BEEN APPROVED TO BUILD

THE UMBC INDUSTRIAL PARK ON CAMPUS

YOUR COMMUNITY WILL SUFFER

- POTENTIAL BIOTECH HAZARD - EX. EBOLA INCIDENT IN RESTON VA.
- ACCIDENTAL SPREAD OF INFECTIOUS VIRUS AND RELEASE OF TOXIC SUBSTANCES (RISKY PLAN WITH MIDDLE AND ELEMENTARY SCHOOLS ACROSS THE STREET)
- BAD LOCATION - SUBSOILS UNSTABLE / WATER LEVEL 3 ft BELOW SURFACE
- ECOSYSTEMS WILL BE DESTROYED BECAUSE WETLANDS WILL BE DISTURBED
- INCREASED TRAFFIC WILL ADD AIR AND NOISE POLLUTION
- LOSS OF HISTORICAL OPEN SPACE / LOSS OF CULTURAL HERITAGE
- THE CHARACTER OF THE COMMUNITY WILL CHANGE FOREVER

YOUR POCKETBOOK WILL SUFFER

- UMBC CLAIMS THAT THE R&D PARK WILL GENERATE \$2 MILLION IN TAXES PER YEAR; HOWEVER, UMBC ALREADY SPENDS OVER \$10 MILLION ANNUALLY ON RESEARCH - THAT'S A NET LOSS OF \$8 MILLION TO YOU.
- 50% OF ALL R&D PARKS FAIL. IF THIS ONE DOES YOUR TAXES WILL PAY
- UMBC HAS PLANS TO LEASE SPACE IN THE PARK - IF THEY DO YOUR TAXES WILL PAY.
- GOV. BONDS WILL BE USED FOR THIS R&D PARK AND YOUR PROPERTY TAXES ARE GOING TO FUND IT.
- AS PARK BUILD OUT OCCURS AND LIMITS ARE EXCEEDED FOR SEWER, ROADS AND OTHER COMMUNITY FACILITIES YOUR TAXES WILL PAY AGAIN.

TO PROTECT YOUR COMMUNITY AND MONEY VOTE NOV. 8

DAVE MAIER

SENATOR

LEVER - 6B

DON DREHOFF

DELEGATE

LEVER - 7B

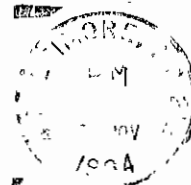
BERCHIE MANLEY

COUNTY COUNCIL

LEVER - 11B

THESE CANDIDATES HAVE PUBLICLY OPPOSED THIS PROJECT AND UNDERSTAND THE NEED TO USE OUR TAX DOLLARS MORE WISELY TO FIGHT CRIME, PROMOTE BETTER PRIMARY/SECONDARY EDUCATION, IMPROVE BASIC SERVICES AND HELP REDUCE TAXES. PLEASE MAKE YOUR VOTE COUNT !!!

AUTHORITY: STOP COMMITTEE, CHARLES G. MACGILL, TREASURER



RETURN ADDRESS PLEASE

*Protestants
No 40.*

STOP
P.O. BOX 24088
BALTIMORE, MD 21227

HELP YOUR COMMUNITY USE THE PROTEST ON THE REVERSE SIDE

PLEASE USE THIS FLYER AS A PROTEST

READ AND SIGN THE STATEMENT BELOW. REFOLD THE BOTTOM PIECE UP AND THE TOP PIECE DOWN, STAPLE AND PLACE A STAMP ON THE POST OFFICE BOX ADDRESS SIDE.

I AM AGAINST THE STATE OF MARYLAND USING MY TAXES TO DESTROY THE RESIDENTIAL CHARACTER OF MY COMMUNITY AND WASTING MORE TAXES ON BIOTECHNOLOGY WHEN BASIC SERVICES CONTINUE TO BE CUT IN MY NEIGHBORHOOD.

Charles H. Mengele

SIGNATURE

WE WILL FORWARD YOUR PROTEST !!

**PLEASE CONSIDER SENDING A DONATION TO THE STOP
COMMITTEE TO HELP DEFRAY THE COST OF MAILING
AND/OR LEGAL FEES TO STOP UMBC**

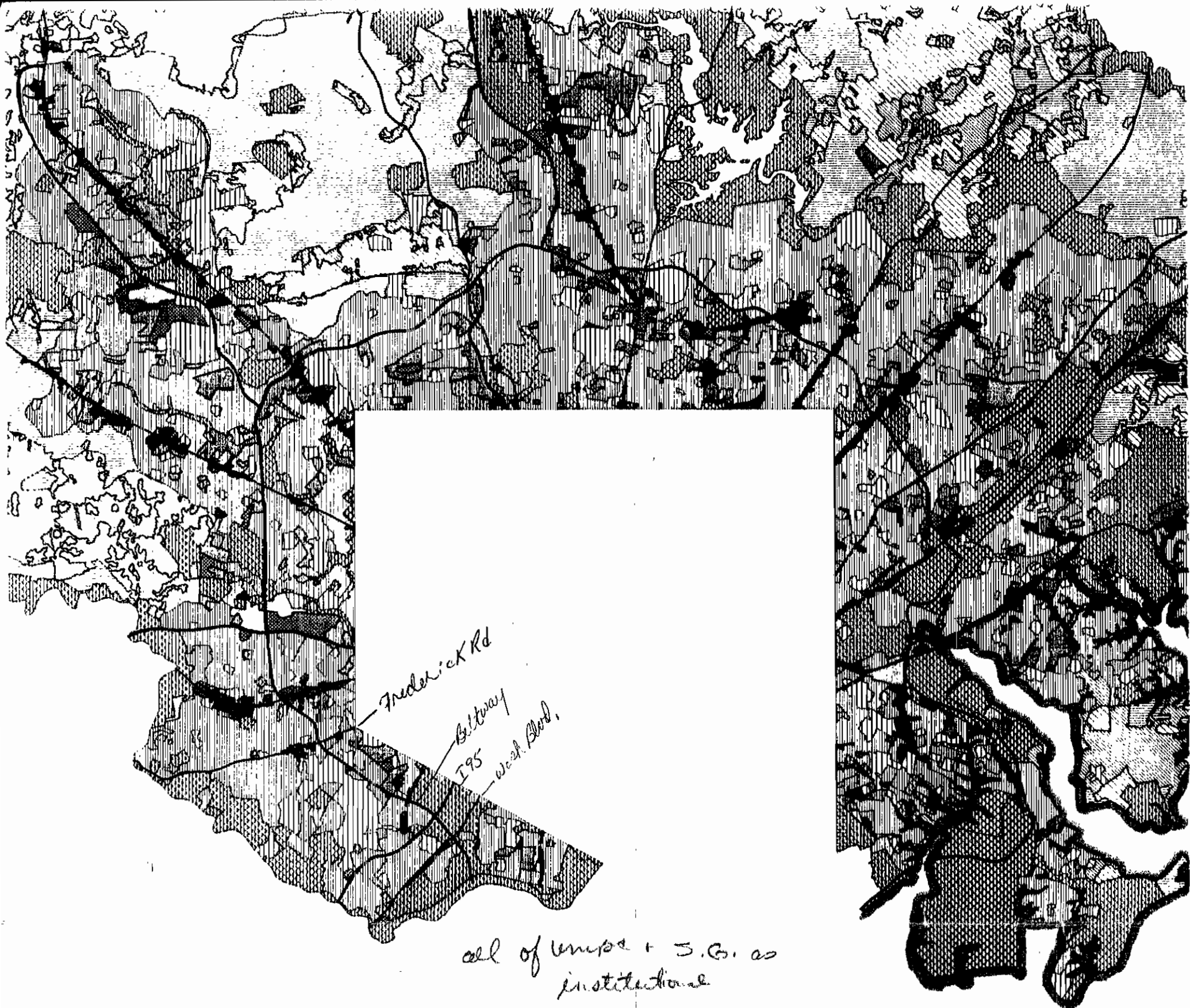
THIRD CLASS
U.S. POSTAGE
PERMIT NO 4484

URGENT



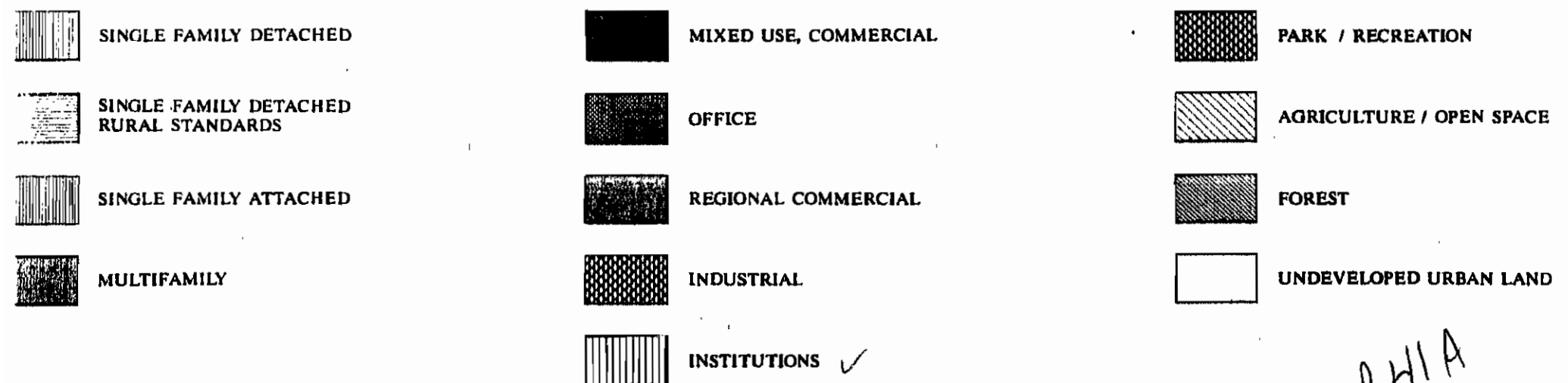
MENGELE FAMILY
1009 REGINA DR
UNIT #
BALTIMORE MD 21227

PLEASE READ BEFORE YOU VOTE NOV. 8



BALTIMORE COUNTY GROWTH MANAGEMENT PROGRAM

Proposed Land Use

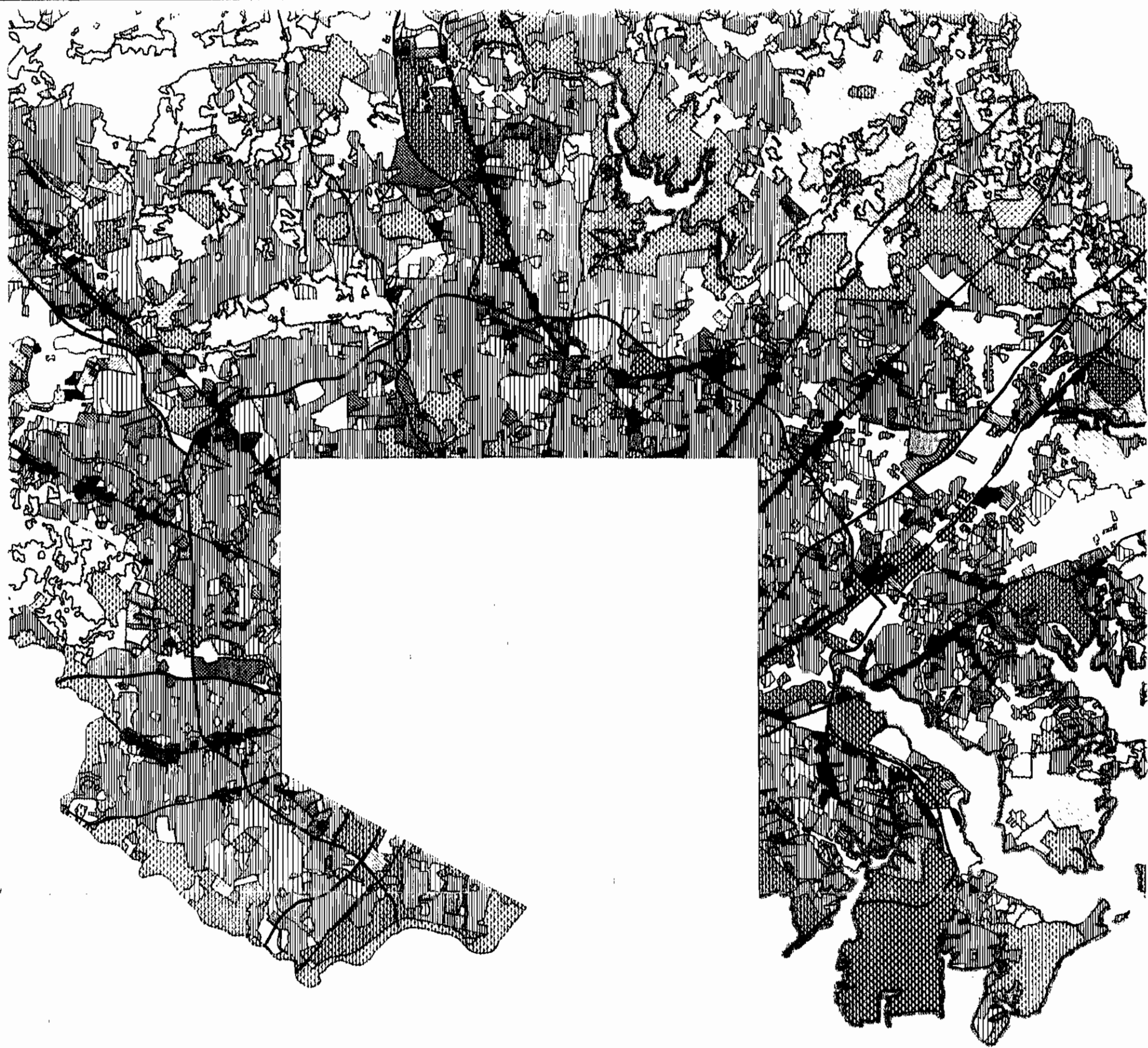


Prot 41A

Prepared by Information Systems, Baltimore County Office of Planning and Zoning

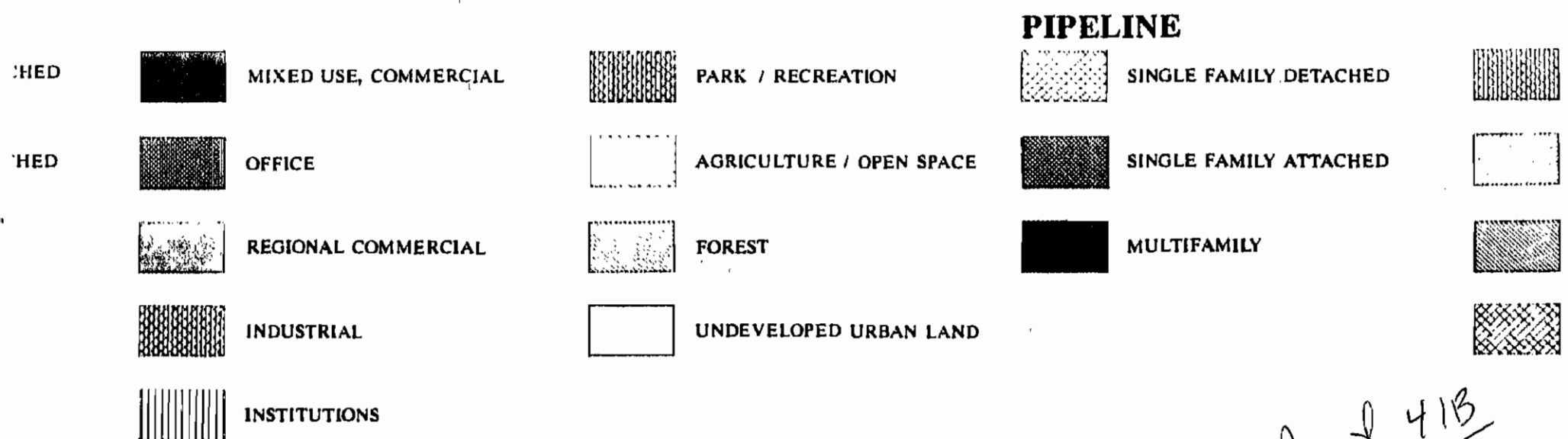
Date: July, 1991

Scale: 1" = 1 Mile



BALTIMORE COUNTY GROWTH MANAGEMENT PROGRAM

Existing Land Use



Prepared by Information Systems, Baltimore County Office Of Planning and Zoning

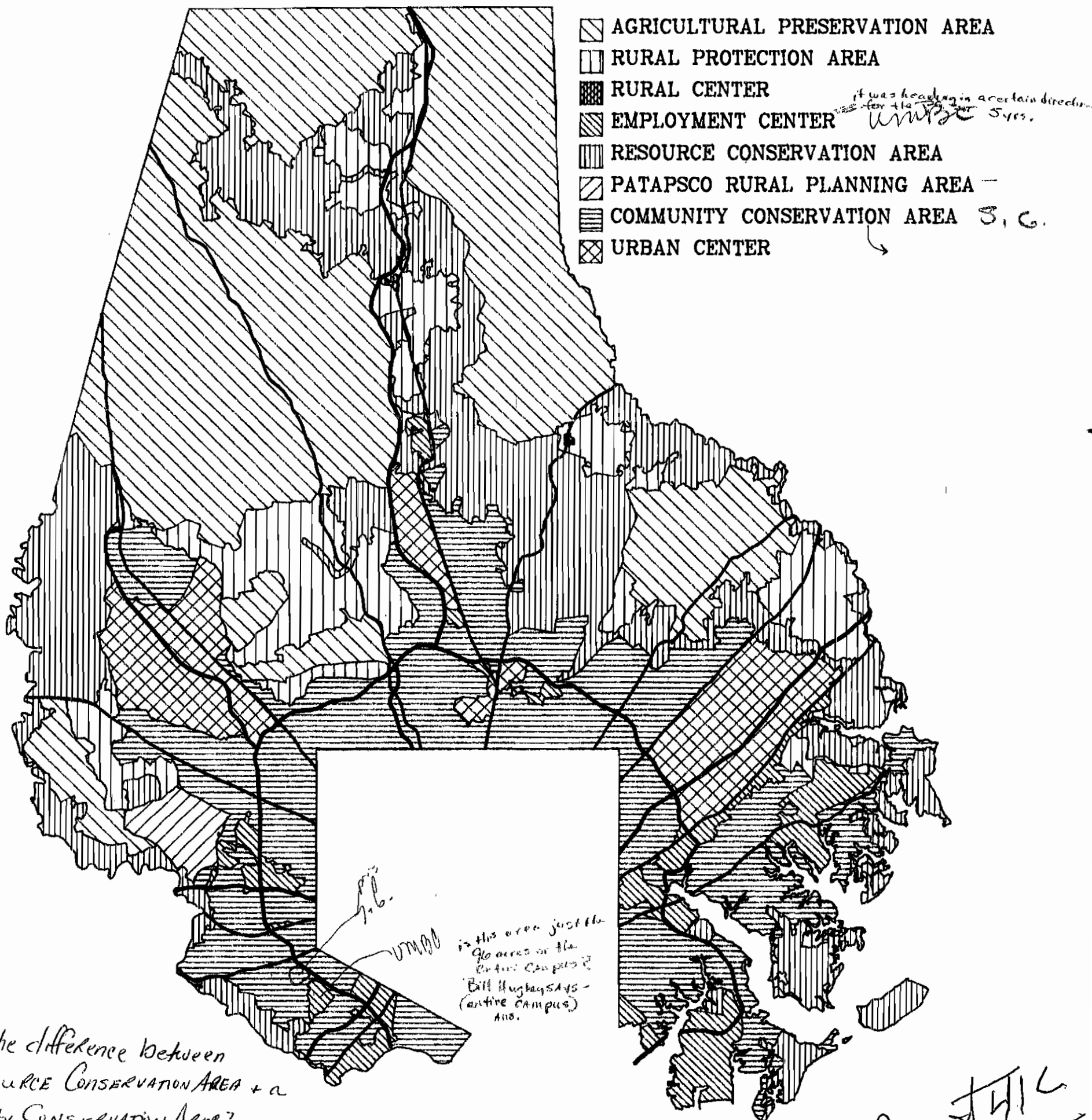
Date: July, 1991

Scale: 1" = 1 Mile

Prot 413

New creation, no maps like this in
old Balto Co. Master Plan.

BALTIMORE COUNTY GROWTH MANAGEMENT PROGRAM GROWTH MANAGEMENT AREAS



- 1- What's the difference between a RESOURCE CONSERVATION AREA + a COMMUNITY CONSERVATION AREA?
- 2- What's the definition of an Employment CENTER?

Prost 4/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning and Zoning

DATE: April 11, 1995

PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:Applicant Name: UMBC Research Parkc/o Bernie Berkowitz5202 Westland BlvdBaltimore MD 21227Location: N/s Sulphur Spring Rd/S of UMBC CampusCouncilmanic District: 1stGrowth Management Area: Employment CenterZoning: O-T (88.2± acres) & DR 3.5 (5.4± acres)Acres: 93.6±Surrounding Land Use and Zoning:

North:	DR 3.5	Institutional
South:	DR 3.5	Residential
East:	DR 5.5	Institutional
West:	DR 2	Residential

Project Proposal:

The Applicant proposes 11 office/industrial buildings on 93.6± acres of land zoned O-T (88.2± acres) and DR 3.5 (5.4± acres). The research park will be developed in 4 phases. Phase I will contain buildings #1, 2, 3, and 11; Phase II building #12, Phase III building #10 and Phase 4 buildings #4, 5, 7, and 8. A Variance will be requested to reduce the setback for a laboratory structure (building #3 in a DR zone). Open space of 31.4± acres is proposed. The following prehistoric resources were identified on the property: UMBC site 18Ba71, site 18 Bal 158 and Relay 9. A historic archeological resource (Sulphur Spring Hotel, 18Ba390) has also been identified. The tract is wooded with a few areas of mowed turf and slopes greater than 25%. Specimen trees have been located throughout the site. There are streams, a pond, and wetlands on this property.



COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

**BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT**

**COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
CATONSVILLE, MD 21228**



PROJECT NAME: UMBC Research Park

PROJECT NUMBER: I-432

Project History:

Other Anticipated Actions and Additional Review Items:

☐ Special Exception	☐ Referral to Planning Board	☐ PUD
☒ Variance	☒ Compatibility	☐ Other
☐ Waiver	☐ Scenic Route	
☐ RTA Modification	☐ Design Review Panel	

PARTIES OPZ RECOMMEND TO BE NOTIFIED BY APPLICANT:

ALL ADJACENT PROPERTY OWNERS

Arbutus Comm Assoc Inc
Bob Wagner, Pres
1349 Stevens Ave
Baltimore MD 21227

Cowdensville Improv Assoc of
Arbutus
Evelyn Revels, Pres
1111 Sulphur Spring Rd
Baltimore MD 21227

South Rolling Rd Comm Association
Norman Schmuff, Pres
9 Forest Dr
Baltimore MD 21228

Arbutus Business & Prof Assoc Inc
Jim Buckingham, Pres
PO Box 7357
Baltimore MD 21227

Catonsville 2000 Inc
Fran Medicus, Pres
21 Fusting Ave
Baltimore MD 21228

Southwest Coalition
Charles MacGill, Pres
319 Gun Rd
Baltimore MD 21227

Maiden Choice Comm Assoc
Mike Kilduff, Pres
1224 Ten Oaks Rd
Baltimore MD 21227

Kenwood/Paradise Comm Assoc
Joe Getzendanner, Pres
330 Kenwood Ave
Baltimore MD 21228

District 1 Council
Judith Hipley, Pres
116 Malbrook Rd
Baltimore MD 21229

MEETINGS:

Concept Plan Conference 02 / 27/ 95

Development Plan Conference 04/ 12/ 95

Planning Board / /

Community Input Meeting 03 /15 /95

Hearing Officer's Hearing 05/03 /95



COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT

COUNCIL OFFICE: 887-3366
CATONSVILLE DISTRICT OFFICE: 887-0696 887-0697
754 FREDERICK ROAD
CATONSVILLE, MD 21226



RECOMMENDATION(S)

The Office of Planning and Zoning has reviewed the Development Plan for conformance with the Concept Plan comments of February 24, 1995 and recommends the Development Plan be **APPROVED** subject to the listing(s) below.

COMPATIBILITY

1. Section 26.282 of the Development Regulation requires the Director of Planning and Zoning to make a compatibility recommendations to the Hearing Officer for development in the O-T zone.

The Director of Planning and Zoning has not received a Compatibility Report. The Director will make a compatibility finding to the Hearing Officer after this report is received (See comments 1 and 2 under Development Regulations of the February 24, 1995 Concept Plan Comments).

2. The Final Landscape plan should show details of the amenity open space surrounding the building, bridge crossing and boardwalks etc., along the path system.

Division Chief:

Erwin McDonald

AVA:rdn



COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

**BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT**

**COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
CATONSVILLE, MD 21228**





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Hal Kassoff
Administrator

April 10, 1995

Mr. Donald T. Rascoe,
Development Manager
Baltimore County Office of Zoning
Administration and Development Management
County Office Building Room 109
Towson, Maryland 21204

Re: Baltimore County
MD 166
UMBC Research Park
Development Plan
ZADM #1-432
Mile Post 0.36

Dear Mr. Rascoe:

This letter is in response to your request for our review of the referenced plan.

In our previous review of the concept plan for the subject development and in a letter to you dated February 24th, we indicated that although there is no direct access onto a State roadway from the subject development, given the close proximity to the ramp to I-195, and the existing intersection of MD 372 and Hilltop Road and MD 372/Walker Avenue, we recommend the County require the developer submit a Traffic Impact Analysis (TIA) for our review in order to determine what impact if any, the additional traffic generated by this development (5,695 ADT's) would have at the aforementioned intersections.

The requested TIA should place emphasis on the need for signalization at the aforementioned intersections on MD 372 (Wilkins Avenue) along with possible modifications to the ramp to I-195 at UMBC Boulevard.

Therefore, since our review of the current plan reveals no revisions to the proposed access for the subject development, and since we have not had an opportunity to review the recommended TIA, our previous concept plan comments remain valid.

If you have any questions, please contact Bob Small at 410-333-1350.

Very truly yours,

/s/ Ronald Burns, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



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CATONSVILLE, MD 21228



BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENT
FROM: ZADM - DEVELOPMENT CONTROL

DPC DATE: 4/12/95
11:00 a.m., Room 123
HOH DATE: 5/2/95
9:00 a.m., Room 118

PROJECT NAME: **UMBC Research Park**

PLAN DATE: rec'd 4/7/95

REV.:

LOCATION: NW/S Sulphur Spring Road
at Shelbourne Road

DISTRICT: 1c1

PROPOSAL: Development of
UMBC Research
Park

REVISED PLAN KEY:

- (X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

Research intitutes, laboratories, and offices are permitted uses in the O.T. zones per Section 209.3.A (BCZR). However, compliance with the following comments is required for BCZR approval.

1. This plan was reviewed without a detailed comparison with a zoning petition site plan. Be aware that all plans must be in agreement. Reference all zoning items or case numbers. The plan hearing note references a use permit for parking in a residential zone, while a special hearing is being requested. Clarify.
2. Since the parking in a residential zone could possibly create a Residential Transition Area (RTA), include a note on the plan that there are no single family detached, semi-detached, or duplex dwellings within 150 feet of the tract boundary and there are no vacant lots adjacent to the property less than 2 acres.
3. Due to recent BCZR changes, correct the plan Section 207 references to Section 209.
4. Key the location of all variance or speical hearing requests to their location on the plan. In addition to building #3, the envelopes for buildings #1 and #11 appear to *require variances* for proximity to residential zone lines though plan note #26 seems to cloud this issue. Clarify intent on the plan and revise any zoning hearing plans as necessary.
5. Note maximum building heights to comply with Section 209.4.D (BCZR).
6. List Section 409.8.B.2 (BCZR) restrictions on all plans showing the parking in the D.R. zone.

(Over)



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DEVELOPMENT PLAN COMMENTS

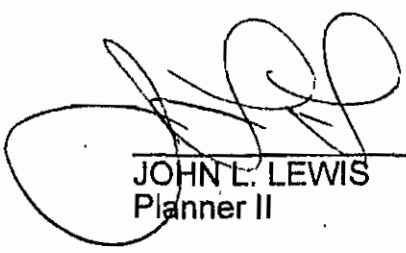
PROJECT NAME: UMBC Research Park

DPC DATE: 4/12/95

PAGE 2

7. Shade, dimension, and sub-total all qualifying AOS per definitions in Section 101 (BCZR) and Section 209.4.F (BCZR).
8. If the SWM areas to support the commercial use are within the residential zoning, a special hearing is required to permit such facilities.
9. Please be advised that all permitted uses and bulk requirements are limited to those allowed in the O.T. zone. You indicated that additional variances may be required in the process of development of this project. Please identify these requests so that all variances, special exceptions, and/or special hearings can be approved with the development plan.
10. **Signs:** Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the Baltimore County Zoning Regulations (BCZR), Section 413.6 (not 413.5 as stated on the plan) and all zoning sign policies or a zoning variance is required.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans



JOHN L. LEWIS
Planner II

JLL:scj



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**COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
CATONSVILLE, MD 21228**



BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

April 12, 1995

TO: Arnold E. Jablon, Director
Zoning Administration and
Development Management

ATTN: Don Rascoe
Project Manager

FROM: Walter L. Beaumont, Jr., *WLB*
Division of Real Estate
Office of Law

SUBJECT: UMBC Research Park
ZADM# I-432

A review of the development plan for the above referenced project results in the following comments:

1. Developer will be required to submit a title certificate early in the Phase II process, preferably with the PWA. Make sure that the DRE format is followed.
2. Access approved by DEPRM should be shown for any storm water management facilities, forest buffers, etc.
3. Make sure that the DRE Check List is followed in the preparation of the record plat, and that correct nomenclature etc. is also followed on any needed RW plats.
4. Additional site specific comments (if any):

(1) Include any reciprocal or lease agreements in title certificates.
5. Comments generated by meeting:

SMM/

I-432/ZADMDRE



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COUNCILWOMAN, FIRST DISTRICT

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CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
CATONSVILLE, MD 21228



Baltimore County
Department of Environmental Protection
and Resource Management
Environmental Impact Review

Development Plan Comments

Project Name: UMBC Research Park
Project Location: S. of UMBC Campus, N. side of Sulphur Spring Road
Date of Meeting: April 12, 1995 - 11:00 A.M.
Watershed: Herbert Run (Patapsco)
Reviewer(s) Michael S. Kulis, Bruce Seeley *mk/pms*

☒ The following requirements indicated at the time of the Concept Plan have not been provided and/or approved:

☐ A wetland delineation report.

☒ A steep slopes and erodible soils analysis was received on 4/7 but has not been reviewed due to time constraints.

☒ A variance in accordance with Article IX, Section 14-334 has not been provided.

☒ An alternatives analysis in accordance with Article IX, Section 14-342(b)(1) has not been provided.

☐ A Forest Stand Delineation.

☒ A revised Forest Conservation Worksheet was received on 4/7 but has not been reviewed due to time constraints.

☒ A Preliminary Forest Conservation Plan was received on 4/7 but has not been reviewed due to time constraints.

☐ A Findings Plan.

☒ The Development Plan cannot be approved by EIR until such time as the requirements indicated above have been met.

☒ The following corrections must be made to the Development Plan prior to approval:

☒ The Forest Buffer and Forest Conservation area must be labeled as an Easement or a Reservation.



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BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT

COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
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Development Plan Comments

Project Name: UMBC Research Park

Meeting Date: April 12, 1995 - 11:00 A.M.

- ☒ A Forest Buffer and Forest Conservation Access Easement must be provided. The access should be labeled "Baltimore County Access Easement".
- ☒ Add the standard Forest Buffer or Forest Conservation Easement/Reservation notes.
- ☒ Show a building setback of 25 feet from the Forest Buffer and/or Forest Conservation area.
- ☒ Storm Water Management pond embankments must be 25 feet from Forest Buffer and Forest Conservation Easement.
- ☒ Show existing wells, septic systems and storage tanks; if there are none, add a note indicating that there are none.
- ☒ The Forest Buffer/building setback may need to be adjusted.
- ☐ The Development Plan is approved as submitted.
- ☒ The Forest Buffer and/or Forest Conservation area must be recorded as an Easement or a Reservation.
- ☒ EIR needs to review the following plans during Phase II:
 - ☒ Grading and Sediment Control Plans.
 - ☒ Storm Water Management and Water Quality Plans for:
 - ☒ Suitable outfall.
 - ☐ Planting Plans.
 - ☒ Culvert plans to ensure maintenance of fish passage and minimization of disturbance.
 - ☒ Mitigation plans (must be reviewed and approved prior to Grading Plan approval and included in the Grading Plan) for impacts to the resources and associated Forest Buffer Easement.



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BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT

COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
784 FREDERICK ROAD
CATONSVILLE, MD 21228

[Faint, illegible text, possibly a signature or stamp]



Development Plan Comments

Project Name: UMBC Research Park

Meeting Date: April 12, 1995

☐ Restoration plans.

☒ Final Forest Conservation Plan.

☒ Additional Comments:

1. Show all stream threads.
2. Adjust the topography shown on the plan. The field-located wetlands and streams do not agree with the overlaid topography.
3. Overlay the specimen tree locations on the Development Plan.
4. The walkway/trail system shown on this plan has not been approved by this Department. The appropriate configuration will be determined in the field, as per meeting on March 30, 1995.
5. Be advised that a jurisdictional determination has yet to be made by the Corps of Engineers. Any revisions made to the wetland limits will require that the Development Plan be amended to reflect the changes. Additionally, revisions to the plan may require that the variance request and proposed mitigation be amended accordingly.

MSK:BS:sp

UMBC/DEPRM/TXTSBP



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COUNCILWOMAN, FIRST DISTRICT**

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CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
CATONSVILLE, MD 21228**



DEVELOPMENT PLAN CONFERENCE
UMBC RESEARCH PARK
SULPHUR SPRING ROAD SOUTH OF UMBC CAMPUS
APRIL 12, 1995 @ 11:00AM

STORM WATER MANAGEMENT COMMENTS:

1. The Storm Water Management Act:

- a. The Developer is responsible to address the requirements of the Baltimore County Code, Title 14, Article V, Storm Water Management.
- b. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.
- c. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The Developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- a. Peak management of the 2 and 10-year storm events is normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, 100-year peak management may also be required.
- b. Please refer to the Storm Water Management Section of the Baltimore County Design Manual for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- c. Water quality measures are required to some degree on all projects not exempt from SWM. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- d. SWM Facilities are also subject to review and approval by the Baltimore County Soil Conservation District.
- e. SWM Facilities which either outfall to a Baltimore County storm drain system or for which a public road fill serves as a SWM pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.



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- f. Site design must maintain, to the extent possible, pre-development drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

- a. SWM facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) Requirements for public ponds given in the Baltimore County Department of Public Works Design Manual are all met.
 - (3) SWM Facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.
- b. Private maintenance of SWM facilities is acceptable. A Deed of Declaration must be executed by the Developer guaranteeing maintenance of and County access to SWM facilities before plats may be recorded and before grading or building permits may be granted. A processing fee is required by the County. SWM facilities in residential subdivisions to be maintained privately by a Home Owners Association shall be designed according to the requirements for public ponds.

4. Guidelines for Development Plan Approval:

- a. Show type, size and location of all SWM Facilities on the Development Plan, including qualitative management facilities. Preliminary computations (hydrology) should be provided to verify that the SWM area(s) on the plan are adequate.
- b. Show that all outfalls from SWM facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- c. Show that the SWM Facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, downstream life or property is endangered.
- d. List on Development Plan any waiver or variances and give date of approval by Baltimore County.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Division of Design and Review, and a set of specific comments will be provided. The Developer is responsible for addressing these site-specific comments, which are enumerated as follows:

- a. 2 and 10 year peak quantity management is required for this area.
- b. Water quality measures consistent with the policy of DEPRM must be provided. Minimum water quality must be provided for the first 0.5 inch of runoff from all impervious areas. Infiltration practices must be investigated and are preferred where practical.
- c. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- d. Proposed outfall for Pond #1 is encroaching the forest buffer. Permission must be granted by EIR or outfall must be relocated out of buffer.
- e. Please clarify definition of on-site management methods for water quality and areas involved. (See page 7 of Analysis Report)

Robert T. Wood
April 11, 1995

UMBC2.SWM/DEPRM/ESCRG
Rev. 11/93



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**BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT**

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754 FREDERICK ROAD
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DEVELOPMENT PLAN CONFERENCE

UMBC RESEARCH PARK
SULPHUR SPRING ROAD

APRIL 12, 1995 @ 11:00 AM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

NOTE: Comments are advisory in nature and may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. Grading Requirements & Sediment Control Guidelines

- a. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.
- b. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.
- c. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
- d. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at 887-3226 for additional information.

2. General Engineering Requirements

- a. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District. Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will not be approved prior to SCD signature on erosion and sediment control plans.
- b. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to



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COUNCILWOMAN, FIRST DISTRICT

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existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- c. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
- d. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' Project Engineer.
- e. Grading plan must be in compliance with development plan.
- f. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.
- h. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
- i. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.

3. Outlines for Development Plan Approval

- a. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.
- b. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 ft of septic reserve areas.
- c. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1000' by proposed grading is not acceptable.



