

**May 2, 2017**

**UPDATE: OVERLOOK AT ROLAND PARK (aka Belvedere Towers Project)**

Dear Poplar Hill Association Members,

Many of us in our neighborhood have been concerned over the past few years about the 12 acres of land adjacent to Belvedere Towers on Falls Road. The property, 6 acres of which is zoned for high density housing, is in the process of being purchased by a developer known as Blue Ocean. The owner of Blue Ocean is Jonathan Ehrenfeld. Current and future zoning allows Blue Ocean to build approximately 200 units, situated on the 6 acres contiguous to the rear of the current building.

Even though the Poplar Hill Association would prefer that no apartment building be built on this land that does not appear to be an option. The developer has the right to build these units. Therefore, the Poplar Hill Association Board of Directors (as well as the North Roland Park Association) have taken the position that we must do everything possible to protect the neighborhood from encroachment and future high density development.

The PHA Board was very concerned about the possibility of Blue Ocean building the maximum number of units, building on the entire 12 acres, finding a way to consolidate other nearby properties that are for sale to build more high density buildings, and building roads into our community.

For these reasons, the PHA Board began negotiations with Blue Ocean.

We feel we have reached an agreement, which will protect our neighborhood from encroachment and will avoid future arguments and litigation regarding this land.

**Background**

Blue Ocean is proposing to build a 4-story, 148-unit apartment building on top of a 2-level garage on the 6-acre high-density section of the property located behind Belvedere Towers, ascending the hill. Beyond that, the remaining undeveloped 6 acres are zoned R-1 and R-1A. (Please see the attached map.)

The PHA Board has negotiated an agreement with Blue Ocean that contains significant benefits for the Poplar Hill Community in exchange for our agreement to support the development plan as described in the "Overlook at Roland Park Planned Unit Development proposal" dated March 27, 2017 and amended to bring the total number of units to 148. As mentioned above, the zoning allows for approximately 200 units, so the developer has agreed to build fewer units than are legally permitted.

**Key Benefits for the community**

The Developer has agreed to:

- Build only on the approximately six acres of the Land currently zoned for an apartment building, and to construct the building substantially as described in the March 27, 2017 proposal
- Make the remaining 6 acres permanent green space, so no more buildings will be built on the land
- Maintain the permanent green space at the Owner's sole expense or convey it to a conservation organization
- Prevent any vehicular access from the property to Poplar Hill Road, Cliffhurst Road or St. Georges Road, either directly or indirectly except through existing public roads.
- Refrain from requesting zoning changes for the Land.
- Only allow the entrance and exits to the development as they are today, with potential minor changes of location
- Refrain from obtaining density or similar rights for use on or in conjunction with the Land from any parcel on St. George's Road, Poplar Hill Road or Cliffhurst Road
- Record this agreement among the land records of Baltimore City, so that this agreement runs with the land

#### **The Poplar Hill Association's obligations under the Agreement**

The Developer did not have to make these concessions. He did so to develop a good relationship with the community and to obtain Poplar Hill Association's agreement to:

- Execute a letter in support of the project to be used by the developer in obtaining approval of the PUD
- Refrain from opposing, hindering or delaying Owner's filings of the Project with the City
- Refrain from encouraging any other person to oppose, hinder or delay the said Project

#### **PHA Board Approval**

The PHA Board has, by unanimous vote, approved the agreement with the developer, Blue Ocean. Attached please find a copy of the Agreement. If you have any further questions, please contact a PHA Board Member. (<http://www.poplarhillassociation.com/board-of-directors>)

Please note that nothing in this Agreement prevents individuals from the Poplar Hill community from taking any action. However, the PHA Board strongly discourages any actions to oppose, hinder or delay the Project because we feel that it is in our community's best interest to have the protections set forth in this Agreement.

Best regards,  
Poplar Hill Association Board of Directors  
Sue Joslow, President  
[sjoslow@aol.com](mailto:sjoslow@aol.com)  
H: 410-532-6276