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BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT

COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0596 887-0597
754 FREDERICK ROAD
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UMBC RESEARCH PARK
PAGE THREE

4. Site Specific Comments

- a. There are no site specific comments, refer to the preceding pages for general requirements.

Steve M. Wallis

April 6, 1995 .

UMBC.GRD/DEPRM/ESCRG
REVISED 8/93



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BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT

COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
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B A L T I M O R E C O U N T Y,
M A R Y L A N D

Subject: Development Plan Comments

Date: April 12, 1995

From: Department of Recreation and Parks

Project Name: UMBC Research Park

Project Number: I-432

Location: N/S Sulphur Spring Rd., S. of UMBC campus

Districts: Elec. 1 Counc. 1

Comments:

Local Open Space is not required in non-residential development.

Michael Grossman
Local Open Space Coordinator
887-3822



COUNTY COUNCIL OF BALTIMORE COUNTY

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**COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
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BALTIMORE COUNTY OFFICE OF
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 12, 1995

TO: Donald T. Rascoe, Project Manager

FROM: Christine K. Rorke
House Numbering and Street Naming Section



SUBJECT: UMBC Research Park Development Plan Conference
April 12, 1995
ZADM File No. 1-432

1. One new road name is needed. Please contact this office to reserve a road name with the U.S. Postal Service and to obtain addresses.



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CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
CATONSVILLE, MD 21228

/



BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN CONFERENCE COMMENTS
FOR APRIL 12, 1995

DATE: April 11, 1995

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

PROJECT NAME: U.M.B.C. Research Park

PROJECT NO: I-432

LOCATION: U.M.B.C. Boulevard

DISTRICT: 1C1

The Developers Engineering Section offers the following comments on the Plan dated by the Engineer on April 4, 1995.

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Department of the Environment Construction Permits for each private utility (water and sanitary sewer) having a projected flow greater than 5,000 gallons per day average daily flow will be obtained through the Baltimore County Department of Public Works. A processing fee of \$100.00 per each utility will be required at the time of application.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.



COUNTY COUNCIL OF BALTIMORE COUNTY

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April 11, 1995

Any manmade embankment over 10-feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer".

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Facilities required to serve this site will traverse an existing stream and may require a Corp of Engineer's Permit and a Water Resources Permit prior to releasing the proposed facility to contract.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

When an Irrevocable Letter of Credit is posted as security and, if the County's ability to draw on or otherwise call a Letter of Credit is negatively impacted for any reason (bank default, receivership, etc.), it shall be the sole responsibility of the developer to obtain a replacement Letter of Credit under the same terms and conditions.

The Developer shall be responsible for having all proposed street names in any new development approved by Zoning Administration and Development Office prior to his engineer placing these names on the final record plat and/or construction drawings. All street name changes made after plat recordation must also be approved by the Street Name and Address Section and the construction drawings revised accordingly. The method for changing street names after a plat has been recorded will vary by project, and guidance will be provided by the Street Name and Address Section.

HIGHWAY COMMENTS:

Sulphur Spring Road and Shelbourne Road are existing roads which shall ultimately be improved as 40-foot street cross sections on 60-foot rights-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.



COUNTY COUNCIL OF BALTIMORE COUNTY

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**BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT**

**COUNCIL OFFICE: 887-3366
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
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CATONSVILLE, MD 21228**



The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

The preparation of the right-of-way plats for any offsite road rights-of way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.

The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

The relocation of any utilities or poles as required by the road improvements.

The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

The U.M.B.C. Boulevard is partly a State road and partly a private road. The Plan indicates a portion of the private road will be dedicated to Baltimore County. We feel it would be more logical for this to become a State road.

All streets in this subdivision shall be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way and shall be the Developer's full responsibility.

The paving thickness shall conform with Baltimore County Standards and requirements.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Guardrails are required for protection to pedestrians along the flood plain easement and shall be the Developer's responsibility. The guardrails shall be constructed in accordance with Baltimore County Standards.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards as the Developer's total responsibility.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.



COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

**BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT**

**COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
CATONSVILLE, MD 21225**



Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site, including state roads where applicable. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-ways - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Floodplain studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.



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COUNCILWOMAN, FIRST DISTRICT

COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
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April 11, 1995

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

The Developer must furnish the Bureau of Engineering and Construction with a floodplain study containing the following information:

A map of scale 1"=200', for the entire drainage area which contributes to the open stream, including a tabulation of flow quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.

Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"-5' horizontal to 1"=5' vertical scale.

A profile of the stream.

A plan with the location of the field run cross-sections indicated.

Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2".

Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable designs (type, size and location), with estimated construction costs included, to verify his selection.

The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plat 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.



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In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The Developer is required to extend a storm drain to solve the drainage problem on Shelbourne Road near Browns Terrace. The drain extension must be shown on the Plan before approval.

WATER AND SANITARY SEWER COMMENTS:

Baltimore City Water comments are attached.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for the entire cost of any relocation of the existing public water main and/or sanitary sewer, including the preparation and the cost of construction drawings and right-of-way plats required, all right-of-way acquisition and/or release costs and recordation charges.

The Developer is responsible for the cost of capping or plugging any existing house connections not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is not connected into the public services.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sewer System Connection Charge is determined, and payable upon receipt of bids for the utility construction contract. This Charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.



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Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Public sanitary sewer with the associated right-of-way is required through this site to the frontage of #828 Sulphur Spring Road. The Developer is responsible for the cost of the construction and design of the public sanitary sewer and the establishment of the right-of-way and conveyance thereof, to Baltimore County at no cost to the County.

The Developer shall contact the Zoning Administration and Development Management Office on 887-3321 for information on obtaining water service where the meter required is 3" or less, or the Development Plans Review Section on 887-3751 for water service requiring meters 4" and larger.

LANDSCAPE COMMENTS:

The stated goal of the Baltimore County Landscape Manual is to utilize the landscape elements in an organized and harmonious fashion that will enhance the physical environment. Specifically, preserve natural vegetation and provide planting in concert with natural vegetation. Also, the manual attempts to articulate spatial relations and provide image and structure to the built environment.

Loop Road Streetscape

The design for vegetating the loop road should strive for a rhythmic informality. Varying tree types and sizes should be blended with the remaining forest edges. An architectural theme should be established with major deciduous trees that transition from informal near the forest edge and buffers to formal near the fronts of the buildings and parking lots. Flowering trees, evergreen trees, and masses of large growing shrubs should provide a varying of scale and nuancing of space.

Interior Landscape Area

The plantable areas within the vehicle use and pedestrian areas should be enlarged. A ten-foot setback for parking lots against public rights-of-way is inadequate for a development of this magnitude. Ten-foot wide medians and parking lot islands provide an inadequate plantable area of only eight feet when curb thickness is considered. The parking lots themselves generally do not conform with the Landscape Manual requirement of providing a 7% interior plantable area.



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CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
784 FREDERICK ROAD
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Security

Physical assaults on female students has been a chronic problem for U.M.B.C. All existing and proposed vegetation that is located in proximity with pedestrian use areas will be analyzed as to its potential for opportunistic crime.

RWB:DAK:jrb

Attachment

cc: File

UMBC.DPC



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COUNCIL OFFICE: 887-3386
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
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CITY OF BALTIMORE

KURT L. SCHMOKE, Mayor



DEPARTMENT OF PUBLIC WORKS

BUREAU OF WATER AND WASTE WATER
UTILITY ENGINEERING DIVISION
305 Abel Wolman Municipal Building
200 N. Holliday Street, Baltimore, Maryland 21202

ack

March 23, 1995

RECEIVED

MAR 29 1995

DEVELOPERS ENGINEERING SECTION
BUREAU OF ENGINEERING AND
CONSTRUCTION

Mr. Robert Bowling, P.E., Chief
Developers Engineering Division
Baltimore County Department of Public Works
County Office Building
Towson, Maryland 21204

Dear Mr. Bowling:

In reply to your letter of February 15, 1995 concerning the UMBC Research Park, service may be obtained from the Second Zone.

An FM master metered service may be taken from the existing 12-inch main in Shelbourne Road north of Sulphur Spring Road, or a 12-inch main extension should be installed in Sulphur Spring Road and the proposed public roads from the existing dead end at Shelbourne Road. The proposed 12-inch main, as shown on the CRG plans, will not be permitted to be connected to any Western Third Zone main since it is not city policy to extend service to areas where pressures exceed 150 psi.

To receive water service, all lots must have fee simple frontage on the public roads. Additionally, pressure will exceed 80 psi below elevation 169-feet, and we suggest that pressure reducing valves be installed to provide service to all lots below that elevation.

It is recommended that the developer arrange to have a fire flow test made to determine if the water available is adequate for fire protection and domestic service. Arrangements for a fire flow test can be made by contacting the Chief of the Pumping Section, Bureau of Water and Wastewater, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.





COUNTY COUNCIL OF BALTIMORE COUNTY
COURT HOUSE, TOWSON, MARYLAND 21204

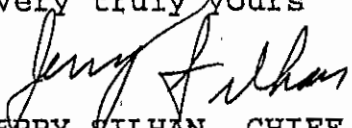
BERCHIE L. MANLEY
COUNCILWOMAN, FIRST DISTRICT

COUNCIL OFFICE: 887-3388
CATONSVILLE DISTRICT OFFICE: 887-0896 887-0897
754 FREDERICK ROAD
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All mains not in the public roads will not be serviced or maintained by the City.

Very truly yours


JERRY SILHAN, CHIEF
UTILITY ENGINEERING DIVISION

JS:WSR:sw.

cc: Mr.N.L.Stephen
Mr. S. Milio
Mr. B. Keller
Mr. W. S. Ruskin
C:\WP51\NICK\BOWL8

BALTIMORE " THE CITY THAT READS "



COUNTY COUNCIL OF BALTIMORE COUNTY

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S O U T H W E S T C O A L I T I O N
E N D O R S E M E N T S H E E T

Prof No 43

We the undersigned community association presidents support and sanction the Southwest Coalition's opposition to the research and development park at UMBC.

COMMUNITY ASSOCIATION NAME

SIGNATURE

Halethorpe Improvement Association
Maiden Choice Community Association
WYNNEWOOD COMMUNITY ASSOCIATION
WYNNEWOOD COMMUNITY ASSOCIATION
Wynnewood Community Association
Main Road Historical & Protective Society
South Colling Road Improvement Association
Coudensville Improvement Assoc. of Arbutus
Colonial Gardens Improvement Association
KENWOOD PARADISE COMMUNITY ASSN.
Southwest Coalition
CENTRAL CATONSVILLE COMMUNITY ASSOCIATION

Josca L. Allen, President
Fredder C. Valdivia, President
Robert Hunt, President
George Hoag, V.P.
Robert Meyer, Treasurer
Mary Grace Macgill, Pres.
Howard Alan Perry, President
Evelyn S. Revels, President
Catherine D. Lenz, President
Joseph Setzer, President
D. M. Warren, President
Mona D. Fiedler, PRESIDENT

Kathy's

Public Hearing
Dec. 11, 1991
Medeo
Baltimore
County
Council
Hearing
Room

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only

Basically, this project has been in the works for approximately the last three and a half to four years. The Economic Development Office had been working with the UMBC campus to develop a high-tech research park when we were first approached by the campus with the idea and Dr. Hooker conceived it, basically. A little bit of history of the area and so on and so forth is that our overall economic development effort has been somewhat hampered in the Southwest part of the county over the years and, in general, we have lost a lot potential companies that would locate in Baltimore County to the Anne Arundel/Howard County corridor because, number one, geographically we are very thin down there, which is obvious if one looks at a map, but, secondly and most importantly, is the fact that the types of companies that were locating in, what we call, the BWI/Baltimore-Washington International Corridor were more of a high-tech nature conducive to the types of research going on to various NASA and agricultural centers and so on and so forth down there. So, when Dr. Hooker of UMBC campus first approached the Economic Development Office with the idea, we supported it in the vein of losing and having lost a number of companies that would have broadened the tax base in Baltimore County and created jobs in for Baltimore County residents, which is basically what the Economic Development Office's responsibility is to the tax payers. So, in that vein, basically from day one, we have

supported and advocated the creation of the research park--all within the laws and the development regulations of Baltimore County. So, we therefore today, continue to support the research facility as it has been presented to us. Thank you.

Mr. David Smith, UMBC

I'd like to submit this for the record. [Yes. And, if I could comment just a moment on that. What we'd like to do for those of you who would like to prepare--if you've not already done so--written comments, we'd like to give you an opportunity to send those to Medco. We'd like to have them within a week from tonight. So, we're talking about the 18th of December. It's Medco, 36 S. Charles Street, Suite 1911, Baltimore, Maryland 21201. And, we will see--I will certainly see--that any and all written comments will presented to each of the board members. And, certainly, we will accept any that are prepared tonight.] Good evening. My name is David Smith and I'm an undergraduate student at UMBC and the President of the Student Body. I am qualified to speak here tonight because of my involvement with the research park and the planning--the understanding of what's been going on for the past two years. I am here tonight representing the UMBC student body, because I believe the proposed UMBC research park is a very positive step forward toward the marrying of industry and academics. One of the most obvious benefits for students is the opportunity for them to gain employment in a career related field while still attending

college. This experience is priceless when one enters the job market. The experience gained in the co-op type job benefits both the student and the employer. These Marylanders must also recognize the reality that the defense industry is no longer thriving here and will never again be what it has been in the past. For this reason, companies such as Westinghouse are expanding into areas into which they have not traditionally concentrated in. One of the newest and fastest growing industries is medical and biological research. While this research park will provide space and research, it will also provide substantial economic benefits to the county and region. The immediate benefit to the county will be an increase in the tax base. The growth will also undoubtedly create jobs in the surrounding community; however, due to the park's location, it will not cause increased traffic in the local residential neighborhoods. This research park will help UMBC to work towards its mission statement, which is to serve the Greater Baltimore region as its public university for research and Doctoral education. I urge you to take this opportunity to help UMBC move forward into the 21st Century as a leader in research. While Maryland is in great financial trouble now, we cannot afford to stand by idly in these difficult economic times. We must move forward and look to the future. Additionally, we as students, are sure that due to the careful planning in the creation of the Research Park Corporation, the university will not incur a financial burden that would adversely affect our education. I

also believe it is noteworthy to point out the careful attention given to preserve our natural resources within the proposed park. Wetlands, which have become a major topic of discussion in recent years, have been preserved in compliance with the older and more stringent environmental laws concerning wetlands. Thank you.

Steven Macks

Thank you. I'm Steven Macks. I'm a researcher in bio-chemistry. I'm a Professor of Neurology-Bio-Chemistry and Pediatrics at the University of Maryland and I'm acting Vice President for Research and Dean of the Graduate School. As the campus official with responsibility for the research enterprise, I appreciate the opportunity to speak to you very briefly about the issue of bio-safety at the University of Maryland Baltimore County Research Park. To begin with, it is important that I assure you in no uncertain terms that bio-safety is a very serious matter with us and one to which we pay the strictest attention. This is not a new issue for us; indeed, UMBC has been diligent on this issue since the institution was founded 25 years ago. Our investigators operate under very strict guidelines for bio-safety and these guidelines will be enforced in the research park. First, we will be able to enter the premisses to inspect. Second, we will review the specifications of facilities to make sure that all necessary precautions are taken before any work can be accomplished. Third, as far as bio-safety itself, the laboratories in the research park will be restricted to bio-

safety Level 2. This is a standard devised the Center for Disease Control and the National Institutes of Health to insure safety precautions in proportion to the degree of the hazard of the particular agent. Under special circumstances and with justification, it is possible that this limit might be increased to that of an augmented Bio-Safety Level 2 or Bio-Safety Level 3. There is a Bio-Safety Level 4, but this will not exist in our research park. Fourth, we have safety officers and our investigators in the research park will be subject to the same strictures as our faculty; that is to say, very rigorous oversight of all their activities. Briefly, Bio-Safety Level 2 is designed for agents of moderate potential hazard. It involves standard micro-biological practices: the wearing of laboratory coats by all personnel, decontamination of all infectious wastes, limited access while work is in progress, protective gloves, and bio-hazard warning signs. For this Level, sometimes containment equipment might be necessary; for example, bio-safety cabinets might be used if an agent has a potential for producing an aerosol. Bio-Safety Level 3, which again will be used only under rare circumstances, involves the same practices and techniques as Bio-Safety Level 2 plus special laboratory clothing and controlled access. Safety equipment would be used for all manipulations of infectious material and a containment facility would be necessary. A containment facility means restricted access and special air-handling, as well as changing into laboratory clothing upon entrance and exit from the facility. To

conclude, we will again, in no uncertain terms, take all possible precautions to insure the safety of our workers, the community and the environment from experiments which might be conducted in the research park. Again, I thank you for the opportunity to make these brief remarks.

Councilwoman Manley

Thank you. I'm Councilwoman Manley. I represent the 1st District in Baltimore County and I'm here tonight speaking against the R & D at UMBC. I'd like to take you back in history a little bit to 1984 when the O.T. concept was presented, proposed by the Planning Board and it went on to the County Council. The purpose of the O.T. was to provide for development of adjunct employment centers to designated town centers, provide for suitable intensity and type of development in prime locations marked by excellent access and proximity to town centers. Notice, I keep repeating "town centers." Address the demand for development space for offices, research and development activities and certain kinds of light industrial uses. Notice, I've said "industrial." The Planning Board stated that technical reports concerning the growth areas of White Marsh and Owings Mills have identified certain highly accessible areas as being well suited for development into employment centers and, in case you don't know it, it is now being suggested that the R & D at UMBC become an employment center. Combining office uses and those uses popularly referred to as high-technology industries.

High-technology industries for the purpose of this report refer to those industries having higher than average expenditures for research and development and higher than average proportion of technical employees. In order to obtain its share of the growth potential of these industries, Baltimore County needs to provide legislation to make Baltimore County more attractive to such industries. When this came before the organization that I was associated with before I ran for office, I read it and I thought "we will never have a problem in the Catonsville-Arbutus area. This is designated for growth areas." And, that's exactly where it should be. The areas for which such a zone is envisioned are characterized by their high visibility, proximity to town centers and high accessibility. In order to assist implementation of comprehensive planning policies indicated in the Baltimore County master plan, 1979-1990, and in comprehensive plans for the two growth areas, the zone should encourage the development of a physical environment conducive to such a combination of uses. Now, what happened when this went to the Council? The high accessibility and near a town center was changed from "and" to "or." That is why Catonsville-Arbutus finds itself faced with an O.T. zone and a research and development park. Under the permitted uses, yes, research parks. However, there has been some concern as to whether there's going to be any manufacturing in this park. I have been advised that there will not be any. But, if you look at the information that has been provided--and, it is taken from the Senate Budget and Taxation Committee,

Capitol Budget Sub-Committee, November 16, 1991--we find that the bio-processing center which our Governor is very eager to place at UMBC states the proposed x-number of million dollar building would be a low-rise, one-story, light manufacturing facility. So, we see here, manufacturing is a key. I want to now refer you to our master plan. And, by the way, I also have taken from the UMBC Research Park master plan. It refers to the Baltimore County master plan and it states, "The site lies within a designated community conservation area. These areas are identified by the County for close review and monitoring of impacts from new development." So, even UMBC has admitted that it does lie within community conservation areas. And, what are community conservation areas? Community conservation refers to public and private efforts to design, maintain, or enhance the physical, social, and economic resources of the County's older urban area communities. The County's community conservation areas are those identified in the 1979 master plan as existing communities. Existing. They have been there for many years. And, what does the master plan suggest about community conservation areas? Citizens must be involved in the careful review of projects or proposals to insure that they are not detrimental to their neighborhoods. And, I emphasize that. The County will consider the use of community conservation area designations to facilitate stringent review of development proposals and direct attention to specific community needs. Proposals encouraging extra traffic harmful to the neighborhood

should be avoided. In our community, we have recently had the decimation of the intersection of Wilkens and Rolling Roads. Any who have not travelled through that intersection, I suggest that they do so. We have a failing intersection at the college and Valley Road. Now, just because we have a failing intersection does not mean it is going to remain failing because, once its failing, then there have to be some corrections, geometric changes, or timing of the light so that it ceases to be a failing intersection. Under community development in our 1989 master plan, it states "Industrial growth 2 is successfully making the transition from traditional smoke stack to high-tech service oriented operations providing an increasing choice of employment opportunities in attractive locations throughout the County." Notice that I say there "industrial growth" and it is associated with high-tech. Under Western sector, it refers to the old communities. These localities are prime candidates for the community conservation program envisioned by the master plan. I think we have established that Arbutus and Catonsville are community conservation areas. And, I do want to emphasize that. I contend that by placing an O.T. on UMBC was an error on the maps. And, I will be considering changing that zone. These old communities have been bisected by the Beltway--they were there before the Beltway. The communities have been affected by the Beltway. We have also experienced the opening of I-95. All of this traffic in the aggregate is going to continue to increase. If we have changes to South Rolling Road or if we have a by-pass

around Catonsville, it is going to impact communities and people's quality of life. Not only is it going to do that, but we currently have air quality problems in our region--the entire Baltimore region. I have with me, and I'll be happy to give a copy to anyone who desires it, a statement from the Hopkins Institute for Policy Studies and this information came from the Regional Council of Government. Our region has significant air quality problems. The Baltimore region is a non-attainment area for E.P.A. standards on air quality. It is among the ten worst cities in the United States. Within the report it states the American Lung Association recently released a report, and this was released in July of 1990, estimating health costs to Marylanders anywhere from 90 to 190 million dollars per year. Do we continue to ignore the need for a balance between growth and the environment as we have done for the last 15 years? And, as we have ignored the need for balance between growth and basic government services? One of the reasons we are in our financial crisis is because we have over-developed without planning for that growth and planning for how we were going to provide the basic services for our citizens. A Maryland bio-processing center is a manufacturing facility. From Appendix A of the Maryland Bio-Processing Facility Business Plan it states, "Proposed that the State of Maryland invest in a bio-technology manufacturing facility to alleviate critical manufacturing dilemmas facing bio-technology firms in Maryland." It is a manufacturing facility. I do not know whether the other

buildings will house manufacturing. I'm sure they will at least house some type of proto-type manufacturing that is also allowed. But, the bio-processing center is absolutely a manufacturing facility. I would like to include in the record my desire for answers to the Clearing House Statement. I responded to those questions, requests for my position. I have not received answers to my proposed questions and I would appreciate hearing from that, it's called, the Clearing House Statement. I'd also like to question why hasn't the site for the bio-processing center been determined? We were advised at one time that it was to occur by October 16; however, the decision has not yet been rendered. I believe it should have been rendered prior to this public hearing tonight. Getting back to the R & D. I had an opportunity to speak with a gentleman who is in the Department of the City and Regional Planning in North Carolina. I discussed the Triangle R & D, which is located in North Carolina, and asked him a few questions. He has advised me that there are hundreds of R & D's in North Carolina. Very few are on university campuses. North Carolina State does have Centennial Campus; Chapel Hill has Glaxo, which is foreign owned, as well as the Triangle R & D. The Triangle, if some of you are not familiar with it, is identified with Duke and Durham, North Carolina State and Raleigh, and University of North Carolina in Chapel Hill. I believe the R & D can be located off the university campus, out of our community and, depending upon the times as to the need and management of it, it could possibly work. Some of you might have

watched the 20/20 report that was aired on December 6. It was a most enlightening segment on foreign investments in R & D. I think we do have to have concerns regarding foreign ownership and investments in our universities. When private corporation is involved, what is there is proprietary. They have exclusive control over it. Even if data and findings are published eventually, those who are working daily with those findings on a daily basis, daily access, they can fax, or telephone, or place on a computer which gives them immediate access and their national government immediate access. Generally, six months to a year is required before the information can be published and become public. At the University of California, Irvine, the Hitachi Corporation has built a three-story building. There are elevators, stairs to the second floor which the faculty and students have access to; however, the third floor, the elevator does not even go up. They have closed it off. There is no access. I think we need to ask: are we selling our resources in this manner, without return to the U.S. economy? Are we commercializing our universities with tax dollars by providing private industry the use of publicly provided research labs? Is teaching our university students being preempted by an opportunity to hopefully make money? Is the quality of education for undergraduate students being subverted? Are universities prostituting themselves? Are our legislators reading the fine print of these agreements? These are very real concerns for me. I was elected to represent my constituents. I am sitting here

instead of my predecessor because we had different philosophies on how to protect and preserve our community. I believe this kept this research and development park in the old established communities that have been so adversely affected, will continue to be adversely affected by the aggregate of traffic, the pollution to our air quality, the affect on our children, our grandchildren, I stand opposed to it and I would like to suggest to the Governor and to those who are in favor of the R & D that it be located in an industrial zoned park out of our community. It has been suggested that we become the Silicone Valley of the East. People whom I have spoken to in Catonsville and Arbutus do not want our communities to become the Silicone Valley of the East. Should this park become successful, the property rates will certainly go up, tax rates, property values will go up. Maybe that's a positive benefit. But, how many of our children and grandchildren who earn average incomes will be able to purchase homes in our Arbutus and Catonsville area. I feel certain that there is going to be a negative impact here. I have an article that was taken from the newspaper some time ago and it addresses the Silicone Valley of the West and their problems. And, by the way, the County where the Silicone Valley is located has had deep financial problems. If it is successful we are affected. If it fails, we are still affected because it's in our community. Those buildings are not going to stand there empty. Someone is going to sell them. Someone is going to occupy them. They will be used somehow. I would suggest that the R & D not be

located in the old communities of Catonsville and Arbutus. Thank you for allowing me to speak.

Mr. Fred Carr

[Oh, excuse me Mr. Carr, just a moment. I would like to introduce another board member that has joined us, Mr. Leonard Sacks.] My name is Fred Carr. I was Refining Superintendent at the Domino Sugar Refinery in the Harbor before my retirement. I currently have a part-time job in Annapolis. I'm a graduate of Johns Hopkins and never had any connection with the University of Maryland. My reason for being here tonight is that I've lived on Stevens Avenue less than a block from UMBC for over twenty years. Arbutus is a wonderful community and I've enjoyed living there very much. I've always considered the presence of UMBC to be a great asset to the area. Not only does it bring some jobs to the community, it offers much in the way of culture to those of us who live there. For example, my family and I have enjoyed attending the plays put on by the students over there. I'm here this evening to speak in favor of the proposed UMBC research park and I'd like to draw a parallel between my university and the direction UMBC wishes to take. Johns Hopkins is the single largest employer in Baltimore. This would not be possible if it were not a research university. The proposed research park is good step in that direction for UMBC, in my opinion. In these poor economic times, the jobs it would provide are sorely needed. The park would also bring people to the area with money in their

pockets, a plus for the area businesses. It would also bring people who would want to live in the area producing, as mentioned before, an upward pressure on the going price for homes. And, as a homeowner in the area, I see this a big plus. The people who come will ,for the most part, also put a high premium on education and this can only be an asset to our area schools. And, I urge my neighbors to join with me in support of this, what I consider, an exceedingly worthwhile endeavor. Thank you very much.

Francis Miller

I would simply like to go on record stating that I am opposed to the proposed research park on the UMBC campus.

William Getz

I am opposed to this research park. I have some questions which I think need to be asked, not so much by me, but by you. Today's paper contained an article concerning the letting of a contract for a \$45 million medical-biological center downtown. 200,000 square feet. One of the questions that I think need to be asked is the University in competition with itself? A \$45 million, 200,000 square foot building on Lombard Street--do you need another facility on Wilkens Avenue? Question. If they need it, can it be justified in the form of an economic--you're going to be asking for the same number, same group, same companies. What happens--another question--what happens if there is a

consolidation of UMBC and downtown? Two facilities, one ownership, in competition with itself. These are questions I think need to be definitely answered and clearly stated. Thank you.

John Tansey

My name is John Tansey. I have been a forty year resident of Catonsville and I've had about a 45 year association with the University of Maryland School of Medicine. I'm an Associate Professor of Orthopedic Surgery. What made me interested in the bio-tech park was the fact that I read somewhere that a bio-mechanical firm was interested in moving nearby. And it brought me back to about five years ago when I was trying to do a little research on bio-mechanics and found out the equipment at the University School in Baltimore, there was none in College Park. In fact, there wasn't even a bio-engineering department in College Park. N.I.H. had all the equipment, but they wouldn't let us use it, even though they weren't using it. So, I immediately saw the need for some sort of a facility in this city where alot of the expensive equipment could be utilized. In this era of budget cutting, one of the first targets in the process in the State is the schools and the universities and one of the first targets in the university budgets are the research funds. Although this might be short sighted, it definitely has to be when times get hard. Today's research requires large sums of money, much of which is spent on tools and machines. A

duplication of this equipment is not feasible. This University is faced with the problems of deciding which of its schools need this expensive equipment or tools the most, which would utilize them the most, and where would they have the most academic value for the students. These are very difficult questions to answer. Now, all too frequently they are answered in response to the most vociferous and squeaky wheel. A research park is unquestionably a long-term investment. Most of you here tonight are not aware of the horrors of Poliomyelitis. Almost every year, one of your friends is stricken and crippled permanently in one way or another for the rest of their lives. I'm sure that many of you cannot conceive a world in which there were no antibiotics. It took almost thirty years to develop the nationwide immunization program to develop the Sabin vaccine and many, many universities and many different companies were involved with this process, working together. I'm sure you're not aware of the fact that it was the beer industry that first made Penicillin commercially available, primarily for the military during World War II that resulted in saving many lives and many war casualties. Their huge vats became the growth centers for the Penicillin mold. I'm not aware, however, of any campus who built their own brewery for the purpose of growing their own Penicillin. I am sure that the initial planners of this proposed scheme are looking to the future and are fully aware of the hard times facing industry, academia, and the community. The University of Maryland is not the only institution that has considered ties between academic

and research divisions of commercial organizations. Like many long-term investments, some of them have been successful, others have probably even failed. But, the concept of sharing expenses as well as brain power is a highly attractive venture. Unless the tools of research are made available in today's highly technical world, brain power alone doesn't get very far. And, conversely, expensive equipment not being utilized to its fullest capacity is equally wasteful. I see this concentration of various bio-technical skills is vitally important to the University School of Medicine as well as Dentistry and Pharmacy. Benefits that will be both financial as well as scientific. There has been some concern expressed tonight that the use of this facility might not be just for the development of various products, but also to manufacture them as well. And, thus, become somewhat of an industrial park. This is a possibility, but I would say rather remote. I seriously doubt whether this would be feasible economically in most cases. It would depend, of course, on the product concerned. The manufacturing requires certain equipment as well. And, this equipment is not going to be needlessly duplicated by any well-run business organization. Just like the beer vats in the early days of Penicillin, it was much more efficient to let the breweries do the manufacturing then to build an addition to a research facility to house the vats. In summary, I think there's a lot to be said for this proposal which would benefit the State's university program financially as well as improve their academic status and the

community as much. Thank you.

Charles McGill

Good evening. My name is Charles McGill and I live at 319 Gun Road, Baltimore, Maryland. I am the President of the Southwest Coalition. Hopefully, by now, you do realize there is community opposition to this project and that there are grave reasons why this project is undesirable and, therefore does not belong inside our neighborhood. In case you are still not convinced, consider this--there are 14 major disadvantages, 10 directly affect our community and they are:

1. It will forever change the character of the surrounding communities and damage the quality of life for everyone.
2. The communities are faced with unique traffic problems now and the research park will significantly add to these problems.
3. The communities will be confronted with risks from biotechnology hazards. These risks would be reduced if the project were placed in an industrial park outside the area.
4. Storm water management has always been a problem in the Herbert Run Watershed area. UMBC is part of this problem and the research park will only add to it.
5. The sewerage system that will serve the research park site is old. This is noted in the Baltimore County master plan as well the other County documents. It has problems with infiltration leaks. In addition, down site, the sewerage system has several sections that are near capacity and a spot that is scheduled for a major overhaul. Also, based on the fact that UMBC's water

usage has more than doubled in the last year, UMBC is going to add 300 new dorms to the sewerage system. UMBC is also adding a new engineering building to the sewerage system. That there are more than 1,000 homes that will be added to the sewerage system in the next year. The bio-manufacturing is very water intensive and waste fluids will be shot down the sewer. A full impact study needs to be prepared by the County and presented to the community to insure that no major overflows will occur down site from overbuilding. This should be done before funding for this project is approved. It's also important to note two concepts concerning the sewerage. (1) If an overflow does occur, the only variable in the system is UMBC; in other words, if the overflows are continuous and flow must be reduced to stop the overflow, then UMBC would be forced to shut down operations. Flow will not be reduced by residents leaving their homes. (2) If fluid capacity is given for the research park, then, in effect, this reduces the capacity available to UMBC to increase its expansion in the future.

6. Wetlands will be destroyed.

7. Open space will be destroyed.

8. Historical and archeological cultural settings will be destroyed.

9. Air pollution will increase.

10. Property values will increase and will drive taxes higher.

This will cause hardships for people who remain in the community and especially those on fixed income.

Secondly, there are four disadvantages that directly affect every citizen in the State. They are:

1. There is over 1 million square feet of commercial real estate vacancies in Baltimore County alone. Why waste our tax dollars to destroy open land for more commercial property?
2. The funding of the bio-technology initiatives in this State go far beyond helping new business. A certain elite group of people are using our taxes as a cheap source of capital. Based on the Maryland Bio-Processing Facility Business Plan that was published by the Business Planning and Economic Analysis Committee in January of 1991, more than \$63 billion will be expended between 1985-1995 by 42 companies for developing products in the State of Maryland. This report also states that Maryland companies would produce only \$4.5 billion in sales at approximately \$100 million in State, County and City taxes by the year 2000. The big question is how much of the \$63 billion is going to be our State tax dollars? Is this a dirty little secret? Also, I think we have already spent more than \$100 million to establish and run the Bio-Processing Institute since it was formed in 1985. It is this kind of voodoo economic operation that has created the budget deficit.
3. The Maryland Bio-Processing Facility Plan is also flawed and I seriously doubt it actually justifies this project. Thus, the facility, in all likelihood, will fail leaving the taxpayer paying the bills.
4. Infrastructure funding is being requested through laws that

are not appropriate causing the waste of more tax dollars.

So, you see, the project is a big loser for our community and a big loser for the taxpayer in the State of Maryland; therefore, on behalf of all the people in the State of Maryland, especially the members of the Southwest Coalition, I request that you do not recommend the funding for this project. Thank you.

John Manley

I'm John Manley and I reside at 402 Montemar Avenue in Catonsville and I'm opposed to the R & D at UMBC. I'm a retired college professor. I'm not opposed to research. It is very valuable and very needed and I do not believe that anybody in our community is opposed to the research being carried on at UMBC or research that might be carried on there later in their own laboratories as they continue to grow. So, I want to get that straight now, that people are not opposed to research. What we are opposed to is being dumped on by the State with a manufacturing facility in a research park in an old, established community. I think it behooves the State of Maryland before any additional bio-technology is allowed, that they get off their duffs along with Baltimore County and create some regulations as to where these sites can be. The UMBC site is very close to a middle school, an elementary school, a high school. It's not the place to put a bio-technology center and I agree with the Professor from the University of Maryland a while ago. And, we're not saying that the people there aren't going to make every

effort, as we know all researchers do, to be safe. But, we also know there's human error. Once that error occurs in a community such as ours, it could be devastating. I think we need to take a long look. We have space on U.S. 1, 3 minutes from the University that's available. They're trying to develop 3 minutes away by Route 195. And, they're only putting it there because we want our students to have the adjacent facilities to do their research in and I don't think three minutes away--on most college campuses it takes you longer than that to walk from one building to the other anyway. I feel very strongly that all the things that's been said here tonight I agree with Dr. Tansey 100%, except I'm opposed to putting it in our neighborhood. We need to have these kinds of facilities where high cost equipment can be shared. But, I also have concerns that in the bio-technology industry, most of the people going to PhDs right now in the United States are from the Asian Countries. Not that they don't have that right, but I also feel very strongly that most of that information is going back to where it cannot help us, the way it should be. I think that if you wanted to take the figures, you could find that I'm pretty close to the percentages. And the other thing I resent is the Governor and Mr. Hooker, who I like to refer to as the Carpetbagger from the North, the Carpetbagger Developer who came into our community, tried to develop Worldbridge against the people's will on that side of the town, couldn't make it, and is now going to dump a facility on us. And, then once he gets it going, he's going to leave town just

like he's promised to do. Just like most developers do once they've dumped on you. I resent that and I want you gentlemen to believe that the people in our community and, as I understand it, one of your regulations is that it meets community support and it also is to be put in a depressed area and I don't think that you have the community support and I don't think Catonsville's a depressed area. I wish you would look at your own regulations before making the decision. Thank you very much.

John Detzer

Good evening, gentlemen. My name is Jack Detzer and my wife, Mary, and I have lived in Catonsville for about 31 years. We live on Montrose Avenue, where we've raised four children. I have had a business in Catonsville, remained very close to Catonsville, past President of the Catonsville Jaycees. We were committed and dedicated to good economic growth in our community. And I think over those years, rarely has an opportunity presented itself for a high quality development that would contribute to economic development of Baltimore County, create a magnet for technology-based growth, add significantly to real estate tax bases, and provide attractive job opportunities. The ripple effect of this economic stimulation in our community will benefit local businesses, as well as insure continued growth in the value of our homes. Growth will occur. We now have an opportunity to manage that growth. Let's not waste it over petty grievances, but work together to provide continuing opportunities for our

County to grow and prosper for the benefit of all of its citizens. My wife and I strongly support this development. Mr. Sandbower, who is unable to be here, left a letter and asked that I read it, if I may do so at this time. His letter states, "My name is John Sandbower and, along with my wife Nancy and three children, I have lived in the Oak Forest section of Catonsville for the better part of 22 years. I should add that my office is located in downtown Baltimore and, thus, I have used Rolling Road and, more recently, I-95 to go to and from my office on a daily basis. Nancy and I strongly favor the development of the UMBC Research Park in our community. In reaching this decision, we have taken into consideration the arguments both pro and con with some degree of care and realizing that the decision on this issue will affect our lives for the many years we intend to continue to spend in Catonsville. We believe that there is a unique and perhaps once in a lifetime opportunity to accomplish significant economic and educational goals by the realization of the development of the UMBC Research Park. We also believe it will bring to our community a large number of jobs and, at the same time, the kind of people and families who we can reasonably expect to be productive and good neighbors in every sense of the word. We urge you not to miss this golden opportunity. Respectfully, John and Nancy Sandbower." Thank you.

Dr. Norman Schmuff

My name is Norman Schmuff. I'm a resident of Catonsville

and I'm on the Board of Directors of the South Rolling Road Community Association. Actually, I too am a graduate of Johns Hopkins University and I have a PhD in Chemistry from the University of Wisconsin. Most of my professional life, I have been involved in bio-medical research. Under certain circumstances, I think I could support the proposed bio-processing facility, but in its current incarnation, I cannot support it. Among my current objections are a lack of adequate infrastructure and prospect of the project being a black hole for our tax money. Although, what I would like to speak on is the issue of protection afforded to the surrounding community by F.D.A., that is to say a Food and Drug Administration, regulations of the proposed bio-processing facility. By the nature of my employment, I am intimately familiar with the policies, practices, and regulatory mandates of the F.D.A. I must say here that my statements in no way reflect the opinions or policies of my employer--these are strictly my opinions. As I understand the intent of this facility, it is to prepare clinical supplies that are common in D.N.A. products for small start-up companies. These would be studies preformed as part of a Phase One through Phase Three study under the investigational new drug application regulations of the F.D.A. I have to say here that I consider it to be an outright, bold-faced lie to suggest that there is any community protection afforded by F.D.A. regulations. The mandate of C.B.E.R., that is the Center for Biologic Evaluation and Research, is to protect the public safety of those

persons dosed with these pharmaceutical agents. Yet, what is the F.D.A. mandate as it relates to a facility like the bio-processing facility. The fact is, there will be no bio-safety guidelines enforced by the F.D.A. in this facility as I currently understand it. There are extensive facility requirements in what is referred to as an E.L.A., Establishment License Application. However, this Establishment License Application is only required for licenses biological products along with what is called a P.L.A., a Product License Application. That is, it is only required for marketed products. As I understand the proposal, there will be no potential for routine bio-polymer production of marketed products; hence, it is unlikely that F.D.A. facility inspection will ever occur. There is currently a requirement in the F.D.A. for an environmental impact statement in new drug applications; however, for drug R & D's, with which I am more familiar, there are blanket statements of compliance with state and local regulations as acceptable in lieu of an environmental impact statement. If this facility is allowed to proceed, I would suggest that a commitment to N.I.H. guidelines for recommended D.N.A. research would be appropriate and that environmental impact statements suitable for inclusion in an E.L.A. be provided to community associations even though one would not be required in the absence of licensed products. I would also like to state that I really am unaware of any start-up pharmaceutical firms who have not been able to provide recommedant proteins because of a lack of facility for R & D

clinical supplies. In my role on the Board of Directors of the Community Association, I have to say that an informal show of hands at the meeting of our group indicted near unanimous opposition to the research park. The Board of Directors of the South Rolling Road Community Association of which I'm one is unanimous in our opposition. I believe that the need for this facility has yet to be demonstrated. I consider it likely it will never return any of the public funds allocated to it. I think that it will remain largely empty. I believe these things to be true. But, what I'm certain of is that the F.D.A. will provide no community protection or control of this facility. To suggest otherwise is a lie.

Suzanne Buckda

My name is Suzanne Buckda. I live in Relay, Maryland. As a taxpayer in the State of Maryland, I oppose the use of State funds for a research park on the UMBC campus. Baltimore County and the State of Maryland are justifying the use of public funds for this project by predicting that significant economic benefits will accrue from it in the future. I believe this conclusion is the result of faulty logic. The County is expected to collect substantial property taxes from future park tenants; however, there is currently a glut of commercial office space available on the market. Right now, there is a thousand acre technology park similar to this proposal at Bowie State College which has only one tenant. Overbuilding of office space is one of the major

causes of the recession we are presently experiencing and defaulted commercial loans have wreaked havoc on the financial community. I feel that it's a mistake for the State of Maryland to underwrite the construction of more commercial office space which would compete for tenants with the empty buildings already standing. The first two prospective tenants of the park are to be Westinghouse and the Maryland Bio-Processing Facility. Westinghouse is struggling in the present economic climate and has laid-off thousands of employees in the State of Maryland. Would it not make more sense for them to utilize their existing vacant space created by the recent downsizing rather than accrue additional debt for a new facility. The Bayview Research Park in Baltimore City is actively seeking the Maryland Bio-Processing Facility as a tenant and a decision to locate at Bayview would eliminate them as a prospective tenant at UMBC. Incidentally, by putting the Bio-Processing Facility at Bayview, rather than at UMBC, would save the State \$6 million in infrastructure and administrative costs. As to the creation of jobs, which has been credited to this project, Westinghouse would merely transfer their existing employees from a Columbia facility to the new building at UMBC. No additional jobs would result for Baltimore County or Maryland residents, in the case of Westinghouse. In conclusion, I urge you not to commit any State revenue for this questionable project which is overwhelmingly opposed by the community surrounding it. If the State has capital project funds available, why not use them to replace aging infrastructures such

as the Herbert Run sewer line rather than increase the burden on it.

Kathy Potter

My name is Kathy Potter and I have not lived in Arbutus for 40 years or 30 years, I've only lived in Arbutus for four years and in that four year time, I have come to love Arbutus for the openness and easy access to the woods in the area. With this project, I see a destruction of the woods and the easy access to the openness. That's why I am against the funding for this project, because of the eventual destruction of the Wetlands and the natural habitat of the area. Under the UMBC master plan, they will build a new interloop road in the 96 acres that will hug the Wetlands so that, "they can have a continual, visual access to this important feature." Again, we're not saying that the Wetlands are not important. They will also build a connecting road between the new interloop road and the current loop road going around the campus now. That connecting road will go right across stream buckles as well as Wetlands. It will be directly over top of them. In the past year, the Year 2020 State Report has been finalized and that report has recognized the need to direct development away from forested areas, tidal and non-tidal Wetlands, tidal and non-tidal flood plains, as well as the storm drains and the wildlife habitats. This project goes against all four of the things they're saying we should be developed away from. The 96 acres does have old-growth forests.

It also has non-tidal Wetlands and flood plains and is a natural wildlife habitat. Also, just because of the new infrastructure is again not going to be built directly on the Wetlands, that does not mean that pollution will not occur. For instance, the new interloop road is going to have the Wetlands. That is a definite source of pollution to those Wetlands. That paved road will act as a pathway for all polluted storm water, motor oil--you're going to have roads, you're going to have leaks from your motor oil and your antifreeze--also, when it snows, they're going to salt the roads--you know, in Maryland, as soon as the first flake comes down, we get those salt trucks out--so that when it first rains, salt is going to pollute the Wetlands, and also our ground waters. We must remember that the Bay does not flush itself of pollutants and excess nutrients. It also collects pollution from the runoff of the developed areas. It does not clean those up naturally. The infrastructure will also increase our air pollution. In order to build the infrastructure, there's going to be a tremendous amount of trees that are going to have to be taken down. Trees filter our air and with the increased traffic there is going to go around the new loop road is also going to increase our air pollution. Maryland has already lost a total of 80% of our non-tidal and tidal Wetlands, which also equates to a total and equal amount of wildlife. I am against this project for many, many reasons. A lot of reasons that you've already heard today. But, the one I wanted to speak about today was the destruction of the Wetlands, the pristine old-growth

forest, and the habitat of the wildlife in the area. I think this area is too important for us to destroy by either construction or by biological pollution. Thank you.

Thilene Ravings

May I ask you gentlemen a question before I start? I hope it's not too presumptuous of me, but have you all read and studied the UMBC master plan? Question to all of you: have you reviewed the UMBC master plan? [I have. I've looked at part of it.] I'm asking the other two gentlemen. [If you're going to ask me a question, you're going to have to ask me on the basis of...] No, I mean generally have you reviewed it? [Yes.] So, most of the board has? Well, then maybe you will recall this section that I'm going to refer to. As a member of the Southwest Coalition and a resident of Catonsville for forty years, I would like to know how MICRF can be applied by Medco through UMBC at this time when the recommendations from the discussions of traffic analysis from the \$262,000 UMBC master plan study has not been addressed. Namely, Section 4, 2 Technical Appendices-- incidently, I have a copy for each of you if you would prefer so you don't have to take notes. It's 2.0 Traffic Analysis for discussion. This is a quote from that paragraph, "This study was preformed assuming existing conditions plus development of the proposed site only due to the unpredictability and lack of reliable information for the adjacent properties in this area. These areas include, but are not limited to German Orphan's Home-

-that's not called the Children's Home, by the way--Spring Grove Hospital, and Catonsville Community College. These can be found on the project map in Figure I-1. Future development of these adjacent properties will affect traffic flow in this area and should be considered when the plans become certain." Two phrases of this paragraph are: unpredictability, lack of reliable information not limited to a future development of adjacent properties should be considered. Thus, this study admits to being limited and incomplete without incorporation of ongoing development. The full impact of South Rolling Road to I-95 and Sulphur Spring, Wilkens Avenue for 1,345 building permits issued over the past four years was in a three mile radius has yet to be felt. Because of the economy, building has been slowed and sales sluggish. That's before approximately 45% of the four projects have been completed. These known plans and projects must be factored into the impact assessment of UMBC research park before proceeding. They have not been addressed. Rolling Road at Wilkens Avenue is a disaster in the making when the Fox Hill Farms and College Hills projects are completed. There were numerous accidents in November near the Highfields area on Rolling Road with traffic coming off of I-95. This is just about a quarter of a mile from UMBC. When there is an accident on the Beltway near our area, traffic is directed to South Rolling Road by the helicopter traffic reporter. On a rainy evening, South Rolling Road looks like a log-jam with lights. We have pollution plus from the traffic now and it will only be compounded if these

funds are granted and the scope of this project is realized. We have a failing intersection at Valley Road and South Rolling Road now and Wilkens Avenue and South Rolling Road will be one in the near future, with or without the UMBC project. Our area is designated a community conservation area in the Baltimore County master plan adopted in 1990. My interpretation of conservation means just that, i.e. not twelve new buildings for private industry subsidized with my tax dollars. This is a "P.S." not in my notes, but it boggles my mind that no one is addressing our elementary and secondary school systems which are over twenty percent capacity right now, without these homes fully built and constructed and without any new business coming in from UMBC. I thank you very much.

Steven Whalen

Gentlemen, my name is Steven Whalen. I live at 6201 Fox Hill Farm Road right over the hill from the UMBC project. Unless you've been living under a rock for the past year or more, you'll know how difficult economic circumstances in the nation and this State are today. Hundreds of thousands of people across the country are out of work. Maryland has been forced to cut its budget by more than a billion dollars. These aren't just statistics for the other guy. Each of us knows somebody who recently lost his or her job and the pain is both real and close by. Medco has an opportunity to do something constructive about this situation. Right here in our own backyard, today. Contrary

to what some opponents have represented, this is not a traffic issue, nor it is the final analysis even a land use issue. UMBC research park represents an opportunity to be on the cutting edge of technology, to provide hundreds of high-quality professional jobs and technical support positions in research and proto-type development. To move the University's research program to national stature. To generate millions of dollars of new tax revenues for Baltimore County. A relatively small commitment on Medco's part today can result in significant long-term benefits to Catonsville, to Baltimore County and to the State of Maryland. It's an investment, which particularly in the current economic environment, you can't afford not to make. You've heard the knee-jerk complaints about traffic. I live right off of South Rolling Road near Wilkens Avenue, where traffic is supposedly the worst. I personally drive those roads at rush hour twice each day. UMBC's research park will simply not be a major traffic factor at that location. The proposed site sits directly off 95, and the UMBC campus is further directly accessible from the Beltway via the dualized section of Wilkens Avenue. The only park occupants who might utilize Rolling Road would be those who choose to live in Catonsville. I for one would welcome them as neighbors. The administration at UMBC has bent over backwards to work with and involve the adjacent residential community throughout this entire process. The University has developed a careful strategic plan making clear that land uses would be tightly controlled. The use of dangerous substances and

hazardous materials will be continuously reviewed and strictly regulated and that no mass manufacturing or industrial development will be permitted contrary to what Ms. Manley may have implied. UMBC has crafted a comprehensive set of deed restrictions to regulate to park's design and invited neighborhood participation in the oversight process.

Unfortunately, certain self-proclaimed leaders of the opposition leaders of the park have their own agenda and have no intention of either being reasonable or fairly representing the interests of the broader residential or business communities. They speak neither for me nor for many of my neighbors. Please have the courage to do the right thing. Make a small investment in our future today that will pay dividends for our community long after all this commotion has become ancient history. Thank you.

Keith Shuey

I would like to go on record stating that I am against the proposed research park on the UMBC campus.

Dr. James Edcedes

Good evening. Mr. Meyer, Mr. Elliot, Mr. Sacks, ladies and gentlemen of the audience, my name is Jim Edcedes. I'm a Management Psychologist and I work as a consultant with business and industry. I am also an employer and I have used university students in my employment. I am also a homeowner and live in the Neighborhood of UMBC; therefore, I would like to talk about the

project in those three particular areas. I would like to voice my support for the UMBC research park. I feel that as a businessman, this opportunity will allow new businesses to come into the area. I think the influx of high-tech business will be beneficial. It is infrequent that a community has the opportunity to add 1,500 to 2,000 jobs to its roles. As an employer, I have used students and have found them very valuable. I will continue to use students and I can project that students learn a lot from these particular types of companies that they would have at the research park. As a homeowner, I live in the Highfields development. Highfields is directly behind UMBC. I would also like to voice, as Mr. Whalen, that there are individuals in the community that are supportive of the park and not necessarily everyone being against it. I think that you at as a Medco board will have to look at this and look at the long-term impact and I strongly encourage you to support it. Thank you.

Kay White

Gentlemen. Ladies and gentlemen in the audience. I'm Kay White. I live at 409 Gun Road. I'm a neighbor of Steve Whalen's and, as usual, Steve and I totally disagree. It just wouldn't be right unless we did. I also, by the way, happen to be vice-president of the Southwest Coalition. And, I'd like to tell you gentlemen that, if my understanding of this hearing is correct, it really applies to whether or not Medco should be the applicant

to Micrf or to deed for the funding. And, I happened to be looking at some papers the other day--the Maryland regs--and they describe an applicant as "the applicant means any County or incorporated municipality, including Baltimore City or a combination of these which applies for assistance from the fund." And, I went to the Webster's Unabridged Dictionary and looked up municipality and it says, "a city, town, etc. having its own incorporated government. (2) The officials governing such a community." I went to the trouble of looking up city, town and community and, as far as I can see from the various State books that I've read about Medco, it seems quite inappropriate for Medco to be the petitioner. Yes sir. [If you would have completed reading our statute, you would note that, for the purposes of this program that you mentioned--Micrf, the Maryland Industrial Commercial Redevelopment Fund--Medco is considered a political jurisdiction for that program.] A political subdivision? [Yes, ma'am.] Oh, OK, so tomorrow then, does this mean that since the Southwest Coalition is incorporated, that we can decide... [inaudible response] [I'd like to state though, what is stated does not mean to state that how we feel pro or con on the issue.] [Absolutely, that's not the issue here.] [We're not trying to be biased here, we're trying to sit here and learn and understand and I think that stating what the law is does not state our position.] [Please understand, we appreciate hearing what you're saying, but the fact is that we do have the statutory authority to do it. Otherwise we wouldn't be sitting here

listening to all of this, which we are finding very interesting and informative.] I hope so. I do have a very, very big problem with Maryland Bio-Processing Center. I object totally and completely to them using pension funds of the County and State employees through the Maryland venture-capital trust. I believe that everyone here in this audience is aware by now that we are talking about risky business that has a 50% failure rate. I am grateful that my personal family is not involved with it, but I have a great number of friends that are involved. And, this is something that, well Mr. James even wrote a letter the other day saying that this does violate both the prudent reinvestment rule and State law which confines investments that which benefits retired State employees only. As you are well aware, all of the books are full of the fact that this is really very,very faulty economical planning. Department of Fiscal Services just this past month, November of 1991, states the financial viability is by no means assured. I, gentlemen, have gone through any number of documents, I believe it was previously mentioned that it would cost \$900,000 more to put this facility, the bio-processing plant, at UMBC then it would to put it at Bayview. In these recessionary, or as Louis Goldstein says depression times, that I really would think that everyone would be looking at the monies that are not coming in. You all have families. Everybody out here has families. If a family is in a tough economical straight, they have choices to make. Do they pay BG&E, telephone company, do they put food on the table, or, gee, maybe it would

be really great to invest money in something that has a 50% rate of failure. Common sense tells you, what would you do with your money? Your very own money? I know that I would not be investing mine in something highly questionable. Which this whole thing is. I know that Medco has had some problems in the past with their various investments with the tax dollars--Bowie was certainly a bomb and I believe you all still have the \$800,000 promissory note. No? [You're going to have to help me with what Medco did in Bowie.] Well, it was my understanding that Medco was in conjunction with the University of Maryland Foundation and put in the infrastructure for Bowie. [No, ma'am.] Medco had nothing, you are saying that Medco had nothing to do with Bowie? [No. I'm saying that we had nothing to do with the infrastructure. This project, the Bowie project was done in 1984 and I was the Deputy Secretary for Economic Development at the time. I was very much involved for four years getting NSA to make a commitment to that project. And, I suspect that that's probably what has brought you to Medco when, in fact, that was not the case.] Oh, I see. You were involved in another way. [I was with the Maryland Economic and Community Development.] OK, well, what about Shady Grove? [No, ma'am. Nothing to do with Shady Grove.] No? Nothing to do with Shady Grove? Kelly Springfield, of course. [Well, Kelly Springfield is a very successful operation. Let me go back to Bowie so we clear up exactly what's going on at Bowie today. In fact, I don't even know if it happened, but I guess it did. I didn't go to the

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Board of Public Works meeting, but today a grant was approved to Medco for the purpose of acquiring ten acres of land in Bowie at the Bowie/University of Maryland Science and Tech Park for the purpose of providing land so that the U.S. Census Bureau can put their super-computing facility there.] And, when is that to be? [That was approved by, the Congress approved \$2.7 million for planning and design for that project in November. We will acquire the land and give it to the federal government for the purposes of the super-computing facility for the U.S. Census Bureau within a week.] [inaudible question asked] [No, no, the money is coming from the State. The land is being given to the federal government for the purpose of bringing, creating a super-computing facility for the United States Census Bureau.] [It will bring no tax dollars?] [It will bring new employment in.] [Federal employees pay State and local taxes, income taxes, real estate taxes if they live here...] [inaudible response] [Well, let's do this. We want to hear what your problems are. I'll submit to you that Medco has had no failures. Notwithstanding anything you want to say. If you want to address the Kelly Springfield, that you have a note of disbelief in your face, we'd be happy to do that. But, I think we'd better use the time here for us to hear what your problems are rather than ^{putting them down} carping at Medco. I will stand on our record. We have done very, very well and we have cost the State zero dollars. Zero dollars.] [Let me add something here. We came here without a bias and I'm not leaving with one yet and Medco is not your enemy. At this point

in time, we're here to listen. We haven't come here on preconceived notions. So, I think you're talking to, I hope, a fair audience here.] Well, I'm under the impression that you are the gentleman that put in the application for UMBC. [In order to get the clearing house to begin a review process of the project, I needed an application. It was a matter of not an approval by the board, because the board has not had this in front of them for any approval. It was a matter of making sure that the clearing house process began so that we could get comments from the various organizations that are part of that process. A few people have mentioned them. It is the Maryland Historic Trust, the Maryland Department of the Environment, the Maryland Department of Transportation, and County Councilwoman Manley put some questions, I think, as part of that process, so. But, you can't start that process and you can't get comments until you start a paperwork flow.] But, UMBC had started that paperwork flow previously. Why didn't they simply reapply? [No. It was a process, though, that was required when MICRF and these programs that the Maryland Department of Economic and Employment Development has. And, the only way you trigger that process is through an application process. That application then becomes the vehicle for these...then they know what project is being proposed. And, then they make the comments as a result of reading an application and the comments that were made were similar to, I mean, there were various comments from various agencies suggesting various things. And, that's part of the

public process that occurs.] Oh, then UMBC could not have had filed their own application? [I'm sorry?] UMBC could not have filed their own application, sir? [For the clearing house, no. ✓ This process was a requirement that is under the...as I say, if MICRF were to be considered to be used, it needs to go through the clearing house process. The clearing house process is not an approval, it's not an approval process. It's not a declination process. Alls it does, it gives interested parties, people that have a responsibility under the law to comment as to what they understand the project is, and to make certain recommendation with regard to it. It is not a permit process. All that business needs to be done. It is an opportunity for the University to understand what various agencies have to say about that and what requirements those agencies are going to impose through the process.] That's very interesting, because I'm surprised since ✓ UMBC put in an application before. [Frankly, I don't know the point you want to make, but if your point is that it disqualifies the application in some manner, it does not.] I would like to make a point on something else that happens to be in the analysis of the Maryland State budget. It says from the initial ?? and general funds appropriated in the fiscal year 1991, the fund is expected to grow to \$25 million in three years through private investment and the investment of private pension funds. This trust fund's creation had the bio-technology industry in mind from its inception. I really would like you gentlemen to address specifically the fact of the Maryland Venture Capital Trust,

please. I think I might have just turned that around. We are in no fiscal shape to put our monies into this type of very, very questionable business. The failure rate is much too great and in these hard pressed economic times, it is not a realistic view to think that we could make out well at all. I think it was Mr. Dresser who mentioned something about a tax base. What I don't think he did mention is the fact that they said something they said UMBC it would take them 15, I believe, to fifty years to really come into being with any kind of solid tax base. Thank you, gentlemen. [Who was this you referred to?] UMBC. It's in their master plan. [Oh, in the master plan.]

Deana Huller

Good evening. My name is Deana Huller and I, too, am a Highfields resident and have also lived in the Catonsville area for a number of years. I would like if you wouldn't mind just for a brief moment to take this from a slightly different perspective. I'd like to talk a little bit about the prioritization of money that Ms. White referred to with regard to if you have an x amount of money and you have several different needs, you must decide what is most important. I've been a nurse at the University of Maryland Shock Trauma Center for almost seventeen years now and, right now, the money that we're talking about with regard to the State funding is, I believe, \$1.4 million that UMBC is asking for and Medco is asking for. And, the County is asking for \$450,000. As of the budget and Governor

Schaefer's recommendations next July, 63% of the emergency medicine budget will be cut to the State of Maryland. This will affect everyone, not only in Catonsville, but in the State of Maryland. This affects the Maryland Institute for Emergency Medicine Shock Trauma Center, Johns Hopkins Pediatric Trauma Center, the City Burn Unit or Johns Hopkins and City Burn Unit, and all the other referral specialty centers in the State of Maryland. It also has a trickle down effect to all the ambulance companies in the Catonsville/Arbutus and the entire State area. A little bit further than that, it has to do with training and certification requirements for all the emergency care health providers in the field. And, it has alot of other detractions, I guess I could say in that proposed budget cut. I would just like to ask, as not only as a health care provider employed by the Emergency Medicine Systems but also as a citizen of Catonsville and of Baltimore County, that we prioritize our money at this point in economic times. If we are in a situation of fiscal restraint, which we appear to be right now, then I believe that we need to think about the vital services such as emergency health care. We need to think about the overcrowded schools. Our children are going to be going to schools outside this district because of the overcrowded schools when they reach middle school. We also have reductions that are being considered by both the County and State with regard to fire services and police services. I can only say that in the past month, three of our neighbors in the Highfields development within one day were

involved in an automobile accident at the entrance of our development. And, I really would not like to think even in terms of what could have happened to those people if we project into the next calendar year after July 1 and what the cutbacks could mean to emergency health services and to what is available to those folks in our community within the County and the State of Maryland. God forbid that anything would happen to any of our children and they not require or they not have available the services and referral center to go to the Hopkins Pediatric Trauma Center. I would just like to think that, at this point in time, we could try and prioritize our needs. You're looking at, I believe as was previously mentioned here, a very, very long-term return on the dollar. And, I for one, would like to see some of the vital, essential kinds of things addressed in our County and State before we look at placing any of our tax dollars into an investment of this nature. Thank you for your time.

Kathy Valderas

Hi. First I'd like to take this opportunity to thank the board for having this public hearing and to thank Tom Dewberry for working with the board and the community associations for rescheduling the last hearing of November 19 when it was not going to adequately allow for notice for the different community associations to be here. So, I would like to thank you both for that. Secondly, I would like to thank all of the community individuals, both in support and opposition, for being here

tonight. It does show certainly that these kinds of meetings are needed and that types of adequate notice is needed to be provided in the future. And, also to thank UMBC for allowing us the opportunity to meet with them and for working with us with supplying information and also, certainly, Berchie Manley for her opposition since this project's very beginning. Senator Murphy's opposition as of September and I would also like to note that she has given us a letter to read stating her endorsement for the Southwest Coalition's opposition on her constituents' behalf. And, that publicly I would like to ask that the Delegates, although I have been told this earlier today, would soon be making their decision as to their opposition or support of this project. Certainly, it is much needed. I would also like to note that the Southwest Coalition has hired legal counsel at this time and that we are prepared to continue to oppose this project to the highest level that the Court will allow us to to appeal this project. And, I want to make that public as of today. Although the community associations have been meeting with the University in President's meetings or in advisory board, as it is being called, that we state at each meeting that we are neither any closer to working with UMBC on this project for the research park located on the site. That we continue to be opposed and that I have an endorsed sheet of the opposition from ten different community associations and, though they have not contacted all of the community associations, that I will leave with the Medco board this evening. I resent that in a report

that Dr. Hooker presented on November 5 to the General Senate Budget and Taxation Committee that he implied that the different community associations are in a more agreement with UMBC at this time and that we are working closer to an agreement with him because of these meetings. So, I want to state that. I also want to state that one of the ineligible activities that is documented in the COMAR law is that it is ineligible for public educational facilities or government buildings to receive MICRF funding and that we don't see how in any way UMBC can be receiving these funds when, in fact, it is a public educational facility. And, that on that merit alone, if in fact they are going to be receiving MICRF dollars, there lies a moral and ethical issue that has been discussed in a brief way earlier tonight as far as the direction that universities continue to go whether it be commercialism or whether it be educational. And, there lies a big problem within our community. There's also a factor within the MICRF law and the deed law, Medco, the Department of Economic and Employment Development also that says that the economic factors or dollars gained from this project should be on a ratio equivalent to per dollar loan from MICRF. And, we see no documentation or graphs that support this. And that, in fact, if anything does support it in a direction in the opposite way, it would be that in the Daily Record it was stated by Dr. Hooker himself that it is taking unusually long for Westinghouse to sign a contract with UMBC and he doesn't understand why they are so slow on signing the contract. And,

that in four years, UMBC has not secured a single tenant. We also would like it stated for the record that, as far as coverage and controls are concerned, that the community would want to be a third party beneficiary for any controls within the research park. I haven't seen it yet, but to make it known for the board, that I am the President of the Maiden Choice Community Association in addition to being the chairman for the opposition to the UMBC research park and also a board member of the Southwest Coalition. As the President of the Maiden Choice Community Association, we have taken a vote and that vote was to oppose the research park on the merits of its site. I would also like to reiterate some of the things that were said earlier, one by Jack Manley, that in no way does the opposition represent that we are opposed to research, that merely where the location is to be existed. That we feel it is in contradiction from the Baltimore County master plan in that we are in a community conservation area and that it is in a residential area. No matter how UMBC slices it, if they try to say that the research park will be surrounded in whatever the percentage is that they give you by their own campus that, in fact, it is a residential neighborhood. And, if you look at it differently to say that they are surrounded by their own campus, they're our brothers, our sisters, our family and our children that attend that University and, for their own protection and the protection of those children that attend the junior high and the elementary school across the street, we would not want that research park

developed on the location that is proposed at this time. To further support our opposition for the project, we neither want the Maryland Bio-Processing Facility to be located on the UMBC campus. We feel that that could be a very dangerous and risky area which has already been mentioned. Kay White did mention the fact that there would be an additional cost of \$900,000 as a land acquisition cost if the project is located--that is the Maryland Bio-Processing Facility--is located at UMBC. Further, as far as this entire hearing is concerned, we could relieve the State of a \$6 million debt for the infrastructure because there is already infrastructure clearly established down at Bayview where the project would more than happily facilitate the Maryland Bio-Processing Facility on their campus. There would also be a \$300,000 cost to the State for the administration costs for the research and development park which would oversee the Maryland Bio-Processing Facility. You may have noticed that I brought a box of surveys with me, or a box of something with me to the front of this board tonight. And, that is all the surveys that we received. The community has been working very strongly together for over a year now, which shows a great deal of unity on the communities behalf. And, there has been alot of effort on this project's behalf. That the neighbors delivered surveys to 8,000 homes and we received 2,065 surveys in opposition to the project, 171 people were in favor of the project, and 15 people replied neutral to that project. I know it has been quoted or mentioned earlier that the survey may be one-sided, may be

biased. I would say that every community association meeting which I have attended, which were approximately 5 or 6 including business organizations where UMBC has presented their project to our community, that their demonstration or their sales pitch for the research park is certainly as biased as that survey--if not more. And, I would like to make it be documented that that is over a 26% return as far as the survey is considered and when you put in all of that volunteer work with neighbors out there delivering fliers in January and February in the cold, that's an awful lot of effort going into a project to keep it from our neighborhood. We feel completely compelled against this project, very strongly in our opposition to this project. We would also like to document that in the laws of MICRF, it says that there has to be community support for the project and that these surveys should demonstrate that clearly there is not community commitment to the project. We do not believe that the Baltimore County commitment of \$450,000 is the intention, or the original intention, of what MICRF means by community commitment to the project. We would also like to mention at this time that, as far as the traffic is concerned and has been mentioned earlier tonight, that that is not our major issue. That, even though newspaper articles and news releases have tried to lessen the worth of our opposition by stating that traffic is one of our major issues, it is not. That to clearly demonstrate that the traffic problem will continue to escalate in UMBC's own master plan, not the research park master plan, but the overall campus

master plan, that it states that 93% of their students and also their faculty drive back and forth to the campus. And, I want that known for the record. I also resent an earlier mention by Steve Whalen that those individual community association presidents are self-proclaimed leaders, when, in fact, we are not. We have been voted in by community associations and the worth of community associations on the government level has always been supported. I would also like to make note at this time that Steve Whalen is a developer and could benefit from this project, because he also shares the O.T. zoning that UMBC does. Many businesses or business owners may look at this project as a gain in a dollar sense. That many of the business owners that work in Catonsville and Arbutus--own businesses in Catonsville and Arbutus--do not necessarily live in our community, as neither do Dr. Hooker, Bernie Berkowitz, Connie Vimes, or Mark Behm. And, that they are those individuals who are pushing this project forward. We've more or less said to ourselves, and why not make it public, that if Dr. Hooker or the President of the University were to raise his family on the campus and have a cottage and live there, that maybe he would look at things differently--from our point of view. I would also like to mention or reiterate what Berchie Manley, our Councilwoman, had mentioned earlier that manufacturing is documented from a pharmaceutical grade from Senate Budget and Taxation Committee reports. So, manufacturing will clearly be taking place on the campus, even though UMBC has tried to sell us on the idea that, in fact, it would not be. At

this point, what I would like to do is to read some of our opposition from a statement. "The Southwest Coalition is opposed to the current proposal for the commercial research and development park on the UMBC campus. The Southwest Coalition is an umbrella organization representing approximately 14 different community associations, having total membership of 23,000 persons. This population is located surrounding the entire project area and is, therefore, highly representative of the affected communities concerned and the opposition to the project. The wrong proposal for this particular site community and in our community. It flies in the face of our current surrounding zoning, which is community conservation for the area and, thus, would create a totally inappropriate precedent for commercial development in the area. It would create total, unbearable traffic congestion. It would also increase population substantially and, if anyone does not know it, our schools are very overcrowded in the under level years. Finally, the UMBC campus is located primarily in a residential community and is entirely an inappropriate site from the standpoint of biotechnology hazards involved. These hazards arise from both the contemplated research activities and the proposed bio-processing center. Particular concerns are hazardous waste mismanagement through inadvertent and equipment failures, which are inevitable. The infectious spread of genetically engineered and, possibly, other highly hazardous micro-organisms through vectors of vial, human and animal, as well as inadvertent aerial releases. The

site is located largely in a Wetlands area, which will cause destruction of wildlife habitat. The area is now designed as a community conservation area. The proposal would be incompatible with this designation. It would also further reduce the ratio of public open space to population density, which is already well under recommended figures. The area is also extraordinarily rich in archeological and historical sites, including sites that are eligible for the National Register of Historic Places. These sites would largely be destroyed if the proposal were to go forward, even if mitigation efforts were undertaken." The aforementioned objections to the proposal based on consideration of environmental problems, land use planning priorities and the preservation of cultural resources are sufficient in themselves to require rejection for the particular site. Particularly in light of the fact that there are other sites eminently more suitable, which would not entail such adverse impacts. Indeed, the essence of land use planning involves appropriate consideration of alternate siting for such projects and this proposal reflects total abdication for that responsibility. Also, the importance of this instance are economic and physical considerations. Other speakers tonight will discuss the environmental and cultural, or already have discussed environmental and cultural issues, refer to the above in greater detail. I want to make my focus on my remarks on certain economic issues. I would also like to demonstrate Medco's failure, or I would also like to discuss Medco's failure, to

demonstrate that it satisfies the relevant statutory governmental criterion applicable for determining whether or not it should receive this funding. The governing criterion, which the Secretary of the Economic and Employment Development uses to determine whether or not to approve an application from Medco, is the degree to the desirable economic and social benefit expected to be derived per dollar of State expenditure. I quote from the article 83A 5-505A of the Maryland code: "In determining whether or not that general criteria has been satisfied, the Secretary must consider at least the following factors: (1) the population of the applying political sub-division and the area affected by the project. Medco has not even begun to give us any definitions or criteria by which it determines what that population is or what the area is. In short, it has not begun to implement this requirement of the statute. For example, in its application, Medco simply assumes that the relevant political sub-division is Baltimore County with a population of 684,000 and yet speaks of the population of the affected area of the project as being 23,000. And, that is application page 3, section 5. Yet, it has given us no basis for inferring why Baltimore County should be considered by the applying political sub-division. We have been informed verbally and by a MICRF application that Medco is the applicant and has totally failed to explain where the figure of 23,000 for the population affected by the project comes from.

(2) The second factor is the extent of the economic and related social distress, under re-employment and unemployment in the

political sub-division and the area affected by the project and the degree to which it will be relieved by the carrying out of the project. Here, again, the application is grossly deficient. A cryptic reference is made to Baltimore County's high unemployment rate and it is stated only that the project will offer job opportunities for individuals with varying skills. This does not begin to satisfy the statutory factor in question. There is no basis for assuming, as the application does, that the political sub-division for this purpose should be considered Baltimore County. Also, for this purpose, the area affected by the project is totally undefined. There are to assumed to be different and yet that difference is not explained nor amplified.

(3) The third factor is the degree of revitalization, renovation, rehabilitation and physical improvement to be accomplished by the project, which is application at page 3, section E-1. It is obvious that the project does not begin to satisfy this factor. Clearly, the economic development objectives the stature contemplated had to do with areas that require revitalization, renovation, rehabilitation and physical improvement. The site in question does not appear to satisfy this criteria and neither Medco, DEED, nor for that matter, the Board of Public Works have provided any guidance as to what is meant by these terms. (4) The forth factor is the degree to which the project will advance Statewide and/or local economic strategies and objectives. Where do the dollars come in, not objectives? Again, the application is deficient in this area.

See application page 3, section E-2. There is simply no discussion of what is meant by the local economic development strategies and objectives in this context. There is no general criteria or definition provided for that term, nor for that matter, does the application in any way identify what it means by such objectives. Instead, it states only that a research park is an integral part of a research university and seems very important to the development strategy of the State. It seems to assume that the local development strategies are simply the welfare of the University, but does not in any way consider the larger local communities' economic development strategies and objectives. The failure to provide criteria for these important objectives is a fatal flaw in the application. (5) The fifth factor is the degree to which available sources of federal financial support have been sought or utilized. Here the application states simply that no federal funds are available for the project. It does not state, however, whether or not federal funds were sought and why. And, if they were sought, why they were not forthcoming. So, again, the application is deficient with regard to Factor 5. (6) Factor six is the degree to which local governmental sources are committed to the project. On this point the application states a commitment of \$450,000 or a minimum contribution of 10% of the non-federal, non-private share of the project cost, which would be Baltimore County in this case. Factor six is obviously directed to helping the Secretary to determine the level of local government support for the

project. The absence of such funding is a relevant consideration, yet this is nowhere reflected in the application.

(7) The seventh factor is the degree to which the private financial resources are committed to the project. On this issue, the application claims that Westinghouse has made a commitment to relocate an existing research arm. First, it should be noted that such a relocation would then not increase the number of jobs made available by the project, but would only be a relocation. Furthermore, the terms and conditions of that commitment are nowhere adequately set forth for public scrutiny. It may be that the commitment is highly contingent. Such an important matter must be clarified before this application should be permitted to go forward and be funded. (8) The eighth criteria is the degree to which the community directly impacted has demonstrated their commitment to the project. Again, the application fails to define the community directly impacted. Clearly, it is not Baltimore County, but an area much closer to the University. That definition, of course, is the responsibility of the applicant in the first instance to determine and define and make available that definition or concept to the public so that its adequacy can be reviewed and intelligently commented on. With the immediate community which my organization represents, there clearly is opposition rather than commitment to the project. Obviously, this factor has to be clarified and then satisfied. It is to be noted that only if an application for a grant or loan meets the general criteria and supporting factors and is

justified in relation to competing applications is the Secretary to recommend then even conditional approval. See Article 83A, Section 5-506. The final report plan is to be submitted to local governing body in its political governing body, yet the identity of that local governing body is not established, neither by Medco or by any regulations of DEED or the Board. In short, the various factors that determine within the law whether or not the governing criteria has been satisfied have not been adequately been identified, nor have they been demonstrated to be satisfied by the applicant and that the applicant should be denied. At this time, I'd also like to mention to those individuals that are here tonight, besides the thanks I do give you for appearing tonight, that there will be further public hearings. One is down in Annapolis before the Board of Public Works, which I believe is where the vote will actually, or be finally, given at that point at the Board of Public Works and that, on a County level, that there will be a C.R.G. hearing. [I know there'll be a C.R.G. hearing. Just to clear up that point, Medco's board would approve, or to accept, those funds for this project, that is not the final say. The State then in effect takes that approval and the application and all the other documentation to the Board of Public Works for their approval. They would be the final approval of the funding through the MICRF program--the Maryland Industrial and Commercial Redevelopment Fund. There are a host of other approvals, including permits that are necessary to move this project forward. But, we don't have a role in that.] As I

had mentioned earlier, there is an endorsement sheet I would like to send to you. I was still getting signatures as of tonight meeting some of the Presidents here this evening and I will make a copy for this and give you this document after we've made a further copy of it. And, for the record, also in the report from Dr. Hooker, the UMBC President, it was indicated in a letter from a Reverend Keith Lee, President of the Catonsville Rotary Club, that he supported the research park and that in this letter being given to the Senate Budget and Taxation Committee as a document that showed support from the community. It is also noted up in this letter in the right hand corner that this letter was sent to all community associations in the area and, in fact, I have spoken with ten different, at this point, community association presidents, and none of them have ever seen this letter before. I would also like to make note that, as a further reference to our opposition, a portion of that would be based again on the terms of ground leases that are being implemented and, at this time, they are in draft form; but, that one of their concerns is that research and development may not be, but will continue, to stay at UMBC. And, in fact, it is stated that UMBC would have the first right of refusal to the lease, or to lease, the space at the rate charged the initial tenant before the developer would have the right to lease it for a non-R&D use. And, that is in fact quite one of the fears that the community does express. That it would not continue in the vein of research and development. And, at this time, I would like to submit Senator

Nancy Murphy's letter and to read that. Senator Murphy writes, "A conflict in her schedule has deprived me from the opportunity to attend the public hearing to be held on December 11, 1991 regarding the loan by Medco, the Maryland Industrial and Commercial Redevelopment Fund, to be used by the UMBC research park project and that I realize that this hearing is being held for the purpose of obtaining public comment; but, I would like to go on record that, in response to the majority opposition of my constituency, I oppose this project. Sincerely, Senator Murphy." I would also like to, even though Bill Hinds and I have discussed this by telephone, in the fact that myself or some of the other board members or presidents of community associations would like to attend the next Medco board meeting or, if it is not at that board meeting where the vote takes place from the Medco board on this issue of the funding for the infrastructure that, in fact, I would be able to attend that meeting, although I do know that Medco does not have to adhere to the Maryland meeting laws. That, out of courtesy, I would like to be invited to that meeting and be given adequate notice. Thank you very much.

Carol Ridley

Hi. My name is Carol Ridley and I am a resident of Catonsville and I would just like to make a short statement about the future of my community. In reference to UMBC's commitment to the environmental protection of the community. I would like to mention a few citations against UMBC. First, they received a

State citation for not adhering to approved plans for newly constructed residential hall. Within a three week period of time, they received one federal and four State citations for not complying with environmental laws, and they were cited last year with an industrial waste ordinance violation from Baltimore County. They were also cited two years ago when they allowed an illegal landfill to develop on campus. These are only the citations that have been detected. The bio-tech industry has very few regulations and UMBC's promise to adhere to N.I.H. standards does not make me feel very secure. I would like MICRF to understand that if they release these funds to Medco, i.e. at UMBC, they may be directly responsible for any future violations and mishaps that occur on UMBC's property. I'd also like to read a short statement from the Annotated Code of Maryland Book of Natural Resources, Section 1-502--Declaration of Legislative Policy and Intent: "The General Assembly finds and declares that the natural resources and the scenic beauty of the State of Maryland are in danger of irreparable harm occasioned by the use and exploitation of the physical environment. It further finds that improper use and exploitation constitute an invasion of the right of every resident of Maryland to an environment free from pollution to the extent possible. It further finds that the Court and the State of Maryland are an appropriate forum for seeking the protection of the environment and that an unreasonably strict procedural definition of standing to sue in environmental matters is not in the public interest." Thank you.

Charles Perceiva

I'm against the granting of this loan, because it will help destroy and severely impact the several archeo-historic sites in the proposed development area. Some of which have received State designations and are potentially eligible for inclusion on the National Register of Historic Places. In addition, there exists several classified sites awaiting State designation. In order to insure protection of these sites from indiscriminate development and construction and, in order to protect and preserve for future generations those artifacts, sites, structures and districts significant to the history and prehistory of our culture, Maryland State law requires extensive analysis of any archeo-historic site and its artifacts and an evaluation of that analysis in consideration of the impact on the cultural and environmental life of, not only the communities near such sites, but also on the greater community at large. To achieve these ends, any individual or group wishing to build on or near these sites must, before an construction can occur, apply for a preliminary field reconnaissance permit. Upon completion of an archeo-historical investigation, the results will determine where and to what extent, if any, development can occur. And, as yet, UMBC has failed to make formal application for this permit. In addition, correspondence from the National Historic Trust to the Maryland Historic Trust, which has acted in an advisory capacity to UMBC, indicates the University's initial proposals for conducting the Phase 1 Reconnaissance falls substantially short

of the National Historic Trust recommendations. Finally, the Sulphur Springs Hotel site has been addressed by Dr. Hooker and Governor Schaefer as deserving preservation attention. But, let us not forget our responsibilities to our Native American community. Let's start our next 500 years off on the right foot and provide today's descendants of the land's first patriots with what rightfully belongs to them, the essence and history of their cultural heritage. Thank you.

Joan Corcoran

Good evening, gentlemen and ladies and gentlemen in the audience. I'd like to respectfully submit a few other things that we should consider. I am a resident of Arbutus and have lived in the area for 18 years. I, too, have raised a family there. There is something for us to consider about bio-tech and the things that may go on. We're really not sure about what exactly will go on. We do assume that there would be photographs around and photography film, X-rays, things of that nature and there has been some surveys taken and some research done on some of these points. The danger of a photographic film in a fire. For years, people who work with photographic films have been warned that, in the event of a fire in which photographic film was involved, they should exercise extreme caution in extinguishing the fire with any extinguisher which contains a carbon-tetrachloride compound. Such a combination of chemicals in the presence of fire can generate frostene gas--one of the

most lethal of the poison gases first produced during World War I. A potential for disaster exists. A fire occurs in a lab of the research facility. A lab worker pulls a fire alarm, grabs a fire extinguisher and attempts to extinguish the fire. He or she might well be killed and the toxic gas resulting may contaminate nearby communities. In the materials which have been presented concerning the establishment of the research facilities, nothing is mentioned about precautions in place to protect the workers in the facility or the community from accidental emanation of toxic materials. Another point is that lack of qualifications of research facility advocates. The people appointed to answer the concerns of the communities around the UMBC area have been educators, not scientists. And, the proposed facility will be scientifically oriented. Dr. Hooker, when questioned about the presence of hazardous materials on the property, said, "Thereé will nothing there more dangerous than found in the average garage." With such an attitude of the proponents of the research facility, it becomes obvious that the statement is untrue. There also are no plans or restrictions in place concerning the control or restrictions on handling hazardous materials. The concerns and questions of the community need to be answered by competent scientists and in comprehensive terminology. The platitudes offered give no assurance of the safety of this project and shouldn't gender suspicion as to its practicality and our legislators. Also, another point is lack of precautions in place concerning public warnings. Only vague descriptions of the type

of experiments and research that would be conducted in this building has been furnished. No mention of possible hazard to the community have been given, nor has any proposal been offered as to warnings to the community in the event of an accidental release of a toxic substance. A statement that nothing will ever go wrong is unacceptable to the community. Equally unacceptable is the contention that a mishap would be confined. Because of the close proximity of the proposed facility to densely populated residential areas, it is apparent that any release into the environment would affect the community within minutes. Methods of protecting the citizens of the community should be given priority consideration by legislators before any permission to establish a facility is given. No mention is made by the proponents of the research facility of the type or scope of the experiments that would be conducted or the materials that would be permitted to be used in these experiments. Disposal of toxic waste. Residents of Baltimore County are precluded from using many substances on their own property. And, from the disposal of some materials into either ordinary trash collections or the sewerage system. Because of the secret nature of bio-technical research, neither the local or State governments nor the community would be aware of the materials quite possible toxic that would be disposed of or the method of disposal. Therefore, no organization should be permitted to conduct bio-technical experiments in areas where possible damage could be done to either the community or the environment. Objections to bio-

technical research. Many bio-technical experiments and procedures involve the altering of genetic materials. END OF TAPE.

To; Mrs Kathy Valderas
From: Bill Getz
Subject: Research facility at UMBC

Dear Mrs. Valderas:

In response to your request that I furnish you with some ideas or opinions which I have concerning the establishment of a research facility on the grounds of the UMBC at Wilkins Avenue, I am enclosing information and ideas which I feel may be of help to you in opposing the building of the facility.

I have worked in photography for many years and have always remembered warnings which were given concerning using fire extinguishers containing carbon tetrachloride based product on fires in which photographic film was involved. I would, however, strongly advise that you check on the validity of the warning before presenting it.

In my opinion, the NIMBY syndrome (Not in my back yard!) is not a relevant opposition to this proposal. It's a bad idea anywhere. Merely moving it because of possible traffic congestion to another location is not going to improve the concept or to make the proposal more viable.

The ideas and opinions which I will elucidate are, please understand, not an attempt to control your presentation in opposition to the proposal. They are exactly that, "Ideas and opinions", intended to help you in your efforts and possibly to engender other and better ideas to prevent the establishment of this proposed facility.

It was a pleasure to have met and talked with you. I will be pleased to be of assistance to you and your cause in any manner within my province and abilities.

I can be reached at 747-7420, either phone or FAX.

Regards,

Bill Getz

cc: Hon. Berchie L. Manley

*Protestants
No 4/5*

IDEAS AND OPINIONS

Danger of photographic film in a fire.

For years people who work with photographic film have been warned that in the event of a fire in which photographic film was involved they should exercise extreme caution in extinguishing the fire with any extinguisher which contains a carbon tetrachloride compound. Such a combination of chemicals, in the presence of fire, can generate Phosgene gas, one of the most lethal of the poison gases first produced during World War I.

A potential for disaster exists. A fire occurs in a lab of the research facility. A lab worker pulls a fire alarm, grabs a fire extinguisher and attempts to extinguish the fire. He, or she, might well be killed and the toxic gas resulting may contaminate nearby communities.

In the materials which has been presented concerning the establishment of the research facilities nothing is mentioned about precautions in place to protect the workers in the facility or the community from accidental emanation of toxic materials.

Lack of qualifications of research facility advocates.

The people appointed to answer the concerns of the communities around the UMBC area have been educators, not scientists, and the proposed facility will be scientifically oriented.

Dr. Hooper, when questioned about the presence of hazardous materials on the property said, "There will be nothing there more dangerous than found in the average garage." With such an attitude of the proponents of the research facility it becomes obvious that the statement is untrue, but also, that there is no plans or restrictions in place concerning the control or restrictions on handling hazardous materials.

The concerns and questions of the community need to be answered by competent scientists and in comprehensible terminology. The platitudes offered give no assurance of the safety of this project and should engender suspicion as to its practicability in our legislators.

Lack of precautions in place concerning public warnings.

Only vague descriptions of the type of experiments and research that would be conducted in the building has been furnished. No mention of possible hazard to the community has been given nor has any proposal been offered as to warnings to the community in the event of an accidental release of a toxic substance. A statement that nothing will ever go wrong is unacceptable to the community.

Lack of warnings (Continued)

Equally unacceptable is the contention that a mishap would be confined. Because of the close proximity of the proposed facility to densely populated residential areas it is apparent that any release into the environment would effect the community within minutes.

Methods of protecting the citizens of the community should be given priority consideration by legislators before any permission to establish a facility is given. No mention is made by the proponents of the research facility of the type or scope of the experiments that would be conducted or the materials that would be permitted to be used in those experiments.

Disposal of toxic waste.

Residents of Baltimore County are precluded from using many substances on their property and from the disposal of some materials into either ordinary trash collections or the sewerage system.

Because of the secret nature of bio-technical research neither the local or State governments, nor the community, would be aware of the materials, quite possibly toxic, that would be disposed of, or the method of disposal. Therefore, no organization should be permitted to conduct bio-technical experiments in areas where possibly damage can be done to either the community or the environment.

Objections to bio-technical research.

Many bio-technical experiments and procedure involve the altering of genetic material. Such 'Gene-splicing', creating new biological entities, might produce a cure for Cancer, or they might produce another AIDS virus.

The danger cannot be ignored. While adequate controls may be in effect to prevent known methods of transmission of bio-technical material, there still exists a problem because of the proximity of the research facility to the community. A common mosquito, biting an infected laboratory animal, could easily bite and infect a nearby resident, releasing God knows what. In that circumstance no one would be able to determine the source of the problem.

Economic problems.

Several recent economic developments raise questions as to the feasibility of the establishment of a bio-technical research facility, not only at Wilkins Avenue, but anywhere.

The stock markets have recently experienced some severe losses. Stocks suffering the greatest losses were of those companies engaged in bio-technical research. An analysis

Economic problems (Continued)

of the stock market problem revealed that the bio-technical firms were all overextended. They are suffering losses and are therefore in no position to expand into areas such as the UMBC project. Therefore, if the facility is built it may be without an industry partner. Question: Who is going to pay for the building and maintenance of this facility until such time as it can become economically feasible?

Dr. Hooper, in an address to us, mentioned the involvement of the Westinghouse organization in the project. With the loss of government contracts, it is well known that Westinghouse is retrenching. Employees with over 20 years of seniority are being released. Question: Is Westinghouse committed to this expansion into a new technology when their core business is faltering?

Would this facility be constructed with public (i.e. tax payer's) funding? With all governments having economic problems, it seems inadvisable to increase the public indebtedness for a commercial venture having limited possibilities for profit to the government or taxpayer.

**BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUES**

1st Councilmanic District

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING		REQUESTED		ZONING		COMMENTS
				ZONING and ACRES	ZONING and ACRES	PLAN BD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS			
1-096	OPZ Staff & University of Md	Southern Portion UMBC Campus, NW Side Sulphur Spring Rd, E of Metropolitan Blvd	80.00	DR 3.5 80.00	O-T or O-2	O-T 80.00	O-T	1-87 1984 See Issue 1-027		
1-097	Chairman Planning Board (Requested by Staff)	SE Side Bunkerhill Rd N of Davis Ave	134.00	RC 3 134.00	RC 2	RC 2 134.00	RC 2			
1-098	Chairman Planning Board (Requested by Staff)	N & S Side Frederick Rd Betwn Holmehurst Ave & Beltway	5.39	RO 3.97 1.42	DR 5.5	RO 3.97 DR 5.5 1.42	RO DR 5.5	Includes Issue 1-001; part of Issue 1-111 (Central Catonsville)		
1-099	Chairman Planning Board (Requested by Staff)	N Side Frederick Rd E of Prospect Ave	0.59	BL-CNS 0.09 RO 0.50	BL or BL RO	BL-CNS 0.59	BL-CNS	See Issues 1-090 & 1-092		
1-100	Chairman Planning Board (Requested by Staff)	N Side Edmondson Ave E of Melvin Ave	0.25	DR 5.5 0.25	DR 5.5	DR 5.5 0.25	DR 5.5	See Issues 1-066 & 1-067		
1-101	Chairman Planning Board (Requested by Staff)	N side Frederick Rd 550' W of S Rolling Rd	1.50	DR 3.5 1.50	RO or DR 3.5	BL DR 2 1.38	DR 3.5	See Issues 1-009 & 1-048		

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING		REQUESTED		ZONING		COMMENTS
				ZONING and ACRES	ZONING and ACRES	ZONING and ACRES	PLAN BD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS		
1-102	Chairman Planning Board (Requested by Staff)	E side Rolling Rd 1175 N of Balto National Pike	3.70	DR 5.5 3.70	BL, BM, RO or DR 5.5 3.70	DR 5.5 3.70	BM 2.10 DR 5.5 1.60	BM 2.10 DR 5.5 1.60	DR 5.5	See Issue 1-078, Acreage corrected by staff OVERLAY adopted
1-103	Chairman Planning Board (Requested by Staff)	NW side of Ingleside Ave 150' N of Stoney Lane	0.91	DR 5.5 0.91	DR 5.5	DR 5.5	DR 5.5 0.91	DR 5.5 0.91	DR 5.5	See Issues 1-002 & 1-077
1-104	Chairman Planning Board (Requested by Staff)	S side Hollins Ferry Rd 500' E of Hammonds Ferry Rd	1.11	O-1 1.11	BL-CMS, BL or O-1 1.11	BL 1.11	BL 1.11	BL 1.11	BL	See Issue 1-051
1-105	Chairman Planning Board (Requested by Staff)	E side Hammonds Ferry Rd between Elizabeth Ave & Clyde Ave	0.95	DR 5.5 0.95	DR 5.5 or RO 0.95	DR 5.5 DR 5.5	DR 5.5 0.95	DR 5.5 0.95	DR 5.5	Part of Issue 1-117; see Issues 1-028,1-029,1-055,1-087,1-088
1-106	Chairman Planning Board (Requested by Staff)	E side Annapolis Rd N of Oak Grove Ave	1.50	DR 5.5 1.50	DR 5.5	DR 5.5 1.50	DR 5.5 1.50	DR 5.5 1.50	DR 5.5 RO	See Issue 1-082 OVERLAY adopted
1-107	Chairman Planning Board (Requested by Staff)	S side of Edmondson Ave opposite Lee Dr W of Beltway	1.20	DR 3.5 1.20	DR 3.5 1.20	DR 3.5 1.20	DR 3.5 1.20	DR 3.5 1.20	DR 3.5	See Issue 1-084
1-108	Planning Board (by Scott Graham)	W of Wrights Mill Rd 1200' S of Davis Ave	1.30	BM 1.30	RC 5 1.30	RC 5 1.30	BM 1.30	BM 1.30	RC 5	
1-109	Planning Board (by Scott Graham)	NW side of Westchester Ave 300' SW of Oella Ave	5.49	DR 3.5 5.49	RO 5.49	DR 3.5 5.49	DR 3.5 5.49	DR 3.5 5.49	DR 3.5	

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUES

1st Councilmanic District

Date: 10/27/88
Sheet: 16

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	EXISTING REQUESTED		ZONING		COMMENTS
			TOTAL ACRES	ZONING and ACRES	PLAN BD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS	
1-110	Planning Board (by C Madigan & Scott Graham)	Within area bounded by Old Court, Dogwood, Windsor Mill & Rolling Rds and I-70	4900.00	SEE FILE	SEE NOTE 1-A	SEE NOTE 1-A	"Patapsco"; see File for acreage of existing & requested zoning
1-110A	Planning Board (Requested by Staff)	W side Rolling Rd, S of Tudsbury Rd, E of Diamond Ridge G.C. (Tax Map 87, parcels 266,348,396,407,445,631,694)	97.00	DR 16 97.00 O-1, O-2, ML or MLR	MLR 97.00	MLR	Part of Issue 1-110 ("Patapsco")
1-111	Planning Board (by Scott Graham)	N & S side Frederick Rd between Beltway & Beaumont Ave	151.20	SEE FILE	SEE NOTE 1-B	SEE NOTE 1-B	Central Catonsville; see File for acreage of existing and requested zoning OVERLAY adopted
1-112	Planning Board (by Scott Graham)	N & S side Route 40 West inside Beltway	122.40	SEE FILE	BM-CCC 111.20 BM-CSA 2.10 RO 9.10	BM-CCC BM-CSA RO	Route 40 West; see File for acreage of existing & requested zoning Includes Issue 1-033; see Issue 1-114 Acreage corrected by Staff
1-113	Chairman Planning Board (Requested by Staff)	SW Area Park / Patapsco State Park	540.91	DR 5.5 284.46 DR 1 227.06 MH 29.39	RC 20 540.91	RC 20	Critical Area (RCA); see Issue 1-123
1-114	By County Council	NW & NE side Intersection Rt 40 & Ingleside Ave	65.00	BM-CT 54.00 BL-CT 11.00 or RAE 2 65.00	BM-CT 65.00	BM-CT	Route 40 West, See Issue 1-112

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	EXISTING		REQUESTED		ZONING		COMMENTS
			TOTAL ACRES	ZONING and ACRES	ZONING and ACRES	PLAN RD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS		
1-115	By County Council	NE corner First & Washington Aves 800' E of Hammonds Ferry Rd	2.40	DR 5.5 2.40	DR 16 2.40	DR 16 2.40	DR 16		
1-116	By County Council	S side W Kenwood Ave 1000' N of Wilkens Ave (320 W Kenwood Ave)	1.20	DR 3.5 1.20	RO or 0-2	DR 3.5 1.20	DR 3.5		See Issue 1-041
1-117	By County Council	Bounded by Hammonds Ferry Rd/Baltimore Ave/Clyde Ave & Town & Country Hall	9.30	DR 5.5 9.30	DR 5.5, RO or BL	DR 5.5 9.30	DR 5.5		Includes Issues 1-029,1-028,1-055,1-087,1-088,1-105
1-118	By County Council	E & W side Ingleside 300' S of Johnnycake Rd	1.80	DR 16 1.80	RO	RO BL-CNS 0.80	O-1 BL-CNS		OVERLAY adopted
1-119	By County Council	S side Frederick Rd opposite North Rolling Rd	1.30	DR 5.5 1.30	BL	BL 1.30	DR 5.5		See Issue 1-009
1-120	By County Council	N side Frederick Rd 1000' W of Old Frederick Rd	4.00	DR 2 4.00	BL	DR 2 2.50 BL 1.50	DR 2 BL		
1-121	By County Council	S side Sulphur Spring Rd betwn I-95 & Washington Blvd	7.00	ML 7.00	ML or BL 7.00	ML 7.00	ML		

COPY

**WHITEFORD, TAYLOR & PRESTON
L.L.P.**

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

June 27, 1995

Ms. Berchie L. Manley
402 Montemar Avenue
Baltimore, Maryland 21228

**Re: Development Plan and Petition for Special Hearing
and Variance
UMBC Research Park Corporation, Inc.
Case No. I-432 and 95-340-SPHA
Transcript on Appeal**

Dear Ms. Manley:

This letter is to confirm our telephone conversation of June 21, 1995 and to follow-up on the request that you made of UMBC Research Park Corporation, Inc. and UMBC during that telephone call.

As we discussed, the Appellants, Peter Hyde, Charles Macgill, Charles A. Kucera and Berchie L. Manley, are responsible for the preparation of the transcript of the Development Plan hearing before the Hearing Officer. During the Hearing Officer's hearing the parties all agreed that the court reporter's transcript, not the tape recordings usually created by the Hearing Officer, would constitute the official record of the proceedings. The Appellants must request that the transcript be prepared by the court reporter and have it forwarded to the Board of Appeals prior to any hearing on the record by the Board of Appeals. The Board hearing date is currently July 11, 1995.

During our the June 21, 1995 telephone conversation, you acknowledged the responsibility of the Appellants to provide the transcript. However, you requested that the Appellees (UMBC and UMBC Research Park) pay for the transcript. At your direction, I have forwarded this request to the Appellees. Upon consideration they respectfully decline to assume this obligation of the Appellants.

True Copy Test:

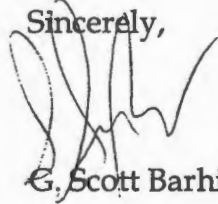
Robert O. Schultz
Chairman, County Board of Appeals

95 JUN 28 PM 12:33
COUNTY BOARD OF APPEALS

Ms. Berchie L. Manley
June 27, 1995
Page 2

Should you have any questions or comments, please feel free to contact me.

Sincerely,



G. Scott Barhight

GSB:slr

cc: Ms. Ellen Wiggins
Mr. Mark Behm
Mr. Peter Hyde
Mr. Charles Macgill
Mr. Charles A. Kucera
Robert O. Schuetz, Chairman, County Board of Appeals

51771

95 AUG 21 PM 12:07

SKULLNEY, GRAY & DERNOGA

ATTORNEYS AT LAW
217 MAIN STREET
SECOND FLOOR
LAUREL, MARYLAND 20707
(301) 725-1023

THOMAS E. DERNOGA
SUSAN B. GRAY
KATHLEEN S. SKULLNEY

August 15, 1995

BALTIMORE
(410) 792-7205
FACSIMILE
(301) 725-2889

VIA FACSIMILE

Hon. Robert O. Schuetz
County Board of Appeals
400 Washington Avenue
Towson, Maryland 21204

Re: *UMBC Research Park, Inc; Case Nos. CBA-95-154/ZADM
I-432 and 95-340-SPHA*

Dear Chairman Schuetz:

While I was on vacation last week, I was informed that the Petitioner had requested an emergency reconsideration hearing. This request was expected; however, I had not expected that the date for a hearing would be as soon as August 22, 1995.

By Stipulation (Attached), I am required to file a Brief in the Court of Special Appeals on August 22, 1995 in the matter of *Mary Forsht-Tucker v. County Council for Prince George's County Sitting as the District Council*, No. 662, September Term, 1995. Counsel to the *Forsht-Tucker* appeal negotiated this Stipulation just prior to the July 19th hearing in UMBC Research Park in order to allow me sufficient time to properly handle the Protestants' appeal before the Board. August 22, 1995 was selected because it was the earliest unscheduled segment of my calendar and one of the last days which would comply with the Court's time limit rules. Rule 8-502(b). Because of the substantial nature of the appeal (comprehensive rezoning of southern Prince George's County), all remaining time has been allocated to completing this Brief. I expect to need a substantial portion of August 22, 1995 to finalize filing the Brief.

Further, while I was away last week, I received an unanticipated Motion to Dismiss in another appeal before the Court of Special Appeal, *Colao v. County Council for Prince George's County Sitting as the District Council*, PHC No. 350, September Term, 1995. The deadline for responding to this Motion is Friday, August 18, 1995.

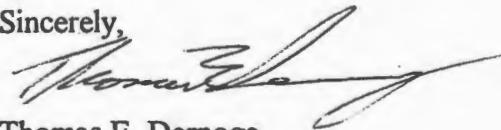
Because I rearranged my schedule to permit me to expend considerable time on this matter last month, it would be an unfair burden on my clients in this matter, and in both *Mary Forsht-Tucker* and *Colao*, for me to appear at the hearing scheduled for August 22, 1995. I understand that August 29, 1995, which would allow me sufficient time to prepare, may be an available alternate date. I appreciate the Petitioner's desire for a hearing as soon as practicable;

Hon. Robert O. Schuetz
August 15, 1995
page 2

however, reconsideration is an extraordinary procedure and the interests of my various clients should not be harmed out of a concern for the Petitioner's haste. One week should not matter if the Petitioner's only tenant has withdrawn.

I appreciate your consideration of my concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas E. Dernoga', with a long, sweeping horizontal stroke extending to the right.

Thomas E. Dernoga

cc: G. Scott Barhight, Esq.

Attachment

IN THE COURT OF SPECIAL APPEALS OF MARYLAND

MARY FORSHT-TUCKER, et al.

Appellants

v.

COUNTY COUNCIL FOR PRINCE
GEORGE'S COUNTY SITTING AS THE
DISTRICT COUNCIL, et al.

Appellees

*

*

No. 662

*

September Term, 1995

*

*

* * * * *

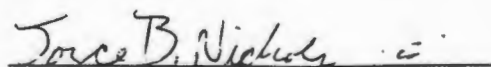
STIPULATION

IT IS HEREBY STIPULATED, by and between the attorneys for the respective parties hereto, that the time for filing Appellant's page-proof brief in the above-captioned case be, and the same hereby is, extended to and including August 22, 1995. The time for filing Appellee's page-proof brief in the above-captioned case is hereby extended to and including October 11, 1995. The time for filing the Appellant to file the Record Extract is hereby extended to and including October 27, 1995. The time for filing the Appellee's Brief is hereby extended to and including November 3, 1995.

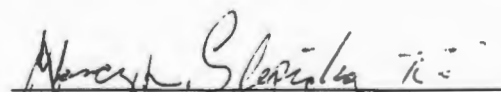

Thomas E. Dernoga

Skullney, Gray & Dernoga
217 Main Street
Second Floor East
Laurel, Maryland 20707

Attorney for Appellants


Joyce B. Nichols

Office of County Council
County Administration Building
Upper Marlboro, Maryland 20772


Nancy L. Slepicka

Fossett & Brugger
The Aerospace Building
10210 Greenbelt Road
Seabrook, Maryland 20706

SKULLNEY, GRAY & DERNOGA

217 MAIN STREET
SECOND FLOOR EAST
LAUREL, MARYLAND 20707
(301) 725-1023
Fax: (301) 725-2889

FAX TRANSMISSION COVER SHEET

Date: August 15, 1995
To: Kathy Weidenhammer
Fax: (410) 821-8024
Re: UMBC Reconsideration
Sender: THOMAS E. DERNOGA

YOU SHOULD RECEIVE 3 PAGE(S), INCLUDING THIS COVER SHEET. IF
YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (301) 725-1023.

ORIGINAL TO FOLLOW VIA MAIL.

95 AUG 16 PM 10:57

COALITION FOR THE PRESERVATION OF SOUTHWEST BALTIMORE COUNTY INC.

319 GUN ROAD
BALTIMORE, MD 21227

June 29, 1995

RECEIVED
COUNTY BOARD OF APPEALS
JUL 13 PM 1:41
95

G. Scott Barhight, Esquire
210 West Pennsylvania Avenue
4th Floor
Towson, Maryland 21204

**Re: Development Plan and Petition for Special Hearing and Variance
UMBC Research Park Corporation, Inc.
Case No. I-432 and 95-340 SPHA**

Dear Mr. Barhight,

I am in receipt of your letter dated June 27, 1995, regarding the transcript as the "official record", as allegedly declared by Zoning Commissioner Lawrence Schmidt, and the telephone conversation with me on June 21, 1995.

First, let me state that I, nor do I believe any other party to the Hearing, agreed that the transcript would constitute the "official record". When you made that request, Mr. Schmidt stated he is required to maintain a record on the tapes, and did not declare the transcript as the "official record". Please send me reference from the Hearing, either tape or transcript, to confirm that Mr. Schmidt did declare it as the "official record".

In 1992, when the Council was revising the Development Regulations, I, as a member of that Council, urged my colleagues to provide a quasi-judicial hearing with a record, from which citizens could appeal to the Board of Appeals. It was never the intention of that Council to grant discretionary authority to the Hearing Officer, enabling him to force citizens to expend four thousand (\$ 4,000) dollars on a transcript, before they could exercise their right to due process (an administrative appeal). If you have knowledge of some regulation change, which does give him that authority please fax a copy of that also.

Secondly, it is apparent to me that our conversation was misinterpreted by you. Your statement that, "During our June 21, 1995, telephone conversation, you acknowledged the responsibility of the Appellants to provide the Transcript", is a misunderstanding on your part. What I did refer to, was the fact that U.M.B.C. is a public entity, with a budget provided by

True Copy Test:

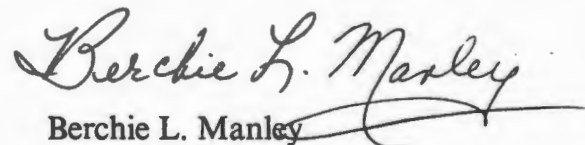
Robert O. Schuetz
Chairman, County Board of Appeals

the public, and since U.M.B.C. was the developer for the phases other than the first, I was requesting a copy of the transcript without cost on the citizens' part. You advised me that U.M.B.C. had not requested a transcript. I then asked you to approach Dr. Hrabowski, to determine whether he would request the transcript, since the citizens had filed an appeal, and to get back with me on Friday, 23rd. You stated that we (being the petitioners) were satisfied with Mr. Schmidt's opinion and we (the citizens) would have to request the transcript. I did not acknowledge that it was the Appellants' responsibility to provide the transcript. I am sorry that you assumed incorrectly, and therefore, this letter becomes necessary to correct that misunderstanding.

In spite of the fact that the Hearing Officer does not have clear authority to make the court reporter's record, the "official record", we, the citizens, have no choice, but to use it as the only alternative to the county tapes. Significant portions of the county tapes are inaudible and unusable, due to the poor quality of the recording system. We are attempting to arrange for the necessary portions of the transcript, which will require time and expenditures. Because of time constraints, we are requesting a continuance. Please find enclosed a copy of the "Request for Continuance", which was filed on June 28, 1995 with the Baltimore County Board of Appeals.

Should you need to discuss this matter, please do not hesitate to call me at 747-7419.

Respectfully,


Berchie L. Manley

CC: Dr. Freeman Hrabowski
Mr. Peter Hyde
Mr. Charles MacGill
Mr. Charles A. Kucera
Mr. Robert O. Schuetz, Chairman, County Board of Appeals

Fax No. 747-2259

COALITION FOR THE PRESERVATION OF SOUTHWEST BALTIMORE COUNTY INC.

319 GUN ROAD
BALTIMORE, MD 21227

June 19, 1995

Arnold Jablon, Director
Zoning Administration and Development
Management Office
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Development Plan Order and Petitions for Special Hearing, and
Variance
Case No. I-432 and 95-340-SPHA
Project: UMBC Research Park Corp.
Legal Owner: State of Md., to the use of the Univ. of Md.
System, on behalf of the Univ. Md., Baltimore County
Applicant/Developer: UMBC Research Park., Inc.

Dear Mr. Jablon:

Please enter an appeal on behalf of Charles Macgill, Charles A. Kucera, Berchie L. Manley, and the Coalition for the Preservation of Southwest Baltimore County, Inc. of the following orders: Development Plan Order and Petitions for Special Hearing, and Variance, Case No. I-432 and 95-340-SPHA to the County Board of Appeals for the order dated May 22, 1995 of the Baltimore County Zoning Commissioner in the above-entitled cases.

In this connection, please forward to this address 319 Gun Road, Baltimore, Maryland, 21227 copies of any papers pertinent to the appeal as necessary and appropriate.

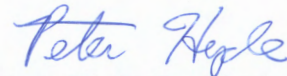
95 JUN 19 PM 2:14

RECEIVED
COUNTY BOARD OF APPEALS

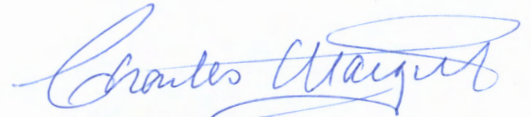
*fyi copy
CBA*

Enclosed are the filing fees of \$175.00 each for the Special Hearing and Variance Case Petitions, \$250.00 for the Development Plan Order and \$35.00 for the sign, a total of \$635.00.

Very truly yours,



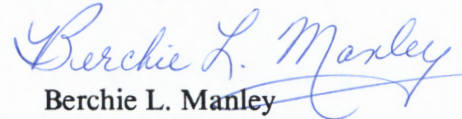
Peter Hyde, President



Charles Macgill



Charles A. Kucera



Berchie L. Manley

cc: Phylene Raven
Kaye White
Kathy Valderas
Earl Millett
Berchie Manley
G. Scott Barhight, Esquire

OFFICIAL CHECK

LOYOLA

LOYOLA F.S.B.
BALTIMORE, MD 21201

07-630741740

ISSUED BY INTEGRATED PAYMENT SYSTEMS, INC. Englewood, Colorado
TO OF BANK (NEW YORK STATE) BUFFALO, N.Y. 10-660220

07 LOYOLA FEDERAL 63500075

JUN 1995 VOID AFTER 90 DAYS

PAY

BALTIMORE COUNTY

\$635.00

TO
THE
ORDER
OF

Will C. Guff

LOYOLA FEDERAL SAVINGS BANK

CASE No. I-432 AND 95-340-SPHA

DEVELOPMENT PLAN - UMBC - UMBC - RPC, INC.

⑆022000868⑆68⑆210347 630741740

THE VARIABLE TONE BACKGROUND AREA OF THIS DOCUMENT CHANGES COLOR GRADUALLY AND SMOOTHLY FROM DARKER TONES AT BOTH TOP AND BOTTOM TO THE LIGHTEST TONE IN THE MIDDLE.

PLEASE DETACH BEFORE DEPOSITING

LOYOLA

LOYOLA F.S.B.
BALTIMORE, MD 21201

07-630741740

ACCOUNT

AMOUNT

DESCRIPTION

\$635.00	CK#630741740	JUN1995	\$635.00
	BALTIMORE COUNTY		

NON-NEGOTIABLE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 158717

DATE JUNE 21, 1995 ACCOUNT R-001-6150

AMOUNT \$ 635.00

RECEIVED FROM: Coalition for the Preservation of Southwest
Baltimore County, Inc.

FOR: Appeal I-432 and 95-34-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



10 North Park Drive
Hunt Valley, MD 21030-1888
(410) 316-7800

Direct Dial Number
(410)316-7846

To: Baltimore County
ZADM

Date: February 13, 1995

Re: UMBC Research Park
KCI Job No. 01-89174C

Attention: Mr. Don Rascoe

- ☐ We are submitting
- ☐ We are forwarding
- ☐ We are returning
- ☐ We request

☒ Herewith

☐ Under separate cover

PM: ~~Dave Flowers~~ & Donald Rascoe

No.	Description
36	Sets of concept plans, sheets 1 thru 3, of the above referenced project
1	Check in the amount of \$500.00 for review fee
1	Set of concept plan check prints

2/27/95
9:00

check w/Don

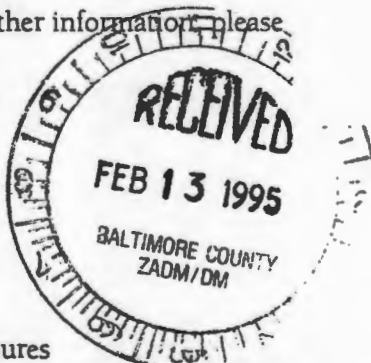
Remarks:

- ☐ In accordance with your request
- ☐ For your review
- ☒ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as
- ☐ For revision by you

*IN COPY
except late
UMBC*

use
I when ready
urn to this office
requested
e requested at your
ice

For further information, please



cc: Files
Enclosures
Bernie Berkowitz - UMBC
Mark Behm - UMBC

KCI TECHNOLOGIES, INC.

Paul D. Crampton
Paul D. Crampton
Associate

ENGINEERS and PLANNERS



10 North Park Drive
Hunt Valley, MD 21030-1888
(410) 316-7800

Direct Dial Number

To: Baltimore County ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Date: February 3, 1995

Re: UMBC Research Park
KCI Job No. 01-89174M

Attention: Mr. Don Rascoe

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under separate cover

No.	Description
2	Concept plans

Remarks:

- ☐ In accordance with your request
☒ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office.

Very truly yours,

KCI TECHNOLOGIES, INC.



cc: Files
Enclosures

Raymond L. Heil
Raymond L. Heil, RIA
Associate

ENGINEERS and PLANNERS



10 North Park Drive
Hunt Valley, MD 21030-1888
(410) 316-7800

Direct Dial Number

MR. DONALD RASCOE
To: BALTO. CO. OFFICE OF ZADM
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

Date: April 4, 1995

Re: UMBC RESEARCH PARK
K.C.I. J.O. N° 01-89174 M
ZADM N° I-498

Attention: MR. RASCOE

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under separate cover

No.	Description
36	COPIES EACH OF THE RESEARCH PARK DEVELOPMENT PLAN AND CONCEPT LANDSCAPE PLAN
3	COPIES OF THE FOREST CONSERVATION PLAN
2	COPIES EACH OF THE ENVIRONMENTAL EFFECTS REPORT & HYDRO-GEOLOGICAL STUDY
2	COPIES EACH OF THE RESEARCH PARK COVENANTS & GROUND LEASE
1	COPY OF OUR STEEP SLOPE/ERODIBLE SOILS ANALYSIS
1	CHECK IN THE AMOUNT OF \$9663.00

Remarks:

- ☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office.

Very truly yours,

KCI TECHNOLOGIES, INC.


Richard L. Smith
RICHARD L. SMITH, Sr. Associate

cc: Files

Enclosures
UMBC RESEARCH PARK CORP
WHITEFORD, TAYLOR, PRESTON

ENGINEERS and PLANNERS

CITY OF BALTIMORE

KURT L. SCHMOKE, Mayor



DEPARTMENT OF PUBLIC WORKS

BUREAU OF WATER AND WASTE WATER
UTILITY ENGINEERING DIVISION
305 Abel Wolman Municipal Building
200 N. Holliday Street, Baltimore, Maryland 21202

ask

March 23, 1995

RECEIVED

MAR 29 1995

DEVELOPERS ENGINEERING SECTION
BUREAU OF ENGINEERING AND
CONSTRUCTION

Mr. Robert Bowling, P.E., Chief
Developers Engineering Division
Baltimore County Department of Public Works
County Office Building
Towson, Maryland 21204

Dear Mr. Bowling:

In reply to your letter of February 15, 1995 concerning the UMBC Research Park, service may be obtained from the Second Zone.

An FM master metered service may be taken from the existing 12-inch main in Shelbourne Road north of Sulphur Spring Road, or a 12-inch main extension should be installed in Sulphur Spring Road and the proposed public roads from the existing dead end at Shelbourne Road. The proposed 12-inch main, as shown on the CRG plans, will not be permitted to be connected to any Western Third Zone main since it is not city policy to extend service to areas where pressures exceed 150 psi.

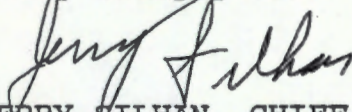
To receive water service, all lots must have fee simple frontage on the public roads. Additionally, pressure will exceed 80 psi below elevation 169-feet, and we suggest that pressure reducing valves be installed to provide service to all lots below that elevation.

It is recommended that the developer arrange to have a fire flow test made to determine if the water available is adequate for fire protection and domestic service. Arrangements for a fire flow test can be made by contacting the Chief of the Pumping Section, Bureau of Water and Wastewater, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.



All mains not in the public roads will not be serviced or maintained by the City.

Very truly yours


JERRY SILHAN, CHIEF
UTILITY ENGINEERING DIVISION

JS:WSR:sw.

cc: Mr.N.L.Stephen
Mr. S. Milio
Mr. B. Keller
Mr. W. S. Ruskin
C:\WP51\NICK\BOWL8

BALTIMORE " THE CITY THAT READS "

James G. Klein
1509 Vera Avenue
Baltimore, Maryland 21227-4035
(410) 247-4336

May 10, 1995

Mr. Lawrence Schmidt
Zoning Commissioner
400 Washington Avenue
Towson, MD 21204



Dear Mr. Schmidt:

I would like to thank you for your patience and understanding with myself and so many of the residents who testified before you during the four days of hearings in regard to the attempt of University of Maryland to construct an Industrial Park in our community. I realize your decision will be difficult because the land on which UMBC wishes to build was re-zoned for that purpose by certain people who would gain from the industrialization of this area.

Even though the zoning was changed on this land it does not mean that the land has to be developed if by developing that property there would be a negative impact on the surrounding community, which as you know is residential. Please don't allow our community to be further broken up with another industrial park.

The community stands to lose more than the students will gain from this development.

Sincerely,

A handwritten signature in dark ink, appearing to be "J. Klein".

James G. Klein

RECEIVED
EXECUTIVE OFFICE

1995 MAY 18 P 3:03

402 Montemar Avenue
Catonsville, MD 21228

May 11, 1995

Larry E. Schmidt, Zoning Commission
Baltimore County
400 Washington Avenue
Towson, Maryland 21204

Dear Commissioner Schmidt,

On Wednesday, May 10, 1995, I reviewed the University of Maryland Baltimore County, Research Park Corporation, Inc. development documents laying on your conference table, which you had been studying. A letter dated April 27, 1995, addressed to G. Scott Barhight Esquire, Re: Preliminary Review (Item 347), was amongst those documents. I am faxing a copy along with this letter to avoid any confusion as to which letter I am referencing.

If you will note the stamp in the upper right hand corner of the page reads "Received April 28, 1995, Zoning Commissioner." I assume the letter may have been delivered to your office at some time on Friday, April 28th. However, it was not in the Development Plan file on that date, when Kaye White and I reviewed the file. Nor was the letter in the Variance file on May 5th, when she and I looked at the Variance file during the scheduled Hearing. Please remember, the Variance file was not in your office on April 28th, contrary to what we were assured at the CIM and later.

Section 26-204 states "An incomplete plan shall be returned to the applicant with an explanation for its return." Quoting from the letter, "A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information," it appears the plan was incomplete, and thus, should have been returned to the applicant.

Section 26-205 (2) states: "At least five (5) working days prior to the Hearing Officer's Hearing, the following shall be submitted in writing to the Hearing Officer and shall be available for public inspection. In addition, written notice of the availability of the following shall be sent to all known parties:

(A) Comments on the plan from any agency listed in subsection (A) of this section;."

Obviously, the comments addressed in this letter from Zoning Administration and Development Management appear to be of significance and should have been in the file five days prior to May 2nd. Citizens were not made aware that the petition was "accepted for filing without a final review by the staff," that there were "unaddressed zoning issues and/or incomplete information" and that "revised petition materials" may have been necessary. Because the document was not in the file, citizens were precluded from questioning the petitioner and staff in regards to the issues raised in the letter.

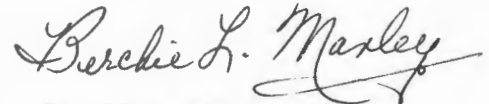
RECEIVED
MAY 25 1995

ZADM

Commissioner Schmidt, on behalf of the Protestants, Kaye White and I are asking that you withhold your decision and that you schedule a continuance of the Hearing, at which time, the contents of the letter from ZADM may be addressed. If there are any other documents which may not have been in the file, please so advise.

Thank you for your consideration of this matter.

Respectfully,



Berchie L. Manley



Kaye White

cc. Exec. "Dutch" Ruppertsberger
V. Barnhart, Office of Law
Pete Zimmerman, People's Counsel

Addresses:

The Honorable C.A. "Dutch" Ruppertsberger
400 Washington Avenue
Towson, Maryland 21204

Ms. Virginia Barnhart, County Attorney
400 Washington Avenue
Towson, Maryland 21204

Peter Max Zimmerman, People's Counsel
400 Washington Avenue
Towson, Maryland 21204

Mr. Lawrence Schmidt
Zoning Officer

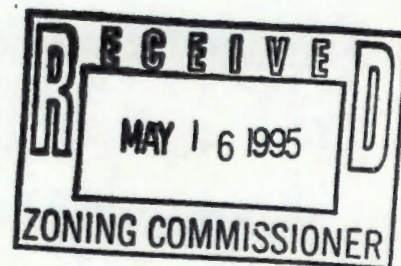
Dear Mr. Schmidt:

I have been told that the attached letter, which I sent in advance of the zoning hearing regarding the UMBC Research Park, is not contained in the file. Please place this copy in the file as the MCCA's statement opposing the project.

Thank you.

Michael J. Kilduff

Michael J. Kilduff
President



FAX COVER SHEET:

Date: 5/15/95

TO: MR. LAWRENCE SCHMIDT
Zoning Officer

FROM: Michael J. Kilduff
President, Maiden Choice Community Association

Pages: (Including cover) 4

Fax'd from: 768-0169

Fax'd to: 887-3468

Charles A. Kucera
1237 Maiden Choice Lane
Arbutus, Maryland 21229
phone: 410-242-4385 (H)
301-286-9160 (W)
email: ckucera@us.net

file
KAB

May 31, 1995

Mr. Mark Behm
Vice President for Administrative Affairs
Administrative Building, Rm. 925
5401 Wilkins Avenue
Baltimore, MD. 21228-5398

REF: UMBC RESEARCH PARK, May 19, 1995 "Development Plan Order and Petitions
for Special Hearing, and Variance, Case No. I-432 and 95-340-SPHA"
approval letter.

Dear Mr. Behm,

I am requesting any and all archaeological/historic related documentation
- including drafts - as described in the May 19, 1995 letter from Baltimore
County Zoning Commissioner, Lawrence E. Schmidt to G. Barhight, Esquire. Page
21 and 27 of this letter (Attachment 1) specify that the developer is to
provide me on an ongoing basis, such documents as may be relevant to the
archaeological excavations and investigations on this site.

As I consider my request for this documentation as having been made at the
time of the Public Hearing; and May 19th as the date of approval of this
request, approval condition #4 has not been responded to by the developer
after two weeks of the letter's issuance. For this reason, in addition to my
request for documents, I am requesting a list of all archaeological
documentation thus far generated and also a schedule and title list of all
required/expected documentation.

In addition, please note that an email (Attachment 2) on the same subject was
sent to you on May 24, 1995. It was accepted by the UMBC email system, but
apparently it never reached your office.

Sincerely,

Charles A. Kucera

Charles A. Kucera

cc: Lawrence E. Schmidt / Balto. Co. Zoning Commissioner
Christopher Polglasse / Goodwin & Associates
John McGrain / Balto. Co. LPC
Elizabeth Cole / MHT
Bonnie Bick / MCC

att. (2)



field for proper monitoring and control over the development. By UMBC's agreement in the Memorandum of Understanding, those governmental agencies will monitor development in the archeologically sensitive areas. Thus, I see the presence of archeologically significant sites as no impediment to the approval of the development plan for so long as the Memorandum of Understanding is followed.

However, as I indicated in the hearing, I will allow Mr. Kucera and Ani Wagenfohr, another community resident, access to future documents which are produced in connection with the Memorandum of Understanding. Mr. Kucera described his inability to obtain those documents readily. Thus, as a condition of the approval of the development plan, I will direct the Developer to provide to Mr. Kucera and Mrs. Wagenfohr, on an ongoing basis, such documents as may be relevant to the archeological excavations and investigations on this site. This restriction is not intended to allow Mr. Kucera or Ms. Wagenfohr authority to approve development near or on the archeological areas. Again, the appropriate governmental agencies should fulfill this role. Nor does this condition allow the community representatives access to the archeological sites unless same are on public property or as allowed by UMBC. The intent of this restriction is merely to provide a meaningful flow of information to those Protestants who share concerns over this issue.

Another issue generated by a community representative was presented through the testimony of Earl Millett, a student at UMBC. Similar concerns were also expressed by Shannon Murray, another student at UMBC and Mitsy Mabe, a Professor at UMBC. These individuals all enjoy the undisturbed land which is the site of the proposed park. They believe that the land should remain undisturbed so that same can continue to be utilized by students and others as a "living laboratory". Testimony was offered as to

IT IS FURTHER ORDERED that a variance from Section 409.4 of the BCZR to permit off street parking spaces to have direct access to a driveway in lieu of a parking aisle, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

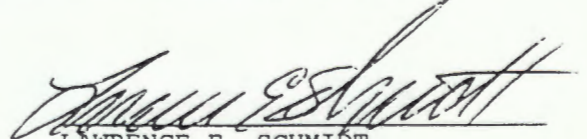
1. The approval of the development plan offered in this case (Developer's Exhibit No. 9), is conditioned upon the recordation of a Declaration of Covenants and Easements (Developer's Exhibit No. 1) being recorded among the Land Records of Baltimore County prior to the issuance of any permits for development of this site.

2. The Developer shall contribute, at a time to be determined by the SHA, not to be greater than two (2) years following the final build out as shown on the development plan, the sum of \$50,000 towards the cost of improving and signalizing the intersection at Wilkens Ave. and Hilltop Road. Similarly, the Developer shall contribute, at a time to be designated by the SHA, the sum of \$15,000.00 for the repainting of 2400 ft. of Md. Route 166 (Metropolitan Blvd.). The conditions of such contributions shall be as set forth in the above opinion.

3. The Developer shall comply with all environmental regulations of Baltimore County applicable to the development of this property specifically, Sections 14-334 and 14-342 of the Baltimore County Code. Moreover, the provisions and conditions within Developer's Exhibit No. 16 shall be satisfied by the Developer.

4. The Developer shall provide unto Charles Kucera & Ani T. Wagenfohr, at their request, any and all documentation relating to the monitoring and development of the identified archeological sites on the subject property, as more particularly described within the above opinion.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Subject: Archaeologic/Historic Documentation

From: Charlie_Kucera@a

To: MARK_BEHM%UMBCADMN.BITNET@cunym.cuny.edu

Date: 05-24-95, 04:47:04 PM

REF: UMBC RESEARCH PARK, May 19, 1995 / "Development Plan Order and Petitions for Special Hearing, and Variance, Case No. I-432 and 95-340-SPHA" approval letter.

Dear Mr. Behm,

I am requesting at this time all archaeological/historic related documentation referenced in the May 19, 1995 letter from Baltimore County Zoning Commissioner, Lawrence E. Schmidt's to G. Barhight, Esquire.

Page 21 of this letter indicates one condition of approval of the UMBC Research Park's development plan and zoning variance is contingent on the developer providing to me "on an ongoing basis, such documents as may be relevant to the archaeological excavations and investigations on this site."

In addition, please provide a list of all archaeological documentation thus far delivered by the contractor and also a schedule and list of all documentation planned for delivery by the contractor(s).

Please send this documentation to:

Charles A. Kucera
1237 Maiden Choice Lane
Arbutus, Maryland 21229
Phone: 410-242-4385(h) / 301-286-9160(w)

An alternative cost saving measure might be for me to just pick up the documentation at your site (This would be my preference).

In addition, please return any e-mail responses to,

<ckucera@us.net>

Sincerely,
Charlie Kucera

D1

District One Community Council, Incorporated
PO Box 18223
Baltimore, MD 21227

May 3, 1995

To: Zoning Commissioner Lawrence Schmidt
From: The District One Community Council
Re: Proposed UMBC Research park



The District One Community Council would like to express the following concerns on the proposed UMBC site:

- 1) UMBC's consultant, KCI has acknowledged that the site contains numerous areas of unstable soil. Additionally, the site has a high water table. Herbert's Run travels through the proposed development, proceeding downstream in Arbutus and eventually the Patapsco River. A middle school and several communities are immediately adjacent to the proposed site.

UMBC has stated that they propose to allow the presence of Level 3 Biohazards at the research facility. Level 3 Biohazards include several lethal air and water-borne viruses and bacteria.

We request that Level 3 Biohazards be prohibited from the UMBC site as they pose a threat to the health and safety of the surrounding communities.

- 2) The traffic study done by UMBC's consultant omits any references to the impact of traffic on Shelbourne and Rolling Roads. Additionally, we, as well as State of Maryland engineers, believe that the study understates the projected increase in traffic count.

We request that UMBC be required to fund an independent traffic study. The focus of the existing study is too narrow and, we feel, biased.

Thank you for your consideration of our concerns.

THE DISTRICT ONE COMMUNITY COUNCIL


Julie Hipley, Pres.


Donna Cameron, Past Pres.

**JUDY COSDEN
234 KENWOOD AVENUE
BALTIMORE, MD 21228**

WRITTEN TESTIMONY REGARDING THE UMBC RESEARCH PARK

TO: Larry Schmidt, Zoning Commissioner
FROM: Judy Cosden
DATE: May 3, 1995

I attended the hearing on Tuesday, May 2, 1995 as a resident of Catonsville and as an UMBC parent and employee. I am submitting this written testimony because I could not take another personal day off this week to attend the remaining sessions.

Mainly, my issue is the environment and the best use of the land in a highly dense watershed. The acres slated for the Research Park are a wealth of nature's beauty, both from the plant and animal kingdom. The wetlands and upland forest and the plant and animal species which live there need protection. Roads cause fragmentation and some of these species will not be able to tolerate this effect on their environment. When I looked at Mark Behm's aerial view of the campus, my first thought was that the proposed research park area is the only plot of land left that has not been developed. Why do we have to destroy what little natural forest we have when there are other sites near the campus that have already been developed. For example, the Dorsey Road and BWI industrial sites, the Montgomery Ward building on Monroe Street, buildings that are empty on the Spring Grove property, and the Bowie industrial/research complex.

I began employment at UMBC in 1988. As Mark Behm testified, the campus community has been informed of the Research Park progress at community meetings that Freeman Hrabowski hosts at the beginning of the school year and at other UMBC community updates. But, at none of these meetings were input or opinions solicited. The Research Park Open Forum that Freeman held on March 31, 1995 was the first meeting that I am aware of that was an open forum discussion allowing input from faculty, staff and students. I totally disagree with Mark Behm's opinion that he stated during the hearing on Monday, May 1, that there was a consensus in favor of the Research Park development. In fact, not only did students speak out in opposition, at least four faculty from Political Science, Policy Sciences, and Geography spoke eloquently in opposition. No student or faculty or staff spoke in favor of the Park during the very well-attended meeting. I personally know of many faculty, associate staff, and

classified staff who are uncomfortable in voicing their opposition, but are very strongly opposed.

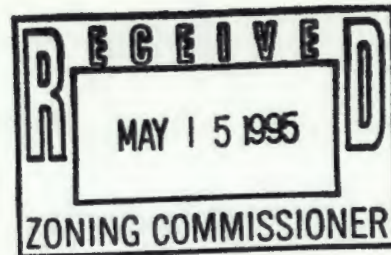
The whole idea of destroying our remaining natural resources for development sake just because the land is there, is absurd reasoning. Michael Hooker said in the mid-eighties that he "would mold this lump of clay into the 21st century technology." Today, that statement sounds old-fashioned. There are already riches on this land that can be better used as they are now as living laboratories for student and faculty research. The forward-thinking universities (which UMBC considers itself part of) are promoting the reuse of already developed land rather than the destruction of virgin land.

In the 1980's this project may have seemed to be the way of the future in biotechnology and research. But in the mid 1990's, the economy has definitely changed. There is already a biotechnology center downtown at the Columbus Center, and empty research and industrial parks abound in the area.

Thank you for your consideration of my testimony.

Judy Caden

715 Marianne Lane
Catonsville, MD 21228
May 12, 1995



Mr. Larry Schmidt
Baltimore County Zoning Commission
400 Washington Ave
Towson, MD 21204

Dear Mr. Schmidt,

I am writing to oppose the construction of the UMBC Research Park and, more specifically, to oppose the granting of any zoning variances regarding that park.

There are many reasons why the UMBC Research Park is a bad idea, but I understand that some of them are outside your jurisdiction. I will concentrate on those which are within your jurisdiction, according to my best understanding of it.

The UMBC Research Park should be rejected on environmental grounds alone. I am very familiar with the ecology of this tract. I have used the Research Park acreage as an outdoor classroom many times, most frequently when I taught a UMBC course entitled "Field Biology of Maryland" and with groups of schoolchildren visiting the campus for summer enrichment programs.

The developer claims that because no officially delineated wetlands will be disturbed, there will be no significant effect on the resident species and the ecology. Because there has been no environmental impact statement required, or even a biological assessment conducted, University officials and the developer have no rational basis upon which to make this claim.

For example, the letter of the law requires a wetland delineation and precludes disturbance of designated wetlands. However, the law does not protect the fauna dependent on such wetlands. A number of locations on the research park property are vernal breeding sites for several species of amphibians, including Hyla crucifer, Rana clamitans, and Rana catesbiana. But after the breeding season, these animals disperse a considerable distance from the wetland. If these areas are converted to parking lots and buildings, the continued persistence of these species is likely to be affected.

Similarly, wetlands occur where ground water levels reach the surface. Construction of roads with their requisite packed berms, even in surrounding non-wetland areas, may interrupt the flow of groundwater that supplies the wetland. A rare species of amphipod, the Potomac amphipod, has been recently discovered on the research park site. Although not a listed State endangered species, the

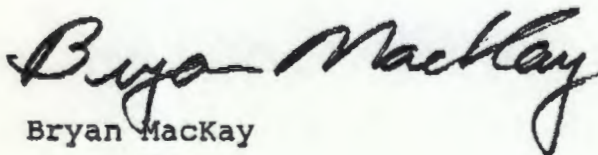
Department of Natural Resources considers it "worthy of monitoring" due to loss of habitat (underground springs and seeps like those throughout the research park site). An environmental impact statement would have revealed these and other hidden impacts of the research park development, and would have enabled University officials and the developer to make decisions based on information rather than assumptions.

Environmental concerns are not related exclusively to wetlands. Development of the research park will fragment the currently unbroken tract of forest land into smaller islands of forest habitat separated by concrete. Conservation biologists know that the number of species a tract contains is proportional to its size, and that fragmentation, even by roads, severely reduces that number. Birds are significantly impacted by this forest fragmentation. For example, scarlet tanagers, hooded warblers, redstarts and red-eyed vireos have all been seen on the research park tract. The proposed development of the tract will likely cause their extinction here, based on minimum forest size estimates published by the Maryland Department of Natural Resources.

Finally, any consideration of the impact of development on living resources should include an examination of cumulative impacts at the landscape level. It is no longer sufficient to evaluate the impact of a project exclusively within the project's boundaries; how that development fits into the matrix of nearby, related changes in land use is equally important.

In evaluating the environmental impact of this development, the developer has the responsibility, and you the right, to know and understand the tradeoffs involved. For these reasons, I request that you require the developer to conduct an environmental impact survey, and that you postpone approval until the developer complies with such an order.

Sincerely,


Bryan MacKay

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.

P.O. Box 18262, Halethorpe, Maryland 21227

PRESIDENT Mike Kilduff 242-5876
VICE PRESIDENT Peggy Rickle 247-4344TREASURER Eleanor VanDavender 247-4137
SECRETARY Donna Cameron 823-3399

RESOLVED: That at the general membership meeting held on February 21, 1995, the membership voted unanimously to request that the UMBC Research Park Community Input Meeting be held in a neutral location.

AS WITNESS OUR HANDS AND SEAL this 26th day of February, 1995.

ATTEST:

MAIDEN CHOICE COMMUNITY
ASSOCIATION, INC.

Donna A. Cameron
Donna A. Cameron
Secretary

By: Michael J. Kilduff
Michael J. Kilduff, President

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.**P.O. Box 18262, Halethorpe, Maryland 21227**

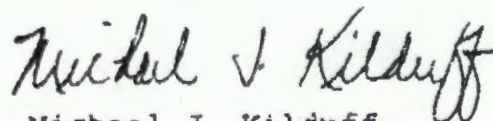
PRESIDENT-Mike Kilduff 242-3876 VICE PRESIDENT-Peggy Rickle 247-4344 TREASURER-Eleanor VanDender 247-4137 SECRETARY-Donna Cameron 823-3399

February 28, 1995

Mr. Don Rascoe
Project Manager
Baltimore County Office of
Zoning Administration and
Development Management
County Office Building
Room 100
Towson, MD 21204

Meeting of the Maiden Choice Community
On February 21, 1995, the membership approved a
resolution that the Community Input Meeting regarding
the UMBC campus park, currently scheduled for March 21, 1995,
be moved from its scheduled location on the UMBC campus to a
neutral site. We believe a community input meeting should be
more accessible to the residents of the affected communities.
In addition, we request that the following Baltimore County
agencies be represented at the meeting: DPW, OPZ, DEPRM,
Economic Development, Landmark Preservation Commission, County
Development, Police Department and Fire Department.

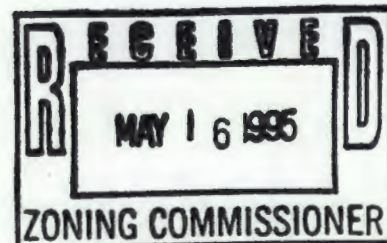
Thank you for your attention to this matter.



Michael J. Kilduff
President

April 27, 1995

Mr. Don Rascoe
Project Manager
Baltimore County Office of
Zoning Administration and
Development Management
County Office Building, Room 109
Towson, MD 21204



Dear Mr. Rascoe:

The Maiden Choice Community Association wishes to repeat its opposition to the proposed Research Park at the University of Maryland Baltimore County (UMBC). The membership of this association declared its opposition to this project in 1990 and has continued to oppose this intrusion into our community since that time. We have seen no evidence since that time to change that position.

Our primary concerns about this project are its overall impact on the surrounding communities, including Maiden Choice, and particularly the environmental impact it will have on us. We know that, because that site is located on springs, it is a fragile ecosystem that could suffer irreparable damage. That damage figures to spread into the surrounding areas, since such damage is rarely isolated, and have an adverse effect on those areas. The fragile nature of the "blue soil" in that location makes it susceptible to damage from development. In addition, the surrounding communities already suffer from sewage backups and other problems associated with the overextension of the capacity of the Herbert Run system in this area. A project of this size will add to those existing problems. We take no comfort from the assessment that the system is adequate for dry conditions. It does rain in Arbutus, and the system is not adequate for those times, and promises to become less adequate as this project comes on-line.

Of course, the absence of an environmental impact statement, on the grounds that it was too expensive to conduct, is not very reassuring. No one has explained how a clean-up operation can be funded if the precautionary study is too expensive. Nor has anyone explained why our community is placed in jeopardy of a potential problem instead of conducting a study to identify the risks in advance of the project.

Less immediate concerns go to the inadequacy of the 50' buffer zone proposed on the boundaries of the park with the surrounding communities. These so-called buffers will do little to protect the neighbors from the activity in the park.

You will have much testimony pro and con regarding this project during the hearing next

... Garden Choice Community Association are unable to attend and
... consider the points raised in this letter when you make you

... to this matter.

Sincerely,

Michael J. Kilduff

Michael J. Kilduff
President

1/22/95
1725-95
DR

**DEVELOPMENT PLAN CONFERENCE and HEARING OFFICER'S HEARING
NOTIFICATION**

NAME of DEVELOPMENT: UMBC Research Park

Location: Metropolitan Blvd. & Sulphur Spring Road

Dear Sir or Madam:

In anticipation of a public hearing on the above referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Hearing Officer's Hearing (and combined Zoning Hearing, if required), scheduled by the Office of Zoning Administration and Development Management, Baltimore County, is as follows:

Hearing Date: May 2 - 5, 1995 **Time:** 9:00 a.m.

Hearing Location: Room 118 of the Old Courthouse 400 Washington Avenue
Towson, MD 21204

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments will be presented to the developer's representative at the **Development Plan Conference to be held on April 12th at 11:00 a.m.** in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue, Towson, MD 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. You are invited to observe this exchange between county staff and the developer; however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses and recommendations as required by the County Code will be available in the official file in Room 123 of the COB, until five (5) days preceding the public hearing. At that time, the file will be forwarded to the Hearing Officer/Zoning Commissioner in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact the Zoning Administration and Development Management office at (410) 887-3335.

Respectfully,

Michael J. Ertel
Michael J. Ertel
Principal Engineer
KCI Technologies, Inc.

Enclosure: Development Plan
c: ZADM/ Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED
APR 21 1995

ZADM

Maryland

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Secretary

100 Community Place
Crownsville, Maryland 21032-2023
(410) 514-7005

Parris N. Glendening, Governor
Patricia J. Payne, Secretary

Neighborhood Business Development Program

- Provides \$7 million in grant and loan assistance for small businesses in neighborhoods designated by local government, with the concurrence of the Secretary of Housing and Community Development, as revitalization areas.
- Helps local governments implement their revitalization strategies for the designated revitalization areas.
- Designated areas will be located throughout the State - in urban, suburban and rural areas. In some places, a revitalization area may be a few square blocks. In other areas, it may be an entire town. Neighborhoods must include both residential and commercial/industrial areas.
- Helps small businesses start-up or expand in designated neighborhoods.
- In addition to the direct funding available through the Program, other existing program resources will be targeted to designated revitalization areas.

Gap financing which, when combined with other public and private resources, will make the business ventures feasible in the designated areas.

- Offers grants and loans directly to small businesses to carry out specific projects approved by the local jurisdiction. The money will be used to offer gap financing for the following activities:
 - Pre-development costs (studies, surveys, plans, specifications, architectural and engineering services)
 - Development costs (acquisition of land and improvements, site preparation, construction, and rehabilitation)
 - Start-up operating costs (acquisition of machinery, equipment and furnishings, working capital, initial occupancy expenses, indemnity and surety bonds and premiums on insurance, other necessary fees and temporary relocation expenses)

-continued-

TTY for the Deaf: (410) 514-7531

"IN PARTNERSHIP, BUILDING STRONGER COMMUNITIES"

The Maryland Department of Housing and Community Development (DHCD) pledges to



**Secretary of the Maryland
Department of Housing and Community Development
Patricia Payne and her Executive Staff
invite you to attend
one of five regional meetings scheduled for June**

1 JUNE 1, 1995 1:30 - 3:30 p.m.
Department of Housing and
Community Development
Conference Room 1.100
100 Community Place
Crownsville, Maryland

2 JUNE 5, 1995 10 a.m. - 12 noon
Easton Town Hall
14 South Harrison Street
Easton, Maryland

3 JUNE 9, 1995 2 - 4 p.m.
The Sherwood House at
Sherwood Farm
2002 Cromwell Bridge Road
Baltimore, Maryland



4 JUNE 22, 1995 1:30 - 3:30 p.m.
Historic St. Mary's City
Auditorium
Rosecroft Road
St. Mary's City, Maryland

5 JUNE 27, 1995 1 - 3 p.m.
Western Maryland Station Center
Gallery Area
Canal Street
Cumberland, Maryland



- Discover new directions for the Department of Housing & Community Development
- Find out Governor Glendening's goals for housing and community revitalization

- Hear how the Department of Housing & Community Development is changing its priorities
- Learn about Department projects in your area
- Exchange ideas
- Participate in a "questions & answers" session

Space is limited, so please call today:

- ✓ To reserve seating
- ✓ For more information
- ✓ For directions and parking information

(410) 514-7290
TTY (410) 514-7531

■ Program Implementation Timeline - 1995

- ☐ Draft Regulations - June 1
- ☐ Proposed Regulations Published - July
- ☐ Application Package - August
- ☐ Pre-Application Training - September
- ☐ Program Effective - October 1

CONTACT:	ELLEN CASALE	Telephone:	(410) 514-7005
	Assistant Secretary for	Fax:	(410) 987-4070
	Neighborhood Revitalization		
	JOHN PAPAGNI	Telephone:	(410) 514-7175
	Office of Research	Fax:	(410) 987-4070
	TARA CLIFFORD	Telephone:	(410) 514-7261
	Regional Development	Fax:	(410) 987-4660

To receive a program application package, please contact:

MARY TRACKLER	Telephone:	(410) 514-7005
Office of the Secretary	Fax:	(410) 987-4070



UMBC

4/6/95

1482-95-

Office of the Vice President for
Administrative Affairs

March 4, 1995

I-432

Mr. Donald Rascoe
Development Manager
Baltimore County Office of Zoning Administration
and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Mr. Rascoe:

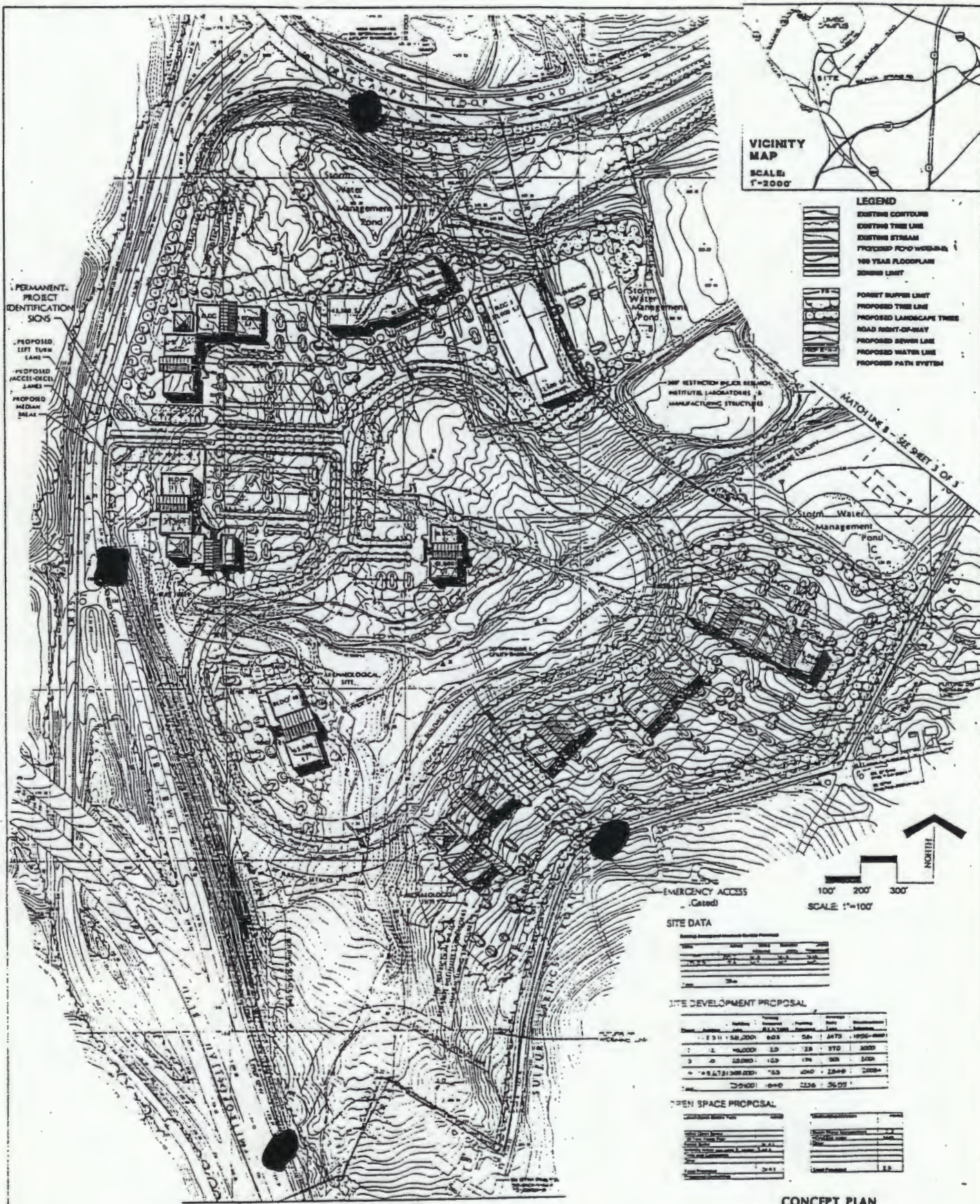
As you requested, hearing notice signs were posted
on the UMBC property by noon today.

Sincerely,

Mark Behm
Vice President for
Administrative Affairs

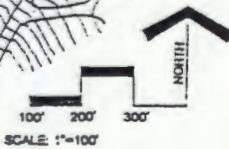
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ZADM



VICINITY MAP
SCALE: 1"=2000'

- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE LINE
 - EXISTING STREAM
 - PROPOSED POND WETLAND
 - 100 YEAR FLOODPLAIN ZONES LIMIT
 - FOREST BUFFER LIMIT
 - PROPOSED TREE LINE
 - PROPOSED LANDSCAPE TREE
 - ROAD RIGHT-OF-WAY
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED PATH SYSTEM



EMERGENCY ACCESS
(Gated)

SITE DATA

Summary of Proposed Development

Item	Area (Acres)	Volume (cu yd)	Notes
1. POND	1.0	10,000	
2. ROAD	0.5	5,000	
3. DRIVE	0.2	2,000	
4. TOTAL	1.7	17,000	

SITE DEVELOPMENT PROPOSAL

Item	Area (Acres)	Volume (cu yd)	Notes
1. POND	1.0	10,000	
2. ROAD	0.5	5,000	
3. DRIVE	0.2	2,000	
4. TOTAL	1.7	17,000	

OPEN SPACE PROPOSAL

Item	Area (Acres)	Volume (cu yd)	Notes
1. POND	1.0	10,000	
2. ROAD	0.5	5,000	
3. DRIVE	0.2	2,000	
4. TOTAL	1.7	17,000	

MATCH LINE A - SEE SHEET 3 OF 3

Developer:
UMBC RESEARCH PARK
3202 Westland Boulevard
Baltimore, Md. 21117
To: Mr. Robert D. Brown, Jr., AECI 499-2022

KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
40 NORTH PARK DRIVE
GAITHERSBURG, MD 20878-4000 • 410-481-1000

Sign Locations

**CONCEPT PLAN
SITE PROPOSAL MAP
FOR
UMBC RESEARCH PARK
AT
UNIVERSITY OF MARYLAND
BALTIMORE COUNTY**

3/8/95
TO DR
971-95

DEVELOPER'S NOTIFICATION LETTER TO THE COMMUNITY

Dear Baltimore County Maryland

Baltimore County has enacted legislation that has substantially revised the County's Development Regulations. A Community Input Meeting (CIM) is one of the initial mandatory prerequisites to the development approval process.

The Baltimore County Office of Planning and Zoning has identified you to be notified of a CIM scheduled as follows:

NAME of DEVELOPMENT: UMBC Research Park

Location: Metropolitan Blvd. & Sulphur Spring Road

MEETING DATE/TIME: March 21, 1995/7:00 PM

Meeting Place: UMBC Ballroom, University Center

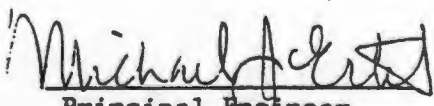
The purpose of the CIM is to share with you our concept plan and provide a forum for the discussion and resolution of community concerns. The CIM will be conducted by a representative of the Office of Zoning Administration and Development Management, Baltimore County, who will record minutes and prepare a list of questions and comments discussed at the meeting.

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 preparation of a development plan. 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 Hearing Officer at a subsequent development plan hearing.

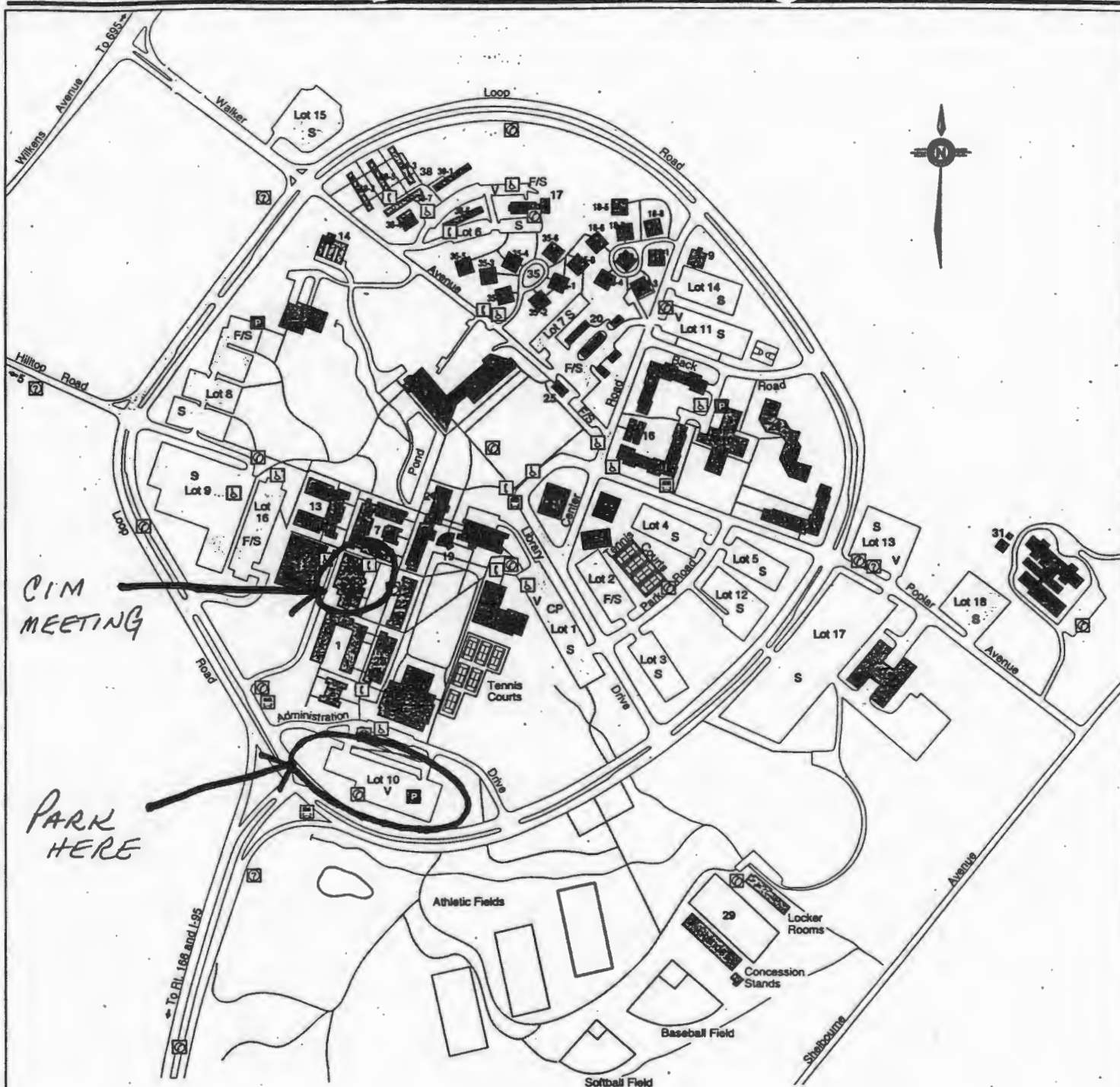
The meeting will begin promptly at the designated time; however, we will be available one-half hour before the CIM so that you may review the plan and county comments informally with our engineer and county staff. With your input, I am confident that we will be able to create a development project that will be an asset to the community.

Respectfully yours.


Principal Engineer
KCI Technologies, Inc.

Enclosures: (1) Concept Plan
(2) County agency comments

UMBC CAMPUS MAP



UNIVERSITY OF MARYLAND BALTIMORE COUNTY BALTIMORE, MARYLAND 21228 BUILDING DIRECTORY

1. ACADEMIC IV/LECTURE HALL IV
2. ACADEMIC SERVICES/ADMISSIONS
3. ADMINISTRATION/LECTURE HALL III
4. ALBIN O. KUI IN LIBRARY & GALLERY
5. ALUMNI HOUSE
6. BIOLOGICAL SCIENCES
7. CHEMISTRY/PHYSICS LECTURE HALL II
8. CHESAPEAKE HALL
9. DAY CARE CENTER
10. DINING HALLS I, 2, & FACULTY/STAFF LECTURE HALL V
11. ENGINEERING/COMPUTER SCIENCE LECTURE HALL V
12. FIELD HOUSE/POOL
13. FINE ARTS/GALLERY
14. GREENHOUSE
15. GYM I
16. HEALTH SERVICES
17. HILLCREST-RESIDENTIAL LIFE OFFICE

18. HILLSIDE APARTMENTS
- 18-1 BRETON
- 18-2 CASSELMAN
- 18-3 DEER CREEK
- 18-4 ELK
- 18-5 MANOKIN
- 18-6 PATUXENT
- 18-7 ROCKHOLME
- 18-8 SHIDELING
19. LECTURE HALL I
7. LECTURE HALL II
3. LECTURE HALL III
11. LECTURE HALL IV
11. LECTURE HALL V
20. MAINTENANCE SHOPS
21. MARTIN SCHWARTZ HALL
22. MATHEMATICS/PSYCHOLOGY
23. PATAPSCO HALL
24. PHYSICAL PLANT
25. POLICE
26. POTOMAC HALL
27. PROFESSIONAL DEVELOPMENT BLDG.
11. RECREATION HALL
28. SOCIAL SCIENCES

29. STADIUM
30. SUSQUEHANNA HALL
31. TECHNOLOGY ENTERPRISE CENTER BUILDINGS (TEC & TEC 2)
32. TECHNOLOGY RESEARCH CENTER
33. TEMPORARY FACILITY I
34. TEMPORARY FACILITY II
35. TERRACE I APARTMENTS
- 35-1 ANTIETAM
- 35-2 CHINCOTEAGUE
- 35-3 GUNPOWDER
- 35-4 MONOCACY
- 35-5 NANTICOKE
- 35-6 SASSAFRASS
- 35-7 TUXGAIKOE
- 35-8 WICKHAMKID
2. THEATRE
36. UNIVERSITY CENTER/BOOKSTORE
17. WAREHOUSE
38. WEST HILL APARTMENTS
- 38-1 CHESTER
- 38-2 CROFTANK
- 38-3 MAGUIRE
- 38-4 OFFICE & LAUNDRY
- 38-5 TANNIER
- 38-6 SEATON
- 38-7 WYDE

CAR POOL	CP
STUDENTS	S
FACULTY/STAFF	F/S
VISITORS	V
HANDICAPPED	[Handicap Symbol]
INFORMATION	[Question Mark Symbol]
PARKING METERS	[P Symbol]
BUS STOPS	[Bus Stop Symbol]
PAY PHONE	[Phone Symbol]
EMERGENCY PHONE	[Phone Symbol]

PARKING LOTS 2, 3, 16 AND THE LOWER LEVEL ON LOT 10 ARE GATED DURING UNIVERSITY HOURS FOR FACULTY/STAFF GATE GUARDIANS

Morning

Sun

7/21/95

UMBC research center plans rejected by board

Officials to continue fight for project

by Patrick Gilbert
in Staff Writer

A plan to turn a portion of the University of Maryland Baltimore county campus into a biotechnology research center has been rejected by the county Boards of Appeals, posing a new obstacle to a key local economic development project.

But UMBC and government officials characterized the decision — reversing the approval granted in May by the county zoning commissioner — as a minor setback for the proposed university-sponsored research park which they say could account for 2,000 jobs over 20 years. County Executive C. A. Dutch Ruppersberger III said yesterday he would not comment on the appeals board's decision until reading its written decision, which has not yet been issued. The decision is not official until then.

"I will reiterate my position that I consider the UMBC project to be of great importance to the county and to the region in terms of both jobs and

revenue," Mr. Ruppersberger said.

Councilman Stephen G. "Sam" Moxley, a Democrat who represents the area, said he viewed the decision as a minor setback, depending on how quickly the university can modify its plan to meet the appeals board's legal objections.

The Board of Appeals rejected the option of sending the development plan back to Zoning Commissioner Lawrence E. Schmidt and allowing UMBC to modify its proposal. But University officials indicated they will file a motion asking the board to reconsider that option.

"We face a time factor here and it would be much quicker to have the case sent back to the zoning commissioner than to start all over with the development review process or to appeal the board's decision to the courts," said Shirley L. Bigley, university counsel.

An attorney for area residents who have waged a six-year battle against the research park said the fight will continue, whatever direction UMBC takes.

Ms. Bigley said UMBC and officials of the Maryland Department of Economic Development did not want the delay to affect federal funding for the project.

The first phase of construction for the park, with four building sites, is expected to cost \$2.5 million. Financing includes a \$1.3 million grant from the U.S. Department of

Commerce, \$450,000 from Baltimore County, a \$650,000 state loan and a \$150,000 grant from the Abell Foundation.

The research park plan envisions an eventual 12 buildings on the 93-acre site bordered by Route 166, Sulphur Spring Road and UMBC Boulevard in Catonsville.

The main impact of the board's decision falls on Atlantic Pharmaceutical Services, which plans to occupy the first research building on the site and provide about 50 jobs.

Atlantic's building site was on a piece of flat ground along a residential zoning line which cut through the UMBC property. The university was seeking a variance to county zoning laws requiring a 200-foot setback from that line.

The three-member appeals board panel said that UMBC failed to prove that there was anything unique about the site to warrant the zoning

variances crucial to the development plan.

G. Scott Barhight, an attorney representing UMBC before the appeals board, said the particular requirements of the operation of Atlantic dictated that the building be placed on flat ground. Both those requirements and the zoning lines were part of the uniqueness of the property, he maintained.

But Robert O. Schuetz, appeals board chairman, said in public deliberations Tuesday that there is nothing unique about the placement of zoning lines. He said that under legal tests established in a recent Maryland Court of Special Appeals case, the uniqueness standard must apply to the property.

The board denied the setback variance required for the building as well as another that involved a parking area.

Since the research park development plan hinges heavily on receiv-

ing the zoning variances, Mr. Schuetz said the plan itself also must be denied.

Ms. Bigley said in wake of the decision, UMBC is discussing with Niro Inc., parent company of Atlantic Pharmaceutical, the possibility of other locations for the building in the research park.

Robert E. Johnson, treasurer of the Columbia-based Niro, said the decision has not yet jeopardized plans for Atlantic to locate at UMBC.

"We're disappointed with the decision and the delay, but we are talking with state officials about other locations on the site," Mr. Johnson confirmed.

Thomas E. Dernoga, an attorney representing area residents, said his clients were "shocked" by their victory before the appeals board — which they saw as usually not receptive to community views.

"Whatever UMBC decides to do, my clients intend to fight tooth and nail," Mr. Dernoga said.

done. n., the volunteers start-

landscaping, building is. neighborhood community signs and

ify, applicants must be rated community, or a er, charitable or non-mization. The organiza- contribute to the pro- munity project through support or through a f labor.

officials will assist in ation process. For appli- additional information, 507.

warns of rabies, ics for cats, dogs

cases in Baltimore Coun- ed 64% in 1994. All but confirmed cases were rac- public health officials are l that the risk of rabies treat to domestic pets.

warm weather approaching of exposure to rabies The risk can be mini- keeping dogs and cats ed and by observing leash

Baltimore County Depart- health will hold rabies clin- locations around the coun- for dogs and cats are \$5 The animals must be at weeks old. Local clinics eld as follows:

3: 6 to 8 p.m., Johnnycake School, 6100 Johnnycake

4: 6 to 8 p.m., Westchester 414 Westchester Ave.

man — a member of the board of Trustees for Baltimore County

the inside painting, the in it cred the painting and other work

the kitchen.

of the day."

UMBC park hearings under way

BY SEANA KELLY-COFFIN

The first day of testimony regarding the proposed UMBC Research Park didn't lack in color.

What was lacking was brevity. Baltimore County Zoning Commissioner Lawrence Schmidt found himself repeating the issues he wanted the community to center on — environmental issues, traffic impact, drainage.

But when resident Ani Wagenfohr questioned UMBC Vice President Mark Behm about the park's funding sources, Schmidt lost his patience.

"My job is to (ask), 'Is this an appropriate use of the land?'" said Schmidt. "I don't have the authority to tell county, state and federal officials not to spend money at UMBC."

The project, according to Behm, is being funded through a number of sources including state, federal and county grants.

What UMBC attorney G. Scott Barhight thought would take an hour to question Behm turned into a morning-long dose of questions and statements from residents.

Charles Kucera raised the issue of the close proximity between UMBC and the BWI Industrial Complex, suggesting that the park could be located there instead. Kucera also introduced into evidence the original UMBC Master Plan, developed when UMBC hired consultants to study the feasibility

of developing a research park.

When Wagenfohr asked how UMBC students would benefit by the park, Behm said students who will work in the research facilities will be involved in a "real working experience" upon graduation. The only confirmed tenant is Atlantic Pharmaceutical Services, which Behm said would offer a processing facility benefitting engineering students.

Wagenfohr was not pleased with the answer. "They don't give any satisfactory answers," she said.

Schmidt responded "we could be here 'til doomsday and you won't be satisfied with the answer."

Behm said tenants would be subject to a set of covenants UMBC has developed. All tenants would have to undergo a design review before construction begins.

One of the community's con-

cerns is recourse in the event something happens at the park which impacts their quality of life. Schmidt responded by saying that residents clearly could sue.

Testimony will continue May 3 and 4 beginning at 9 a.m. in room 118 in the Old Courthouse Building in Towson. On May 5, testimony will be heard again at 9 a.m. in the County Office Building on Chesapeake Avenue in room 106.

CRIME LOG

Baltimore National Pike

6600 block, between April 27 at 3 p.m. and April 28 at 9:30 a.m. A 1995 tan two-door Lincoln MK8 with Maryland tags R11R1 was stolen.

5700 block, Musselman's Dodge, between March 22 and April 27. A 1995 Dodge Caravan without tags was stolen.

Catonsville

S. Rolling Road, 100 block, between April 26 at 11 a.m. and April 29 at 10:15 a.m. Someone broke into a garage and stole a lawn mower.

Oella

Oella Avenue, 400 block, April 28, 3:40 p.m. A black and maroon

mountain bike was stolen.

Westview Park

Chesworth Road, 600 block, April 30 between 4 and 6 a.m. A white two-door 1991 Chrysler Lebaron with Maryland tags 094411D was stolen.

Prestwick Square, unit block, April 29, 4:30 a.m. A 1992 white two-door Honda Accord with Maryland tags RZD 191 was stolen.

Craftswood Road, 1000 block, April 27, 2:59 a.m. A Domino's delivery man was robbed by three men after he made a delivery.

Woodbridge Valley

Pleasant Valley Drive, 1400 block, April 1, 1:09 a.m. A 1992 blue Plymouth Voyager with Maryland tags 501915M was stolen.

Woodlawn

Security Boulevard, 6900 block, April 30, 1:40 a.m. A man

waiting at a bus stop was asked by two men if he needed a ride. When he said he didn't, they displayed a handgun and demanded his gold necklace and money. The suspects fled in a burgundy 1990 Geo Prizm. One of the suspects is described as a black male in his early 20s, 6 feet 1 inch, 150 pounds and wearing black clothing and a red baseball cap with white letters.

Security Boulevard, 6600 block, Fox Mitsubishi, April 28, 3:46 p.m. A 1994 gray four-door Mitsubishi Diamante without tags was reported stolen.

Woodlawn Drive, 1800 block, April 27 between 7:30 a.m. and 3:15 p.m. A 1991 black four-door Hyundai Excel with Maryland tags ZBB 317 was stolen.

Whitehead Court, 1600 block, between April 25 at 5 p.m. and April 27 at noon. A 1990 blue four-door Cadillac Deville with Illinois tags VKH 799 was stolen.

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Send
of
decision

DOROTHY BRISCOE

Fran Ingram

Ani M. WAGENFOHR

James Klein

Richard A. Scharmann

BERCHIE L. MANLEY

Charles A. Kucera

Charles Margill

Laye White

Earl Millett Jr

Evelyn S. Revels

1108 SULPHUR SPRING RD. 21227

5003 Cedar Ave 21227

1244 TED OAKS RD, 21227

1509 VERA AVE 21227

2008 Westchester Ave 21228

402 MONTEMAR AVE 21228

1237 Maibelle Choice Lane 21229

319 Gun Rd. 21227

409 Gun Rd 21227

2815 N Calvert Apt 2A
Baltimore MD 21218

1111 Sulphur Spr Rd. 21227

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

5/2/95

NAME

ADDRESS

RICHARD J. SMITH

K.C.I. TECHNOLOGIES, INC.

MICHAEL J. ERTZ

KCI TECH.

Mark Behm

UMBC

DAVID FREDERICK

UMBC RESEARCH PARK CORP.

JAMIE GILBERT

ECONOMIC DEVELOPMENT

JOE PFEFFER

KCI TECH. INC.

SHIRLEY C. BIBBIE

UMBC

Louise White

UMBC

Christopher Polglase

R. Christopher Goodwin + Assoc.



5/3/95

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Ronald E Crawford

Sandra Siffert

Doris E. Cooper

GARTH J. DAZES

Edmond V. Bartas

5506 Sycamore Ave

5504 Sycamore Ave.

5504 Sycamore Ave.

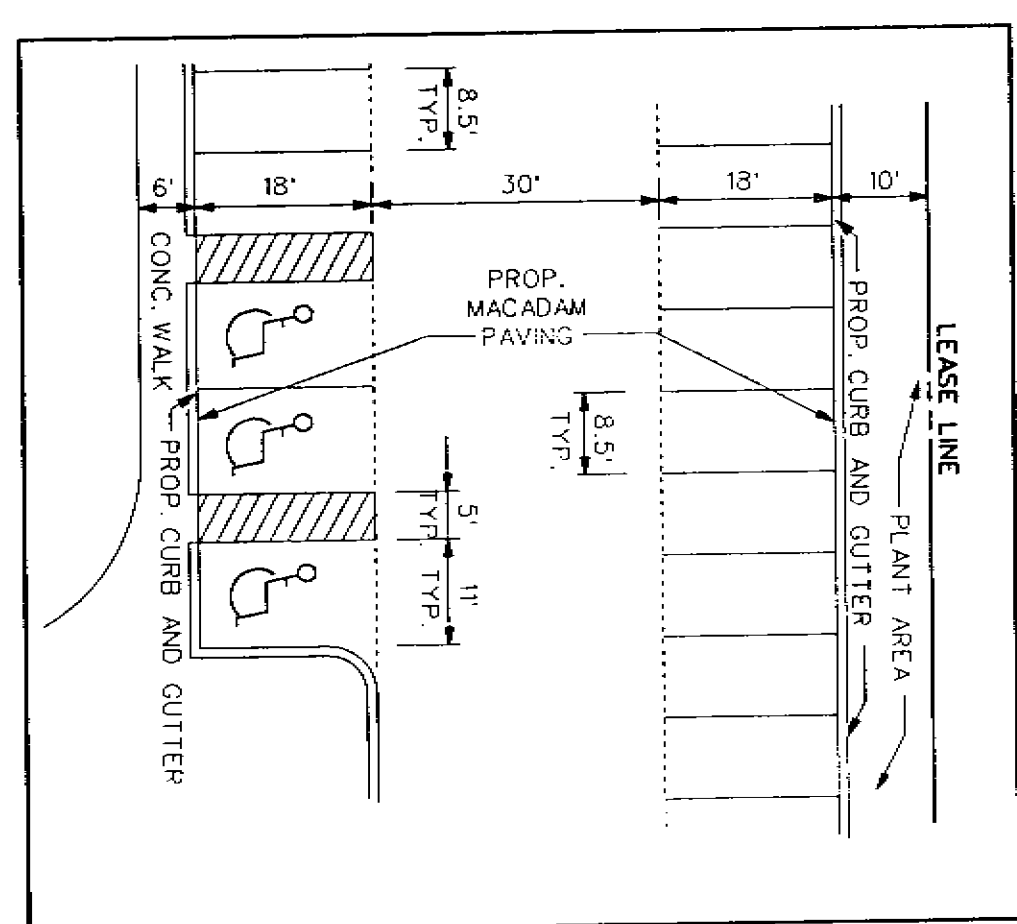
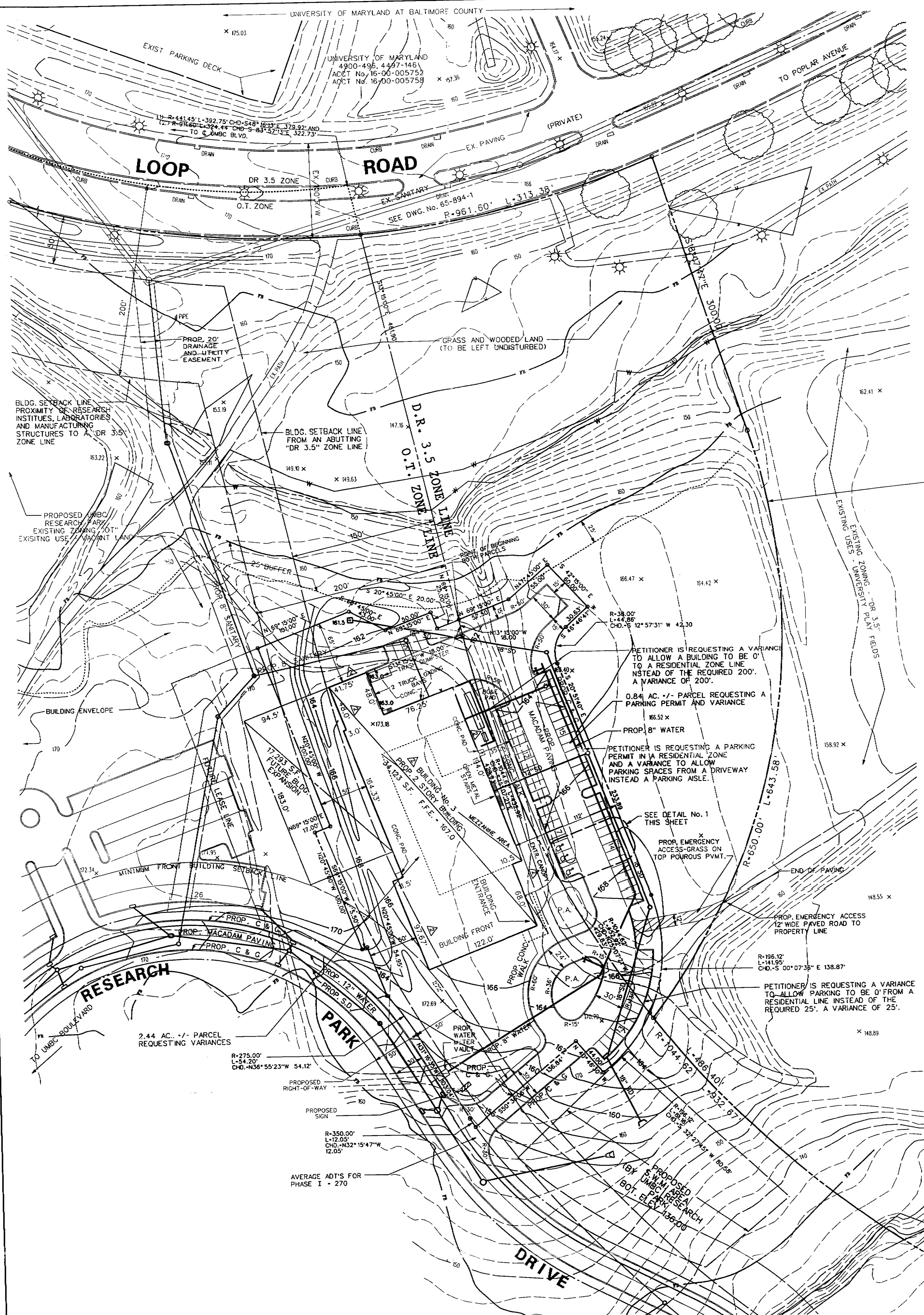
~~218~~ 820 SULPHUR SPRING Rd.

831 HILLTOP RD.



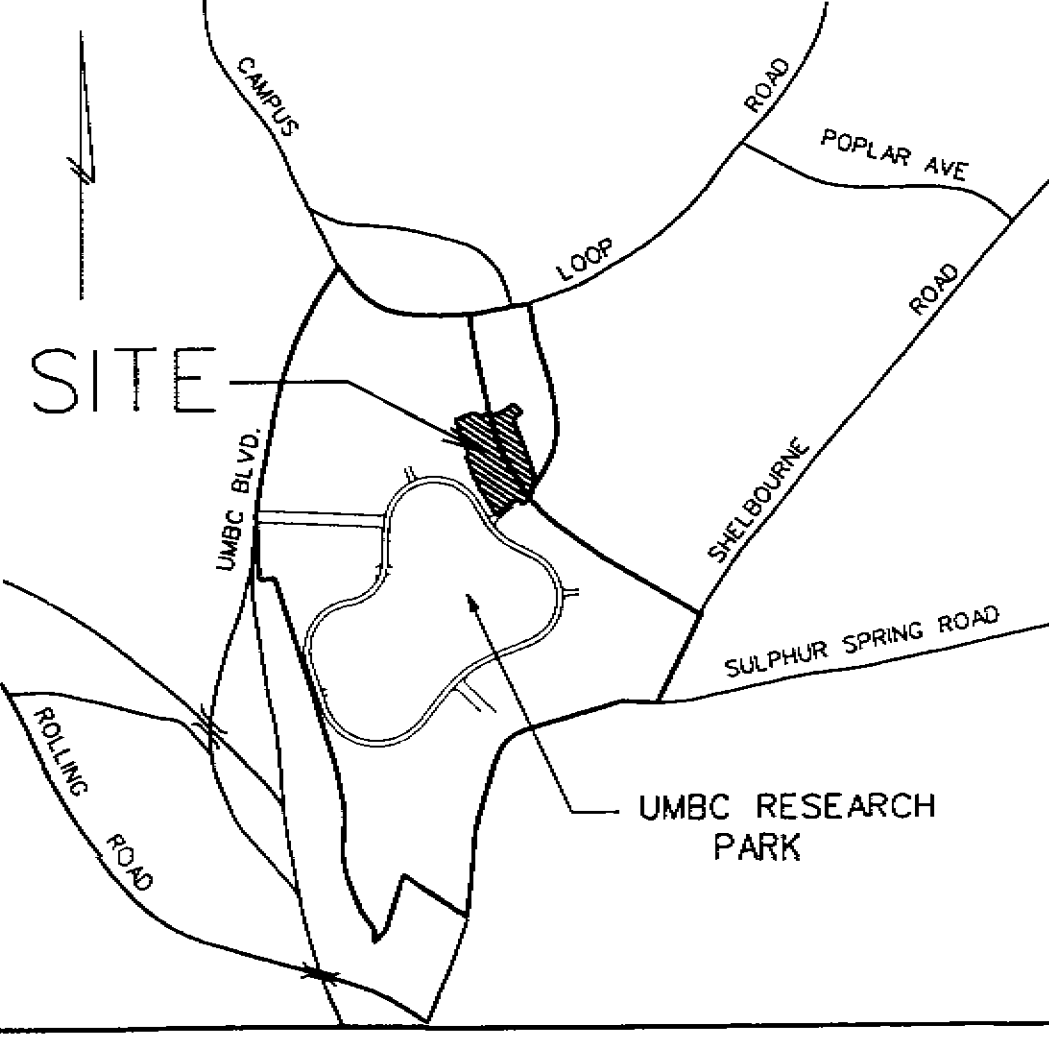
UMBC
Concert Plan Conference

<u>Name</u>	<u>DOCT</u>	<u>Phone</u>
Don Rascoe	ZADM	887-3353
Michael Grossman	Rec + Parks	887-3822
R. Bruce Seely	DEPRM.	" 3385
John Lewis	ZADM	" 3391
BOB SMALL	SHA	333-1350
LES SCHREIBER	D.P.W	X-3451
WALT BERNHART	DRE	3217
Ervin McDANIEL	OPZ	X 3211
Mark Behm	UMBC	455-3939
SHIRLEY L BIBLEY	UMBC	455-8870
JAMIE GILBERT	Economic Development	X 8031
MICHAEL J. ERTTEL	K.C.I. TECHNOLOGIES	316-7850
BERNARD L. BEAROWITZ	UMBC RESEARCH PARK CORP	455-3222
Scott Bishlight	Whiteford, Taylor & Preston	832-2050
Kaye White	MD Waste Coalition	242-8431
Lisa Spratt	MTA Planning	767-3117
ADAM ASSERMAN	Community Board	887-8500
Charles G. Macgill	SWC	242-3027
Dorothy L. Maskey		747-7419
Sharon Kelly-Coffin	Catoxville Times	788-4500
Glenn Hoge	MTA	767-3762



DETAIL No. 1
PROPOSED PARKING DETAILS
SCALE: 1" = 20'

- PERFORMANCE STANDARDS**
(PER SECTION 207.7 OF THE BCZR)
1. RAW MATERIALS & FINISHED PRODUCTS WILL BE BROUGHT TO AND FROM THE SITE MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 3:00 P.M.
 2. ANTICIPATED ROUTES OF DELIVERY TO THE SITE ARE:
 - A. FROM POINTS NORTH SOUTHBOUND ON I-695, THENCE SOUTHBOUND ON I-95 TO STATE RT. 166 (METROPOLITAN BLVD.), NORTH ON METROPOLITAN BLVD. TO UMBC RESEARCH PARK, EASTERN ON THE RESEARCH PARK ROADS TO THE SITE.
 - B. FROM BALTIMORE CITY SOUTHBOUND ON I-95 TO STATE RT. 166 AND THENCE FOLLOW THE ABOVE DIRECTIONS (A) TO THE SITE.
 - C. FROM POINTS SOUTH NORTHBOUND ON I-95 TO STATE RT. 166 AND THENCE FOLLOW THE DIRECTIONS (A) TO THE SITE.
 - D. FROM POINTS SOUTH NORTHBOUND ON I-695 TO I-95, THENCE SOUTHBOUND ON I-95 TO STATE RT. 166 AND THEN FOLLOW THE DIRECTIONS (A) TO THE SITE.
 3. ANTICIPATED ROUTES FROM THE SITE OF FINISHED PRODUCTS WILL BE THE REVERSE OF PARAGRAPH 2 ABOVE.
 4. SOURCES AND LEVELS OF EMANATIONS AT THE LOT LINES AND METHODS TO LIMIT THEM:
 - A. IT IS EXPECTED NOISE, ODOOR, VIBRATION, GLARE OR HEAT EMANATIONS WILL BE INSIGNIFICANT.
 - B. THERE IS NO SOURCE OF RADIATION.
 - C. THERE WILL BE SOME SMALL LEVEL OF PARTICULATE (DUST) EMITTED, VIA STACKS, TO THE ATMOSPHERE. PARTICULATE CONTROL DEVICES SUCH AS FILTERS, HEPA FILTERS AND DUST COLLECTORS WILL BE USED AND THE LEVELS WILL BE WITHIN THOSE REQUIRED BY LAW. SMALL AMOUNTS OF SOLVENTS MIGHT BE USED IN THE FACILITY. THEIR EMISSION WILL BE CONTROLLED WITH STATE OF THE ART EQUIPMENT, SUCH AS CHILLERS, CARBON BEDS, ETC., AND THE LEVELS WILL COMPLY WITH THE LAW.
 5. PERMITTED USES AND ACCESSORY ACTIVITIES:
 - A. ALL PERMITTED USES AND ACCESSORY ACTIVITIES WILL BE CONFINED WITHIN COMPLETELY ENCLOSED BUILDINGS WITH THE EXCEPTION OF OFF-STREET PARKING SPACES, OFF-STREET LOADING BERTHS, SIGNS, RECREATIONAL FACILITIES, AND OUTDOOR STORAGE OF MATERIALS AND SUPPLIES.
 - B. MATERIALS AND SUPPLIES STORED OUTSIDE OF THE BUILDING WILL BE STORED WITHIN PERMANENT CONTAINMENT STRUCTURES.



VICINITY MAP
SCALE: 1" = 1000'

- GENERAL NOTES**
1. AREA OF SITE: 3.28 ACRES ± (142,714.79 SQ. FT.)
GROSS SITE AREA: 3.37 ACRES ± (146,766.09 SQ. FT.)
 2. EXISTING ZONING OF SITE:
 - A. "OT" - 2.44 ACRES ±
 - B. "DR 3.5" - 0.84 ACRES ±
 3. EXISTING USE OF THE SITE: "SOCCER & LACROSSE FIELD"
 4. PROPOSED USE: "PHARMACEUTICAL CUSTOM PROCESSING FACILITY"
 5. OFF-STREET PARKING REQUIRED:
 - A. PHASE I OF CONSTRUCTION - 34,954 SQ. FT. WITH 30 EMPLOYEES ON THE LARGEST SHIFT
 - B. PHASE II EXPANSION - 18,086 SQ. FT. WITH 55 EMPLOYEES ON THE LARGEST SHIFT
 - C. TOTAL PARKING REQUIRED - 55 SPACES
 - D. TOTAL PARKING PROPOSED - 66 SPACES (PARKING PERMIT IN A RESIDENTIAL ZONE REQUESTED)
 6. AMENITY OPEN SPACE (SHADED AREAS)
 - A. REQUIRED: 35,718.2 SQ. FT.
 - B. PROVIDED: 54,192.2 SQ. FT.
 7. SITE LIES WITHIN THE HERBERT RUN DRAINAGE AREA.
 8. PUBLIC WATER AND PUBLIC SEWER WILL BE MADE AVAILABLE TO THE SITE FROM THE UMBC RESEARCH PARK (SEE UMBC RESEARCH PARK DEVELOPMENT PLAN)
 9. SITE SIGNAGE WILL CONFORM TO SECTIONS 413.5 AND 413.6 OF THE BCZR AND THE UMBC RESEARCH PARK COVENANTS.
 10. SITE LIGHTING WILL COMPLY WITH THE UMBC RESEARCH PARK COVENANTS.
 11. SITE LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND THE UMBC RESEARCH PARK COVENANTS.
 12. TRASH COLLECTION WILL BE MADE BY A PRIVATE TRASH COLLECTOR.
 13. FOR INFORMATION RELATIVE TO WETLANDS, FOREST BUFFERS, SOILS, 100 YEAR FLOOD PLAINS, ARCHAEOLOGICAL SITES, WOODED AREAS, STORM WATER MANAGEMENT, HYDROLOGICAL INFORMATION, SEE DEVELOPMENT PLAN FOR THE UMBC RESEARCH PARK.
 14. BUILDING NO. 3 WILL COMPLY WITH THE D.T. ZONE BULK REGULATIONS.

- ZONING NOTES**
- ZONING CASE NO. 95-340-SPHA
- A. VARIANCES REQUESTED OF THE BCZR EXCEPT FOR THE VARIANCES REQUESTED
1. PROXIMITY OF RESEARCH INSTITUTES, LABORATORIES AND MANUFACTURING STRUCTURES TO RESIDENTIAL ZONES
- △ PETITIONER IS REQUESTING A VARIANCE TO SECTION 209.5 OF THE B.C.Z.R. TO ALLOW A BUILDING TO BE 0' FROM AN EXISTING "DR 3.5" ZONE LINE INSTEAD OF THE REQUIRED 200'. A VARIANCE OF 200'.
2. OFF-STREET PARKING AND LOADING AREAS
- △ PETITIONER IS REQUESTING A VARIANCE TO SECTION 209.6 OF THE B.C.Z.R. TO ALLOW OFF-STREET PARKING TO BE 0' FROM AN EXISTING "DR 3.5" ZONE LINE INSTEAD OF THE REQUIRED 25'. A VARIANCE OF 25'.
3. ACCESS TO PARKING SPACES
- PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.4 OF THE B.C.Z.R. TO ALLOW OFF-STREET PARKING SPACES TO HAVE DIRECT ACCESS TO A DRIVEWAY INSTEAD OF A PARKING AISLE.
- B. USE PERMIT REQUESTED
1. PARKING IN A RESIDENTIAL ZONE
- PETITIONER IS REQUESTING A USE PERMIT IN COMPLIANCE WITH SECTION 409.8 (B) OF THE B.C.Z.R. TO ALLOW PARKING FACILITIES AND DRIVEWAYS TO BE IN A "DR 3.5" ZONE AND TO ALLOW TRUCK AND SERVICE VEHICLES TO TRAVEL THROUGH THE ZONE TO LOAD AND UNLOAD AND OTHERWISE PROVIDE SERVICES TO THE PROPOSED BUILDING LOCATED IN THE ADJACENT "OT" ZONE.

- PARKING REQUIREMENTS WITHIN THE "DR 3.5" ZONE**
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
 2. NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED EXCEPT THE PASSAGE OF TRUCKS AND VEHICLES WILL BE ALLOWED TO SERVICE THE BUILDING LOCATED IN THE ADJACENT "OT" ZONE.
 3. LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
 4. HOURS OF OPERATION WILL BE IN CONJUNCTION WITH THE BUILDING SERVED. MAINTENANCE WILL BE PROVIDED BY THE BUILDING SERVED.

PETITIONER'S
#B

- LEGEND**
- 102 - EXISTING CONTOUR
 - 104 - PROPOSED CONTOUR
 - PA - FOREST BUFFER LINE
 - - FOREST BUFFER SETBACK LINE
 - PA - PLANT AREA
 - W - WETLAND LIMITS

- SITE DATA**
1. ELECTION DISTRICT No. 1
 2. COUNCILMANIC DISTRICT No. 1
 3. CENSUS TRACT 40602
 4. DEED REFERENCES: 4997/201
 5. TAX ACCOUNT No. 01-19-717372
 6. WATERSHED No. 29
 7. SUB-SEWERED No. 74
 8. ZADM No. 1-432



DATE	REVISIONS
4/27/95	PLAN REVISED PER BALTO. CO. COMMENTS
7/07/95	PLAN REVISED PER BALTO. CO. COMMENTS

ENGINEERS AND PLANNERS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030-1888
(410) 316-7880

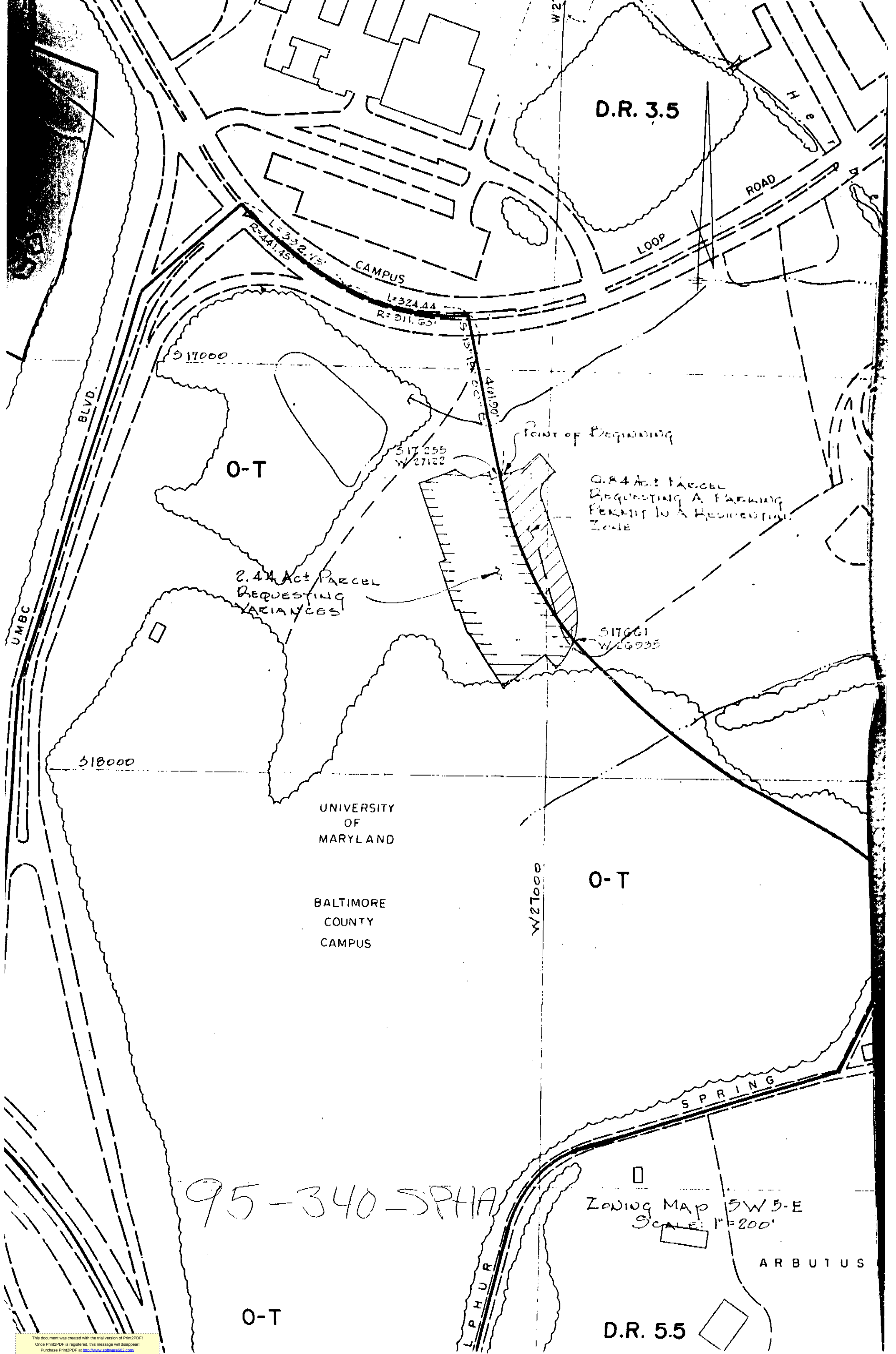
OWNER:
UNIVERSITY OF MARYLAND
c/o MR. MARK BEHN, V.P. FOR ADMINISTRATIVE AFFAIRS
5401 WILKENS AVENUE
BALTIMORE, MARYLAND 21228-5398
PHONE: (410) 455-2939

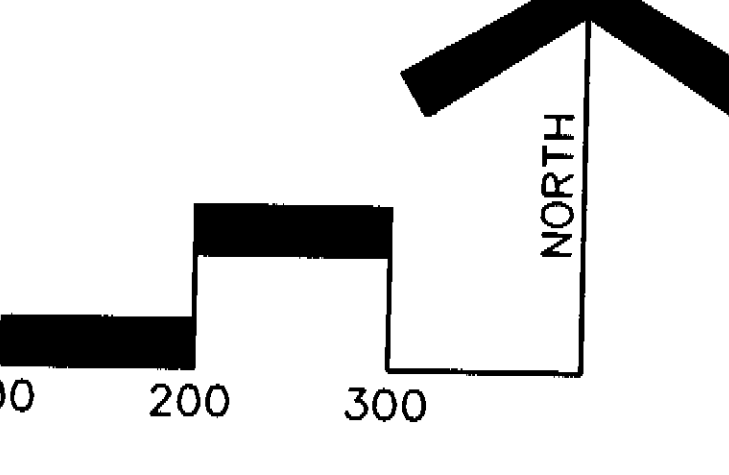
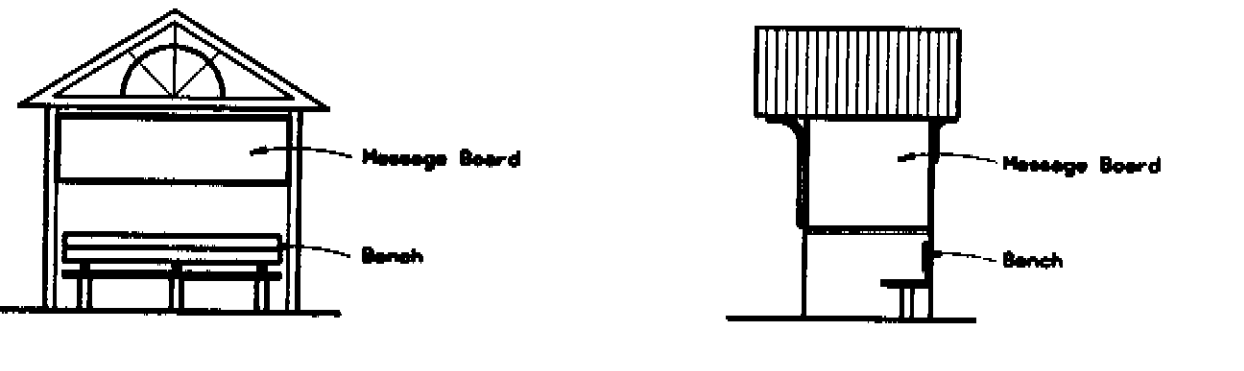
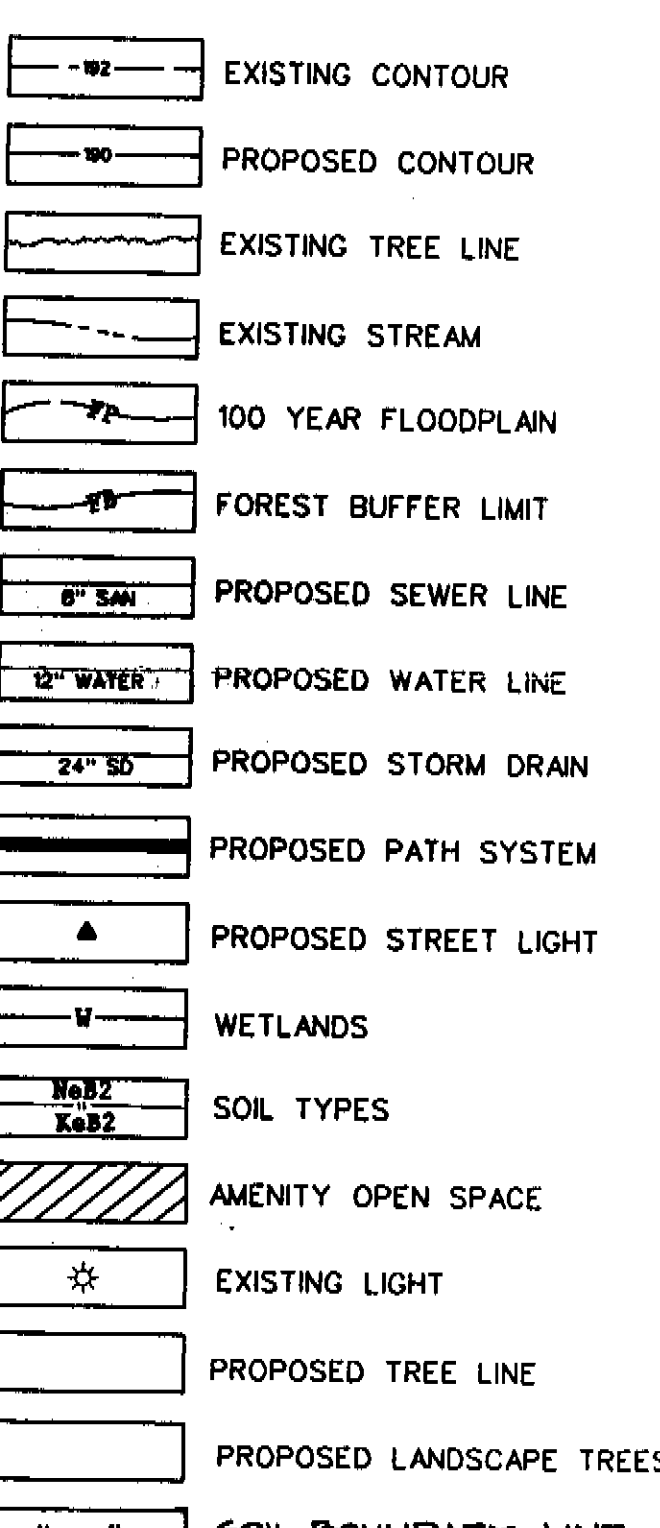
DEVELOPER:
NIRO INC./ATLANTIC PHARMACEUTICAL SERVICES
c/o MR. ALEX DUVAL
9165 RUMSEY ROAD
COLUMBIA, MARYLAND 21045-1991
PHONE: (410) 997-8700

**PLAN TO ACCOMPANY PETITIONS
FOR VARIANCES AND USE PERMITS
NIRO INC./ATLANTIC PHARMACEUTICAL SERVICES SITE**

SHEET	DATE	JOB
1	APRIL 3, 1995	NUMBER
OF	SCALE	
1	1" = 50'	0189174

M:\ 0189174 \ NIROSP.DGN



[illegible]

PHASE	BUILDING NUMBER	APPROX. BUILDING AREA (S.F.)	PARKING REQUIRED (AT 2.5 SPACES PER 1000 S.F.)	PARKING PROVIDED	AVERAGE DAILY TRIPS PER HOUR (AT 1000 S.F.)	DEVELOPMENT SCHEDULE
1	1	94,500	236	270	800	1996-1999
	2	48,000	120	134	370	
	3	34,954	87	56	270	
	11	98,000	250	260	730	
	12	48,450	122	100	374	
3	10	56,100	141	93	432	2001
4	4	48,450	122	174	374	2001-10
	5	63,010	158	95	486	
	6	63,010	158	108	405	
	7	48,000	120	132	370	
	8	48,000	120	120	370	
	9	638,474	1,621	4,795	3,076	

15. PROPOSED LAND USE BREAKDOWNS:

- FOREST FLOOR AREA = 25.54 ACRES
- PERMANENT OPEN SPACE = 1.25 ACRES
- LEACHING AREA = 1.25 ACRES
- INCLUDING THE MEANTY OPEN SPACE SHOWN ON THE PLANS
- STORMWATER MANAGEMENT AREA = 2.32 ACRES
- ROAD RIGHT OF WAY = 7.42 ACRES
- ROAD DEDICATION AREA = 1.17 ACRES
- DEVELOPMENT AND UTILITIES SPRING ROAD
- 20. TWENTY FIVE PERCENT MEANTY OPEN SPACE TO BE PROVIDED WITH EACH BUILDING. MEANTY OPEN SPACE SHOWN ON THE PLANS ARE APPROXIMATE.
- 21. BASED ON A REVIEW OF A RECENT U.S.E.P.A. COMPREHENSIVE ENVIRONMENTAL RESPONSE ACTION INVESTIGATION REPORT CONDUCTED IN 1992, THE SITE HAS NOT BEEN IDENTIFIED AS A KNOWN OR SUSPECTED POLLUTING SOURCE.
- 22. MAXIMUM BUILDING HEIGHTS WILL COMPLY WITH SECTION 202.4-D OF THE BCCP.

[illegible]

ZADM No. I-432

4-4-95

Michael J. [Signature]

OWNER:
UNIVERSITY OF MARYLAND SYSTEMS
c/o MR. MARK BEHN, V.P. FOR ADMINISTRATIVE AFFAIRS
401 WILKENS AVENUE
BALTIMORE, MARYLAND 21228-5398
PHONE: (410) 455-2939

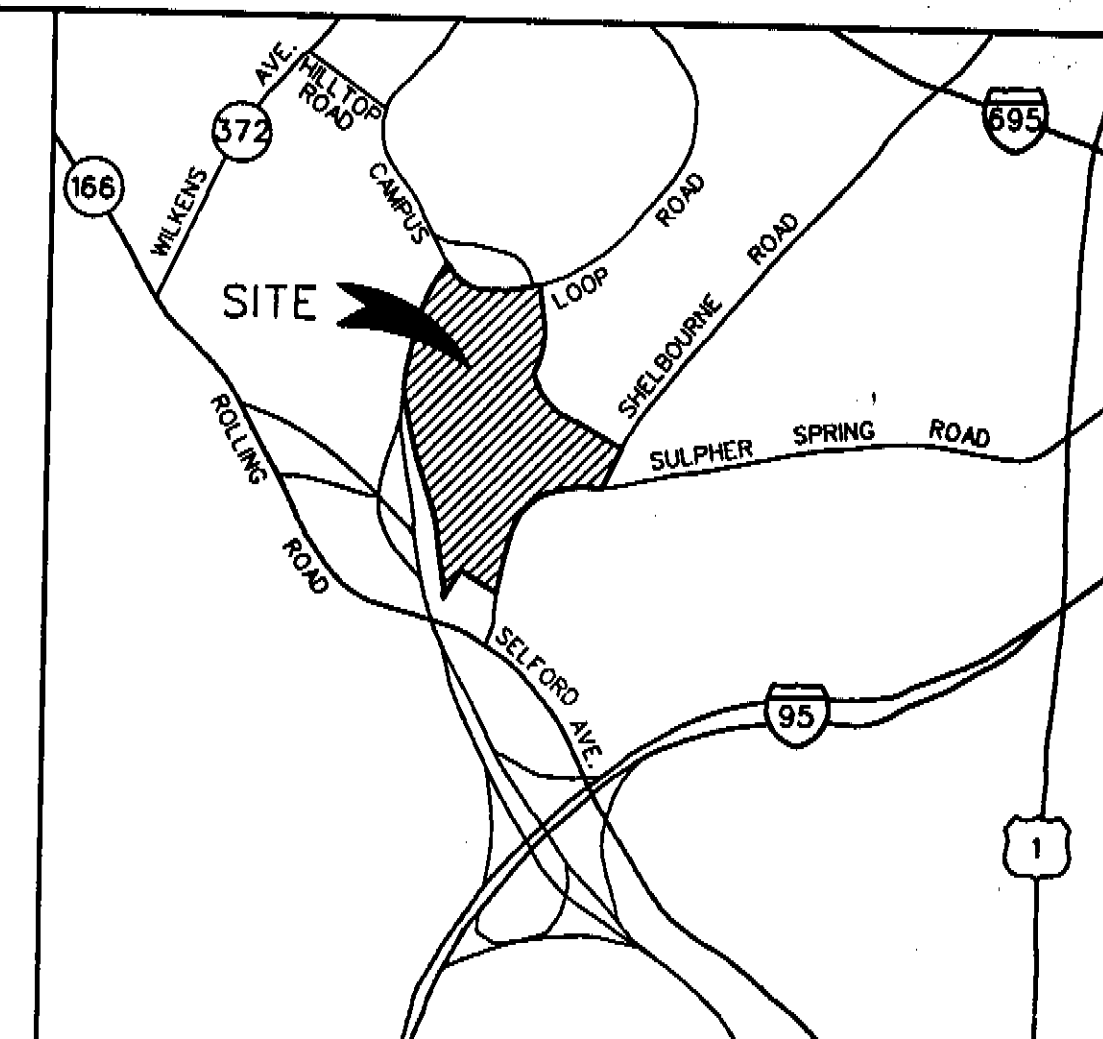
DEVELOPER:
UNIVERSITY OF MARYLAND
c/o MR. MARK BEHN, V.P. FOR ADMINISTRATIVE AFFAIRS
401 WILKENS AVENUE
BALTIMORE, MARYLAND 21228-5398
PHONE: (410) 455-2939
AND
UMBC RESEARCH PARK CORP.
5202 WESTLAND BLVD.
BALTIMORE, MARYLAND 21117
c/o ANNE LANSINGER
PHONE: 410 455 1220

[illegible]

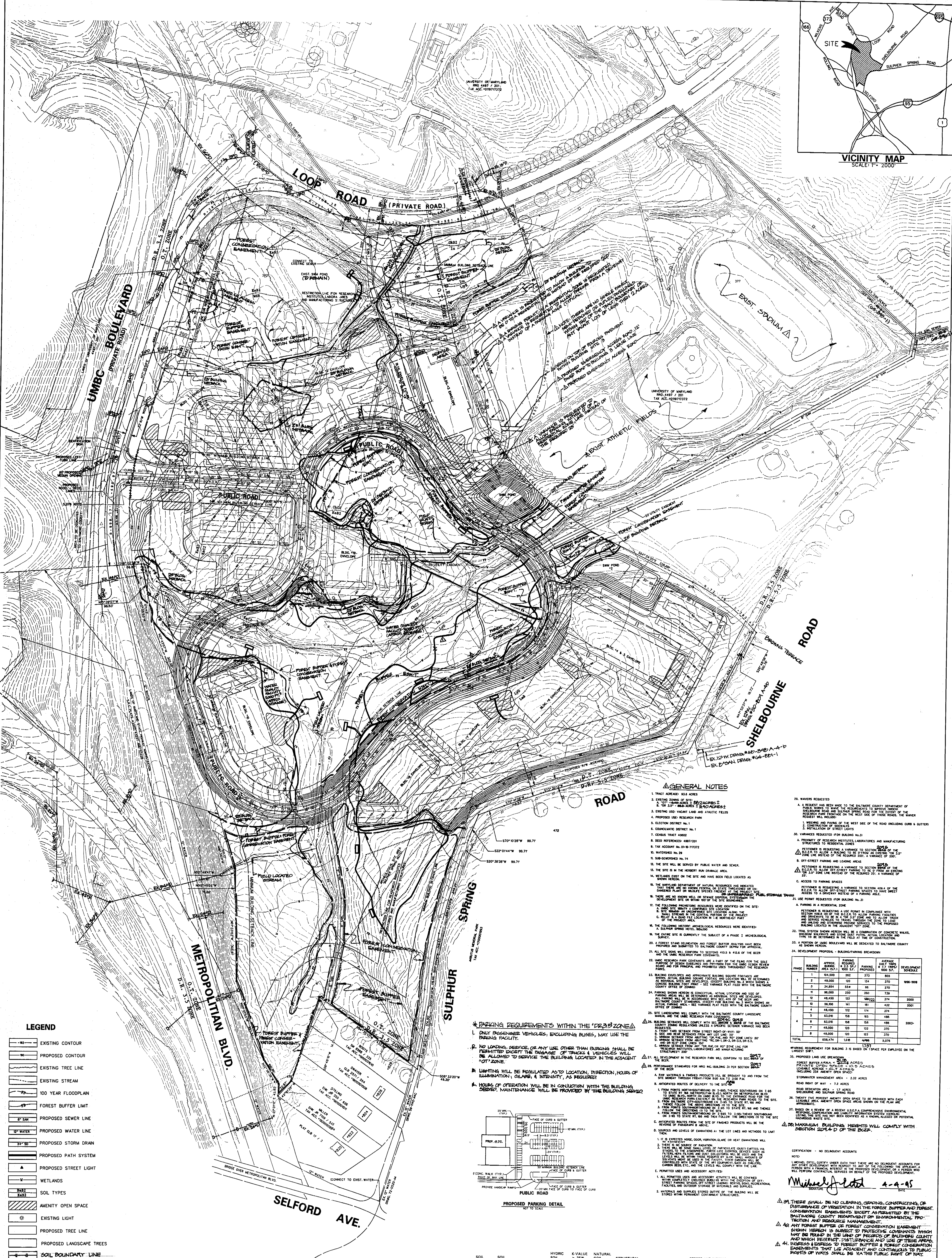
ENGINEERS AND PLANNERS
10 NORTH PARK DRIVE
HUNT VALLEY, MD. 21030-1888
(410) 316-7800

DEVELOPMENT PLAN

UMBC RESEARCH PARK
AT
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

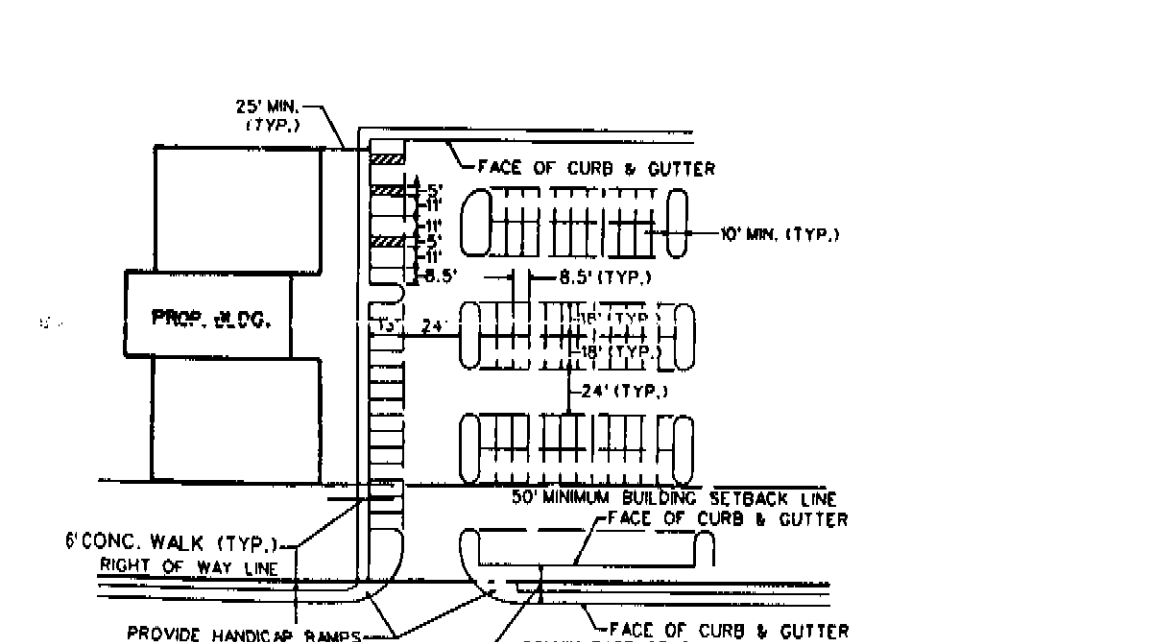


GENERAL NOTES

1. TRACT ACRES: 33.8 ACRES
2. EXISTING ZONING: R-10
3. PROPOSED ZONING: R-10
4. EXISTING USE: VACANT LAND AND AGRICULTURE
5. PROPOSED USE: RESEARCH PARK
6. ELECTION DISTRICT: 11
7. CONUS TRACT: 40002
8. DEDICATED REFERENCES: 4007/201
9. THE ACCOUNT NO. IS 00-0-777372
10. WATERED: 10-24
11. SUB-SECTION: 10-74
12. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER
13. THE SITE IS IN THE HARBOR WARD AREA
14. EXISTING USE: VACANT LAND AND AGRICULTURE
15. PROPOSED USE: RESEARCH PARK
16. THE FOLLOWING PRELIMINARY RESOURCES HAVE BEEN IDENTIFIED ON THE SITE:
 - A. LAND AND WATER RESOURCES
 - B. SOILS
 - C. CLIMATE
 - D. VEGETATION
 - E. HISTORIC AND PREHISTORIC RESOURCES
 - F. GEOLOGY
 - G. SEISMOLOGY
 - H. AIR QUALITY
 - I. NOISE
 - J. VISUAL QUALITY
 - K. CULTURAL RESOURCES
 - L. OTHER RESOURCES
17. THE ENTIRE SITE IS CURRENTLY THE SUBJECT OF A PHASE I GEOLOGICAL SURVEY
18. A FOREST STAND DELINEATION AND FOREST INTERVIEW ANALYSIS HAVE BEEN COMPLETED AND SUBMITTED TO BALTIMORE COUNTY FOR APPROVAL
19. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY FOREST STAND DELINEATION AND FOREST INTERVIEW ANALYSIS
20. LAND RESOURCES: THE BALTIMORE COUNTY LAND RESOURCES DIVISION HAS BEEN ADVISED OF THE PROJECT AND HAS REQUESTED A MEETING TO DISCUSS THE PROJECT
21. BUILDING DEVELOPMENT: THE BALTIMORE COUNTY PLANNING AND ZONING DEPARTMENT HAS BEEN ADVISED OF THE PROJECT AND HAS REQUESTED A MEETING TO DISCUSS THE PROJECT
22. PARKING: THE BALTIMORE COUNTY PLANNING AND ZONING DEPARTMENT HAS BEEN ADVISED OF THE PROJECT AND HAS REQUESTED A MEETING TO DISCUSS THE PROJECT
23. TRAIL SYSTEM: THE BALTIMORE COUNTY PLANNING AND ZONING DEPARTMENT HAS BEEN ADVISED OF THE PROJECT AND HAS REQUESTED A MEETING TO DISCUSS THE PROJECT
24. DEVELOPMENT: THE BALTIMORE COUNTY PLANNING AND ZONING DEPARTMENT HAS BEEN ADVISED OF THE PROJECT AND HAS REQUESTED A MEETING TO DISCUSS THE PROJECT

PARKING REQUIREMENTS WITHIN THE 'DEVELOPMENT ZONE'

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
2. NO LOADING, UNLOADING, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED EXCEPT THE LOADING OF TRUCKS & VEHICLES WILL BE ALLOWED TO SERVICE THE BUILDINGS LOCATED IN THE ADJACENT 'LOT ZONE'.
3. LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF OPERATION, COLOR, & INTENSITY, AS REQUIRED.
4. HOURS OF OPERATION WILL BE IN CONJUNCTION WITH THE BUILDING'S OPERATING HOURS.
5. MAINTENANCE WILL BE PROVIDED BY THE BUILDING'S MAINTENANCE DEPARTMENT.



SOIL SAMPLE	SOIL NAME	HYDRIC SOIL	K-VALUE	NATURAL SOIL	STRUCTURAL LIMITATIONS	STREET AND PARKING LIMITATIONS
CLC2	CLAYEY SILT	No	No	B24	None	Severe: None
CLC2	CLAYEY SILT	No	No	B20	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None
CLC2	CLAYEY SILT	No	No	B24	Severe: None	Severe: None

Michael J. Peltz
4-4-95

ON THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST, SHRUBS AND FOREST. CONSERVATION EMBLEMENTS SUBJECT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

ANY FOREST BUFFER OR FOREST CONSERVATION EMBLEMENT SHALL BE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE PLACED IN THE LAND OF RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

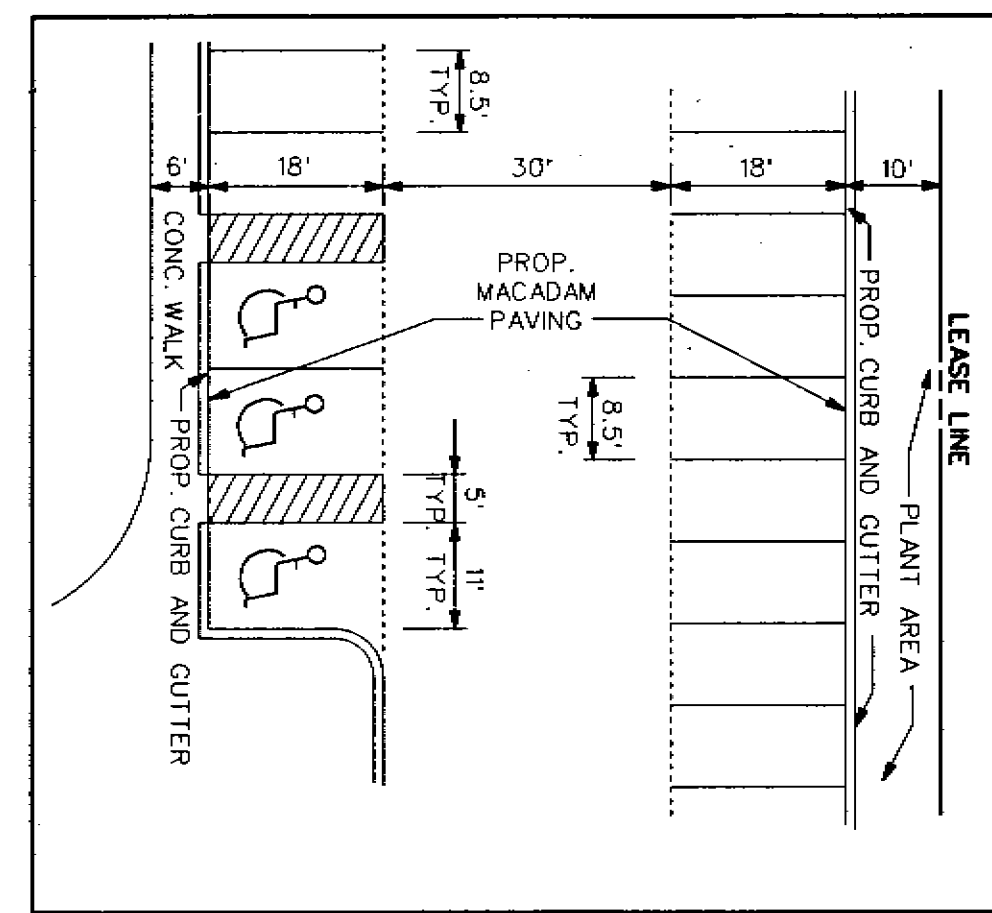
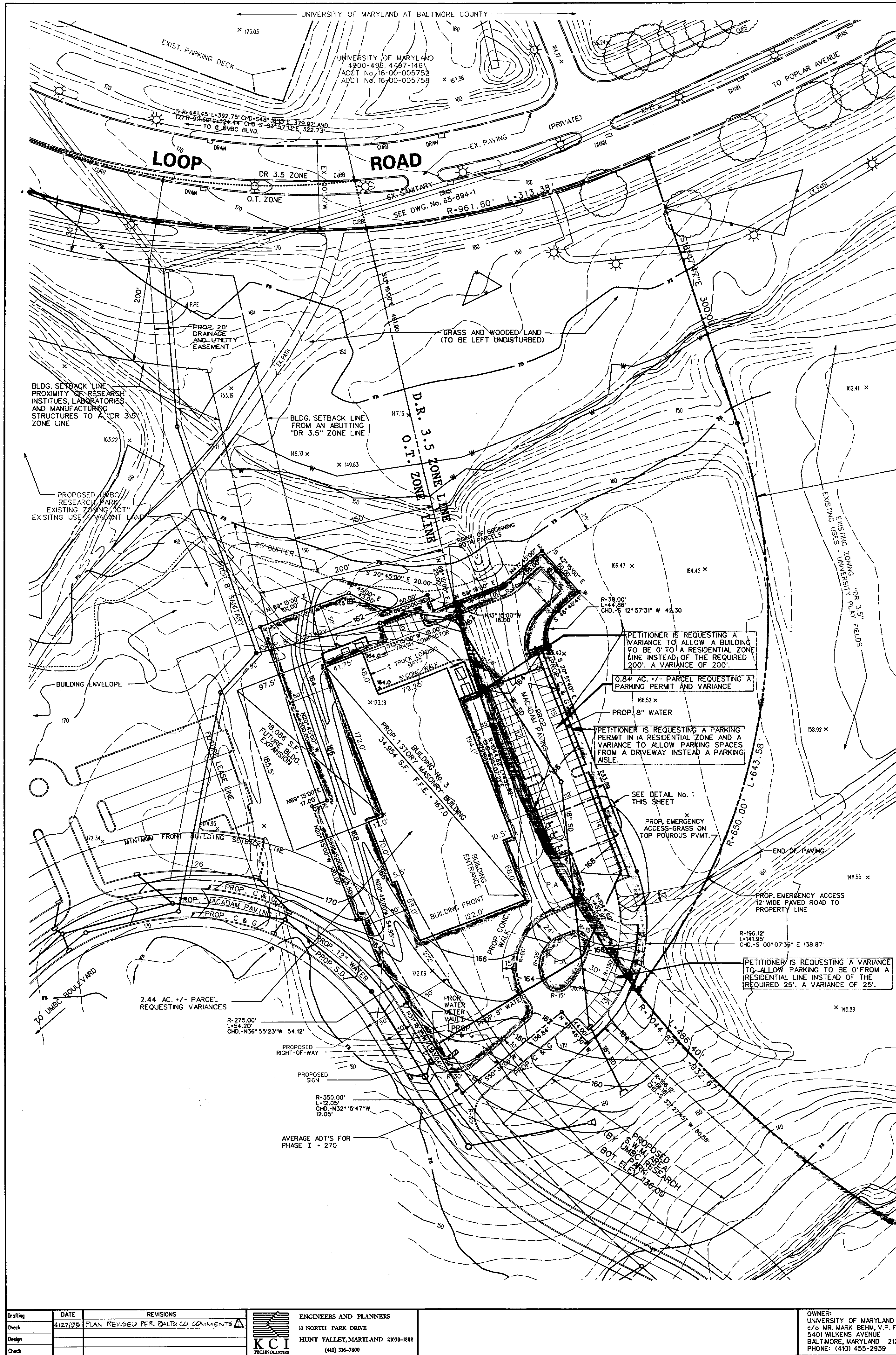
INCREASED EFFORTS TO FOREST BUFFER & FOREST CONSERVATION EMBLEMENTS THAT ARE ADJACENT AND CONTIGUOUS TO PUBLIC RIGHTS OF WAY SHALL BE IN THE PUBLIC RIGHT OF WAY.

DEVELOPMENT EXHIBIT NO. 3

ZADM No. 1432

ENGINEERS AND PLANNERS
HUNT VALLEY, MD 21030-1888
(410) 316-7800

UMBC RESEARCH PARK
AT
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

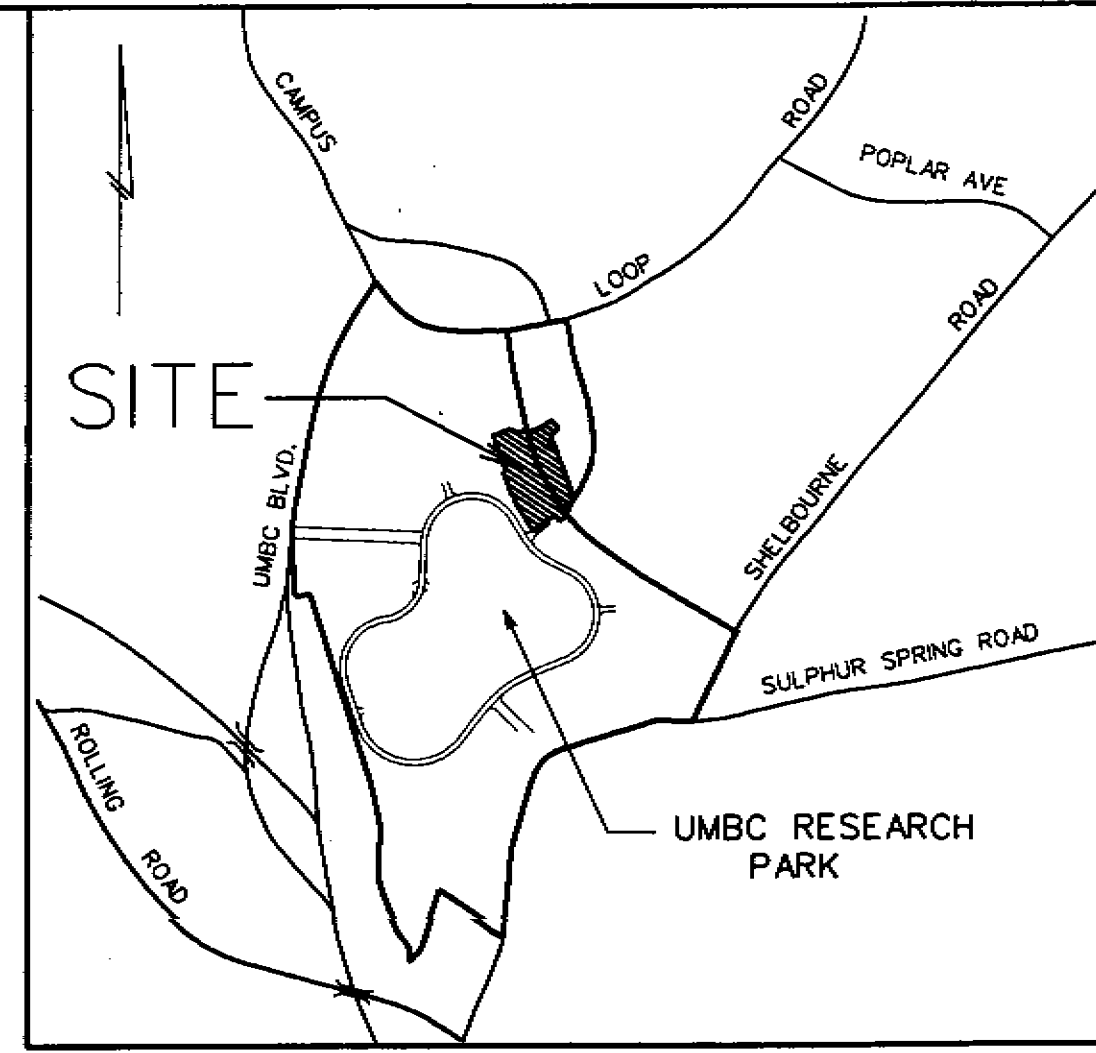


DETAIL No. 1
PROPOSED PARKING DETAILS
SCALE: 1" = 20'

NOTE: THERE ARE NO SINGLE FAMILY, SEMI-DETACHED OR DUPLEX DWELLINGS WITHIN 150' OF THE TRACT BOUNDARY OR ANY VACANT LOT OF LESS THAN 2 ACRES

PERFORMANCE STANDARDS (PER SECTION 207.7 OF THE BCZR)

1. RAW MATERIALS & FINISHED PRODUCTS WILL BE BROUGHT TO AND FROM THE SITE MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 3:00 P.M.
2. ANTICIPATED ROUTES OF DELIVERY TO THE SITE ARE:
 - A. FROM POINTS NORTH-SOUTHBOUND ON I-695, THENCE SOUTHBOUND ON I-95 TO STATE RT. 100 (METROPOLITAN BLVD.), NORTH ON METROPOLITAN BLVD. TO UMBC BLVD., NORTH ON UMBC BLVD. TO THE ENTRANCE ROAD FOR THE UMBC RESEARCH PARK, EASTERLY ON THE RESEARCH PARK ROADS TO THE SITE.
 - B. FROM BALTIMORE CITY, SOUTHBOUND ON I-95 TO STATE RT. 100 AND THENCE FOLLOW THE ABOVE DIRECTIONS (A) TO THE SITE.
 - C. FROM POINTS SOUTH-NORTHBOUND ON I-95 TO STATE RT. 100 AND THENCE FOLLOW THE DIRECTIONS (A) TO THE SITE.
 - D. FROM POINTS SOUTH-NORTHBOUND ON I-695 TO I-95, THENCE SOUTHBOUND ON I-95 TO STATE RT. 100 AND THEN FOLLOW THE DIRECTIONS (A) TO THE SITE.
3. ANTICIPATED ROUTES FROM THE SITE OF FINISHED PRODUCTS WILL BE THE REVERSE OF PARAGRAPH 2 ABOVE.
4. SOURCES AND LEVELS OF EMANATIONS AT THE LOT LINES AND METHODS TO LIMIT THEM.
 - A. IT IS EXPECTED NOISE, ODOR, VIBRATION, GLARE OR HEAT EMANATIONS WILL BE INSIGNIFICANT.
 - B. THERE IS NO SOURCE OF RADIATION.
 - C. THERE WILL BE SOME SMALL LEVEL OF PARTICULATE (DUST) EMITTED, VIA STACKS, TO THE ATMOSPHERE. PARTICULATE CONTROL DEVICES SUCH AS FILTERS, HEPA FILTERS AND DUST COLLECTORS WILL BE USED AND THE LEVELS WILL BE WITHIN THOSE REQUIRED BY LAW. SMALL AMOUNTS OF SOLVENTS MIGHT BE USED IN THE FACILITY. THEIR EMISSION WILL BE CONTROLLED WITH STATE OF THE ART EQUIPMENT, SUCH AS CHILLERS, CARBON BEDS, ETC., AND THE LEVELS WILL COMPLY WITH THE LAW.
5. PERMITTED USES AND ACCESSORY ACTIVITIES:
 - A. ALL PERMITTED USES AND ACCESSORY ACTIVITIES WILL BE CONFINED WITHIN COMPLETELY ENCLOSED BUILDINGS WITH THE EXCEPTION OF OFF-STREET PARKING SPACES, OFF-STREET LOADING BERTHS, SIGNS, RECREATIONAL FACILITIES, AND OUTDOOR STORAGE OF MATERIALS AND SUPPLIES.
 - B. MATERIALS AND SUPPLIES STORED OUTSIDE OF THE BUILDING WILL BE STORED WITHIN PERMANENT CONTAINMENT STRUCTURES.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. AREA OF SITE: 3.28 ACRES ± (142,714.79 SQ. FT.)
GROSS SITE AREA: 3.37 ACRES ± (146,766.09 SQ. FT.)
2. EXISTING ZONING OF SITE:
 - A. "DT" - 2.44 ACRES ±
 - B. "DR 3.5" - 0.84 ACRES ±
3. EXISTING USE OF THE SITE: "SOCCER & LACROSSE FIELD"
4. PROPOSED USE: "PHARMACEUTICAL CUSTOM PROCESSING FACILITY"
5. OFF-STREET PARKING REQUIRED:
 - A. PHASE I OF CONSTRUCTION - 34,954 SQ. FT. WITH 30 EMPLOYEES ON THE LARGEST SHIFT
 - B. PHASE II EXPANSION - 18,086 SQ. FT. WITH 55 EMPLOYEES ON THE LARGEST SHIFT
 - C. TOTAL PARKING REQUIRED - 55 SPACES
 - D. TOTAL PARKING PROPOSED - 66 SPACES (PARKING PERMIT IN A RESIDENTIAL ZONE REQUESTED)
6. AMENITY OPEN SPACE: (SHADED AREAS)
 - A. REQUIRED: 35,719.2 SQ. FT.
 - B. PROPOSED: 54,181.2 SQ. FT.
7. SITE LIES WITHIN THE HERBERT RUN DRAINAGE AREA.
8. PUBLIC WATER AND PUBLIC SEWER WILL BE MADE AVAILABLE TO THE SITE FROM THE UMBC RESEARCH PARK (SEE UMBC RESEARCH PARK DEVELOPMENT PLAN)
9. SITE SIGNAGE WILL CONFORM TO SECTIONS 413.5 AND 413.6 OF THE BCZR AND THE UMBC RESEARCH PARK COVENANTS.
10. SITE LIGHTING WILL COMPLY WITH THE UMBC RESEARCH PARK COVENANTS.
11. SITE LANDSCAPE WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND THE UMBC RESEARCH PARK COVENANTS.
12. TRASH COLLECTION WILL BE MADE BY A PRIVATE TRASH COLLECTOR.
13. FOR INFORMATION RELATIVE TO WETLANDS, FOREST BUFFERS, SOILS, 100 YEAR FLOOD PLAINS, ARCHAEOLOGICAL SITES, WOODED AREAS, STORM WATER MANAGEMENT, HYDROGEOLOGICAL INFORMATION, SEE DEVELOPMENT PLAN FOR THE UMBC RESEARCH PARK.

ZONING NOTES

- A. VARIANCES REQUESTED
 1. PROXIMITY OF RESEARCH INSTITUTES, LABORATORIES AND MANUFACTURING STRUCTURES TO RESIDENTIAL ZONES

△ PETITIONER IS REQUESTING A VARIANCE TO SECTION 202.5 OF THE B.C.Z.R. TO ALLOW A BUILDING TO BE 0' FROM AN EXISTING "DR 3.5" ZONE LINE INSTEAD OF THE REQUIRED 200'. A VARIANCE OF 200'.
 2. OFF-STREET PARKING AND LOADING AREAS

△ PETITIONER IS REQUESTING A VARIANCE TO SECTION 202.6 OF THE B.C.Z.R. TO ALLOW OFF-STREET PARKING TO BE 0' FROM AN EXISTING "DR 3.5" ZONE LINE INSTEAD OF THE REQUIRED 25'. A VARIANCE OF 25'.
 3. ACCESS TO PARKING SPACES

PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.4 OF THE B.C.Z.R. TO ALLOW OFF-STREET PARKING SPACES TO HAVE DIRECT ACCESS TO A DRIVEWAY INSTEAD OF A PARKING AISLE.
- B. USE PERMIT REQUESTED
 1. PARKING IN A RESIDENTIAL ZONE

PETITIONER IS REQUESTING A USE PERMIT IN COMPLIANCE WITH SECTION 409.8 (B) OF THE B.C.Z.R. TO ALLOW PARKING FACILITIES AND DRIVEWAYS TO BE IN A "DR 3.5" ZONE AND TO ALLOW TRUCK AND SERVICE VEHICLES TO TRAVEL THROUGH THE ZONE TO LOAD AND UNLOAD AND OTHERWISE PROVIDE SERVICES TO THE PROPOSED BUILDING LOCATED IN THE ADJACENT "DT" ZONE.

PARKING REQUIREMENTS WITHIN THE "DR 3.5" ZONE

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED EXCEPT THE PASSAGE OF TRUCKS AND VEHICLES WILL BE ALLOWED TO SERVICE THE BUILDING LOCATED IN THE ADJACENT "DT" ZONE.
3. LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
4. HOURS OF OPERATION WILL BE IN CONJUNCTION WITH THE BUILDING SERVED. MAINTENANCE WILL BE PROVIDED BY THE BUILDING SERVED.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FOREST BUFFER LINE
- FOREST BUFFER SETBACK LINE
- PLANT AREA
- WETLAND LIMITS

SITE DATA

1. ELECTION DISTRICT No. 1
2. CONGRESSIONAL DISTRICT No. 1
3. CENSUS TRACT 40602
4. DEED REFERENCES: 4997/201
5. TAX ACCOUNT No. 04-19-717372
6. WATERSHED No. 29
7. SUB-SEWERED No. 74
8. ZONING No. 1-432

PETITIONERS EXHIBIT No. 19

DEVELOPMENT PLAN AND PLAN TO ACCOMPANY
PETITIONS FOR VARIANCES AND USE PERMITS
NIRO INC./ATLANTIC PHARMACEUTICAL SERVICES SITE

SHEET	DATE	JOB NUMBER
1	APRIL 3, 1995	0189174
OF	SCALE	
1	1" = 50'	

M:\0189174 \ NIROSP.DGN

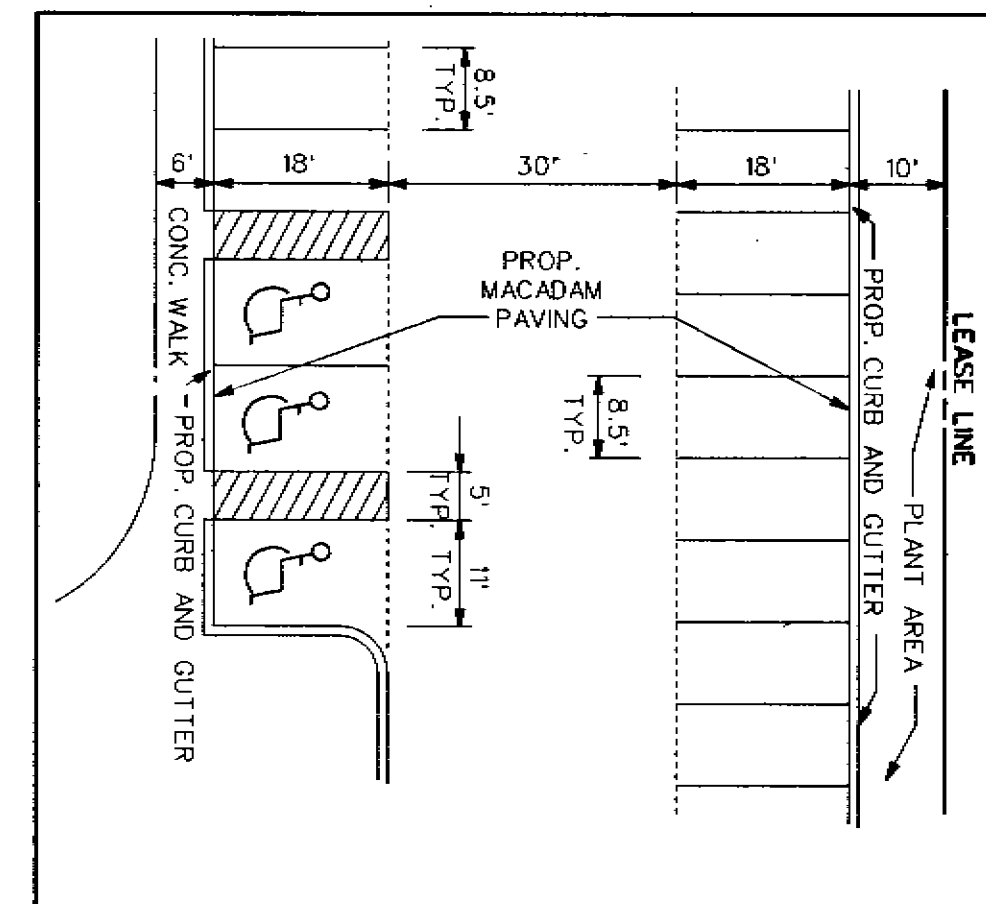
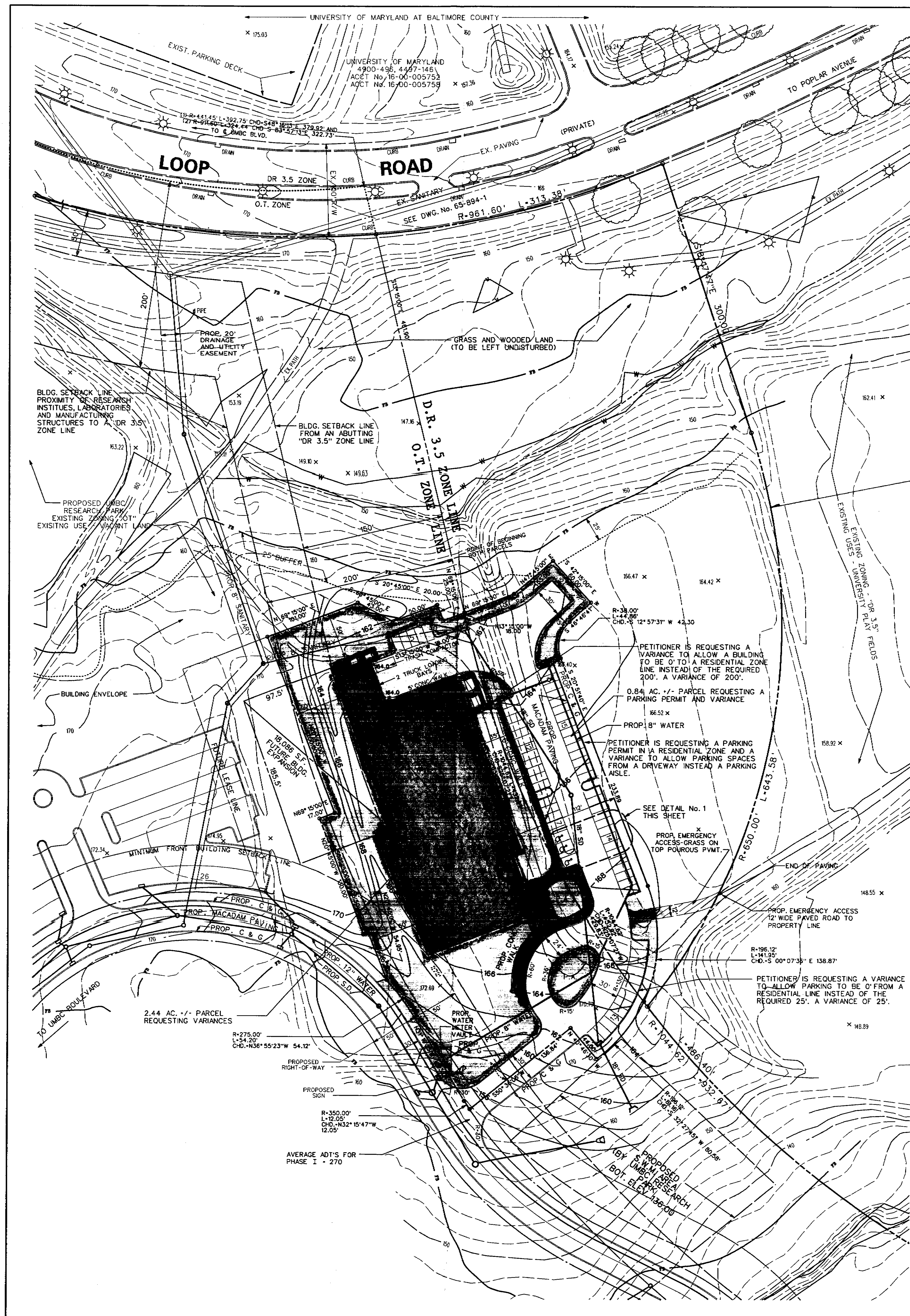
EXHIBIT NO. 14



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

Page 14

SCALE 1" = 200' ±	LOCATION HALETHORPE	SHEET SW 6-E
DATE OF PHOTOGRAPHY JANUARY 1986		



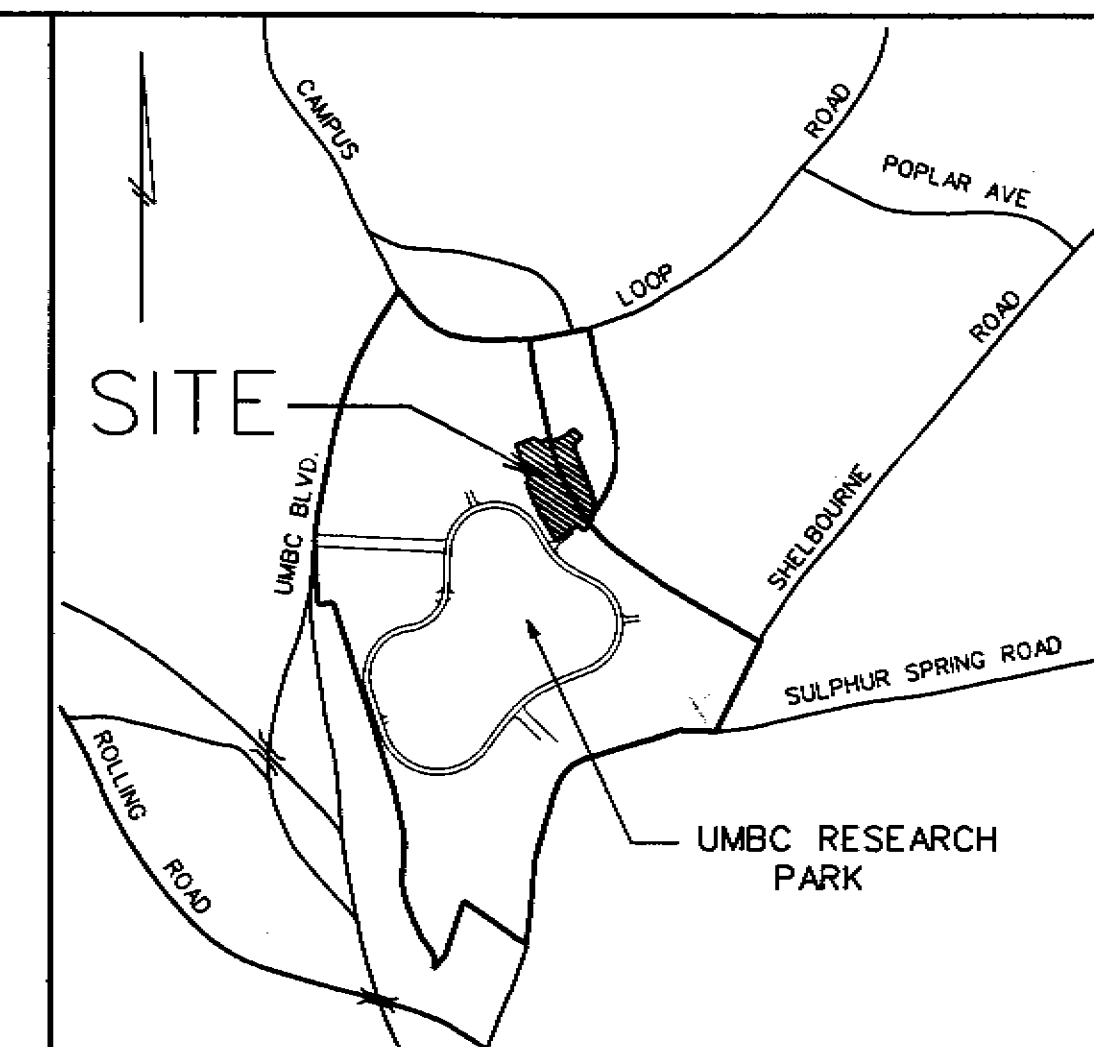
DETAIL No. 1
PROPOSED PARKING DETAILS
SCALE: 1" = 20'

NOTE: THERE ARE NO SINGLE FAMILY, SEMI-DETACHED OR DUPLEX DWELLINGS WITHIN 150' OF THE TRACT BOUNDARY OR ANY VACANT LOT OF LESS THAN 2 ACRES

PET. #20

PERFORMANCE STANDARDS (PER SECTION 207.7 OF THE BCZR)

1. RAW MATERIALS & FINISHED PRODUCTS WILL BE BROUGHT TO AND FROM THE SITE MONDAY THROUGH FRIDAY, FROM 8:00 A.M. TO 3:00 P.M.
2. ANTICIPATED ROUTES OF DELIVERY TO THE SITE ARE:
 - A. FROM POINTS NORTH-SOUTHBOUND ON I-695, THENCE SOUTHBOUND ON I-95 TO STATE RT. 166 (METROPOLITAN BLVD.), NORTH ON METROPOLITAN BLVD. TO UMBC BLVD., NORTH ON UMBC BLVD. TO THE ENTRANCE ROAD FOR THE UMBC RESEARCH PARK, EASTERLY ON THE RESEARCH PARK ROADS TO THE SITE.
 - B. FROM BALTIMORE CITY-SOUTHBOUND ON I-95 TO STATE RT. 166, AND THENCE FOLLOW THE ABOVE DIRECTIONS (A) TO THE SITE.
 - C. FROM POINTS SOUTH-NORTHBOUND ON I-95 TO STATE RT. 166, AND THENCE FOLLOW THE DIRECTIONS (A) TO THE SITE.
 - D. FROM POINTS SOUTH-NORTHBOUND ON I-695 TO I-95, THENCE SOUTHBOUND ON I-95 TO STATE RT. 166, AND THEN FOLLOW THE DIRECTIONS (A) TO THE SITE.
3. ANTICIPATED ROUTES FROM THE SITE OF FINISHED PRODUCTS WILL BE THE REVERSE OF PARAGRAPH 2 ABOVE.
4. SOURCES AND LEVELS OF EMANATIONS AT THE LOT LINES AND METHODS TO LIMIT THEM:
 - A. IT IS EXPECTED NOISE, ODOR, VIBRATION, GLARE OR HEAT EMANATIONS WILL BE INSIGNIFICANT.
 - B. THERE IS NO SOURCE OF RADIATION.
 - C. THERE WILL BE SOME SMALL LEVEL OF PARTICULATE (DUST) EMITTED, VIA STACKS, TO THE ATMOSPHERE. PARTICULATE CONTROL DEVICES SUCH AS FILTERS, HEPA FILTERS AND DUST COLLECTORS WILL BE USED AND THE LEVELS WILL BE WITHIN THOSE REQUIRED BY LAW. SMALL AMOUNTS OF SOLVENTS MIGHT BE USED IN THE FACILITY. THEIR EMISSION WILL BE CONTROLLED WITH STATE OF THE ART EQUIPMENT, SUCH AS CHILLERS, CARBON BEDS, ETC., AND THE LEVELS WILL COMPLY WITH THE LAW.
5. PERMITTED USES AND ACCESSORY ACTIVITIES:
 - A. ALL PERMITTED USES AND ACCESSORY ACTIVITIES WILL BE CONFINED WITHIN COMPLETELY ENCLOSED BUILDINGS WITH THE EXCEPTION OF OFF-STREET PARKING SPACES, OFF-STREET LOADING BERTHS, SIGNS, RECREATIONAL FACILITIES, AND OUTDOOR STORAGE OF MATERIALS AND SUPPLIES.
 - B. MATERIALS AND SUPPLIES STORED OUTSIDE OF THE BUILDING WILL BE STORED WITHIN PERMANENT CONTAINMENT STRUCTURES.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. AREA OF SITE: 3.28 ACRES ± (142,714.79 SQ. FT.). GROSS SITE AREA: 3.37 ACRES ± (146,766.09 SQ. FT.).
2. EXISTING ZONING OF SITE:
 - A. "OT" - 2.44 ACRES ±
 - B. "DR 3.5" - 0.84 ACRES ±
3. EXISTING USE OF THE SITE: "SOCCER & LACROSSE FIELD"
4. PROPOSED USE: "PHARMACEUTICAL CUSTOM PROCESSING FACILITY"
5. OFF-STREET PARKING REQUIRED:
 - A. PHASE 1 OF CONSTRUCTION - 34,954 SQ. FT. WITH 30 EMPLOYEES ON THE LARGEST SHIFT
 - B. PHASE II EXPANSION - 18,086 SQ. FT. WITH 55 EMPLOYEES ON THE LARGEST SHIFT
 - C. TOTAL PARKING REQUIRED - 55 SPACES
 - D. TOTAL PARKING PROPOSED - 66 SPACES (PARKING PERMIT IN A RESIDENTIAL ZONE REQUESTED)
6. AMENITY OPEN SPACE: (SHADED AREAS)
 - A. REQUIRED: 35,719.2 SQ. FT.
 - B. PROPOSED: 54,118.2 SQ. FT.
7. SITE LIES WITHIN THE HERBERT RIVER DRAINAGE AREA.
8. PUBLIC WATER AND PUBLIC SEWER WILL BE MADE AVAILABLE TO THE SITE FROM THE UMBAC RESEARCH PARK (SEE UMBAC RESEARCH PARK DEVELOPMENT PLAN)
9. SITE SIGNAGE WILL CONFORM TO SECTIONS 413.5 AND 413.6 OF THE BCZR AND THE UMBAC RESEARCH PARK COVENANTS.
10. SITE LIGHTING WILL COMPLY WITH THE UMBAC RESEARCH PARK COVENANTS.
11. SITE LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND THE UMBAC RESEARCH PARK COVENANTS.
12. TRASH COLLECTION WILL BE MADE BY A PRIVATE TRASH COLLECTOR.
13. FOR INFORMATION RELATIVE TO WETLANDS, FOREST BUFFERS, SOILS, 100 YEAR FLOOD PLAINS, ARCHAEOLOGICAL SITES, WOODED AREAS, STORM WATER MANAGEMENT, HYDROGEOLOGICAL INFORMATION, SEE DEVELOPMENT PLAN FOR THE UMBAC RESEARCH PARK.

ZONING NOTES

- A. VARIANCES REQUESTED
1. PROXIMITY OF RESEARCH INSTITUTES, LABORATORIES AND MANUFACTURING STRUCTURES TO RESIDENTIAL ZONES
△ PETITIONER IS REQUESTING A VARIANCE TO SECTION 202.5 OF THE B.C.Z.R. TO ALLOW A BUILDING TO BE 0' FROM AN EXISTING "DR 3.5" ZONE LINE INSTEAD OF THE REQUIRED 200'. A VARIANCE OF 200'.
 2. OFF-STREET PARKING AND LOADING AREAS
△ PETITIONER IS REQUESTING A VARIANCE TO SECTION 202.6 OF THE B.C.Z.R. TO ALLOW OFF-STREET PARKING TO BE 0' FROM AN EXISTING "DR 3.5" ZONE LINE INSTEAD OF THE REQUIRED 25'. A VARIANCE OF 25'.
 3. ACCESS TO PARKING SPACES
△ PETITIONER IS REQUESTING A VARIANCE TO SECTION 408.4 OF THE B.C.Z.R. TO ALLOW OFF-STREET PARKING SPACES TO HAVE DIRECT ACCESS TO A DRIVEWAY INSTEAD OF A PARKING AISLE.
- B. USE PERMIT REQUESTED
1. PARKING IN A RESIDENTIAL ZONE
PETITIONER IS REQUESTING A USE PERMIT IN COMPLIANCE WITH SECTION 408.8 (B) OF THE B.C.Z.R. TO ALLOW PARKING FACILITIES AND DRIVEWAYS TO BE IN A "DR 3.5" ZONE AND TO ALLOW TRUCK AND SERVICE VEHICLES TO TRAVEL THROUGH THE ZONE TO LOAD AND UNLOAD AND OTHERWISE PROVIDE SERVICES TO THE PROPOSED BUILDING LOCATED IN THE ADJACENT "OT" ZONE.

PARKING REQUIREMENTS WITHIN THE "DR 3.5" ZONE

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED EXCEPT THE PASSAGE OF TRUCKS AND VEHICLES WILL BE ALLOWED TO SERVICE THE BUILDING LOCATED IN THE ADJACENT "OT" ZONE.
3. LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
4. HOURS OF OPERATION WILL BE IN CONJUNCTION WITH THE BUILDING SERVED. MAINTENANCE WILL BE PROVIDED BY THE BUILDING SERVED.

LEGEND

- 192 EXISTING CONTOUR
- 164 PROPOSED CONTOUR
- PS FOREST BUFFER LINE
- FOREST BUFFER SETBACK LINE
- P.A. PLANT AREA
- W WETLAND LIMITS

SITE DATA

1. ELECTION DISTRICT No. 1
2. COUNCILMANIC DISTRICT No. 1
3. CENSUS TRACT 40602
4. DEED REFERENCES: 4897/201
5. TAX ACCOUNT No. 01-19-717372
6. WATERSHED No. 29
7. SUB-SEWERED No. 74
8. ZONING No. 1-432

PETITIONERS EXHIBIT NO. 20



DEVELOPMENT PLAN AND PLAN TO ACCOMPANY
PETITIONS FOR VARIANCES AND USE PERMITS
NIRO INC./ATLANTIC PHARMACEUTICAL SERVICES SITE

Drafting	DATE	REVISIONS	ENGINEERS AND PLANNERS
Check	4/1/95	PLAN REVISED PER BUILDING COMMENTS	KCI
Design			
Check			

UNIVERSITY OF MARYLAND
4900-496 4497-146
ACCT No. 16-00-005758
ACCT No. 16-00-005759

UNIVERSITY OF MARYLAND
4900-496 4497-146
ACCT No. 16-00-005758
ACCT No. 16-00-005759

OWNER:
UNIVERSITY OF MARYLAND
c/o MR. MARK BEHM, V.P. FOR ADMINISTRATIVE AFFAIRS
5401 WILKENS AVENUE
BALTIMORE, MARYLAND 21228-5398
PHONE: (410) 455-2939

DEVELOPER:
NIRO INC./ATLANTIC PHARMACEUTICAL SERVICES
c/o MR. ALEX BILVAN
9165 RUMSEY ROAD
COLUMBIA, MARYLAND 21045-1991
PHONE: (410) 997-8700

SHEET	DATE	JOB NUMBER
1	APRIL 3, 1995	0189174
OF	SCALE	
1	1" = 50'	