

The Chestnut Real Estate Partnership, owner of 1005 Joppa Road (“Blakehurst Property”), and contract purchaser of 1001 Joppa Road (“Mission Helpers Property”), and Life Care Services, operator of Blakehurst, (collectively “Developer”) respond to the concerns raised by the members of The Advisory Board by offering the following concessions and/or commitments for the purposes of trying to achieve a settlement of our differences with respect to the proposed development of the Mission Helpers Property. Assuming a settlement is reached, these concessions and/or commitments will be reflected on the 7th Amended CRG Plan and Plan to Accompany Zoning Petitions (“the Plan”) unless otherwise specified.

Age-Restricted Units: The type of units proposed on the Mission Helpers Property are independent living units¹ with two bedrooms each. Qualifying residents will be under contract with Blakehurst and will pay an entrance fee and a monthly service fee.

Building Shift: Developer has agreed to shift all of the buildings to the west and north by 10 feet from the most recent layout. *See* attached redlined Illustrative Site Plan.

Transition Buffer: With the building shift, Developer has increased the amount of transition buffer that will be provided, although this area will still include certain infrastructure (identification sign, walking path, internal drive aisle, retaining wall, parking spaces, and stormwater management facilities). Additional landscape plantings are proposed within this buffer as shown on the attached preliminary Schematic Landscape Plan prepared by Developer’s landscape architect, Mahan Rykiel Associates. The Schematic Landscape Plan will be submitted with the Plan and is subject to review and approval by the Baltimore County Landscape Architect.

Additional Landscaping: Developer has agreed to consider adding landscaping on the Blakehurst and/or Mission Helpers Properties and, as discussed, on select adjacent properties. As requested by the Board of Advisors, Mahan Rykiel Associates will coordinate the final landscape design with the adjacent property owners and with Michael Trumbauer (629 Chestnut Avenue), acting on behalf of the Board of Advisors. Once the landscape design is finalized, any plantings to be added on the Blakehurst and/or Mission Helpers Properties will be added to the Final Landscape Plan, which will be reviewed and approved by the Baltimore County Landscape Architect during the permitting phase.

Screening Walls: Developer has agreed to install two 48 inch high screening walls to shield adjacent properties across Chestnut Avenue from headlights from vehicles parked on this side of the property. For wall locations, *see* attached redlined Illustrative Site Plan. The walls will be constructed of solid materials, such as manufactured stone, masonry, or similar products.

Traffic and Vehicular Circulation: Developer has agreed – subject to Baltimore County approval – to install a gate on Mission Helpers Drive and to restrict use of Mission Helpers Drive to emergency vehicles only. *See* attached redlined Illustrative Site Plan. This change will occur after construction. Developer had already agreed to eliminate a direct access point from the

¹ Independent living units or “Housing for the Elderly, Class B” are “restricted to persons 60 years of age or older or to couples where either the husband or wife is 60 years of age or older and to any person, regardless of age, who has a physical or developmental disability.” Section 101.1 of the Baltimore County Zoning Regulations.

Mission Helpers Property to Chestnut Avenue (in the general location of the existing Mission Helpers driveway), and it stands by this commitment. All residents of Blakehurst, including the new residents on the Mission Helpers Property, will use Blakehurst's existing Joppa Road entrance for ingress and egress. To accommodate this traffic pattern, the internal driveway on the Mission Helpers Property has been designed to accommodate two-way traffic movements within the site.

Property south of Cemetery Road: Developer agrees to extend the restrictions on that portion of the Blakehurst Property lying south of the internal roadway and identified as Cemetery Road for an additional fifteen (15) years beyond the original termination date, except that it shall be permitted to construct a maintenance building, measuring approximately 50± feet by 70± feet (and no taller than 22 feet in height) in the approximate location shown on the attached Maintenance Building Location Exhibit. Because the development proposal does not extend to this area of the Blakehurst Property, Developer proposes that the extension be documented separately.

Construction: Developer agrees that construction hours for any grading or site preparation that utilizes heavy equipment will be from 7:00 a.m. to 6:00 p.m.. Monday through Saturday. Any other work outside of a fully enclosed building will be limited to 6:00 a.m. to 7:00 p.m., Monday through Saturday. Construction work within a fully enclosed building may occur at any time. The parties understand that, occasionally, work may be done outside of these hours due to weather conditions or other unforeseen circumstances, but Developer agrees to work with contractors in an effort to keep work outside of the agreed hours to a minimum.

Zoning Relief: In addition to special exception/special hearing relief related to utilization of the 40 residential units, Developer will request to modify the requirements within the residential transition area, including to allow for certain infrastructure (identification sign, walking path, internal drive aisle, retaining wall, parking spaces, and stormwater management facilities) to be located within the buffer, to exceed the maximum permitted building height of 35 feet, and to reduce setbacks between buildings and/or facing windows *within* the Mission Helpers Property. Developer will also request a variance, if necessary, to allow a reduced window setback for Building 3A to the joint property line between the Mission Helpers Property and the Blakehurst Property and to allow for reduced setbacks between the buildings located outside of the residential transition area (the clubhouse and Building 3A). The exact language of the requests will be provided on the Plan.

Material Changes: Developer agrees that any material amendment (as defined by the Baltimore County Code) to the Plan will require a new public hearing (with notice being provided to the Board of Advisors). A note to this effect will be added to the Plan.

Developer appreciates the willingness of the Board of Advisors and other community members to engage in thoughtful discussion of this project over the past two years. Through our many meetings and discussions, Developer has heard the concerns raised and has offered solutions, while still advocating for a project that maintains, to the extent possible, residential-scale buildings with substantial setbacks, abundant landscaping, and walkable open spaces. Developer has tried to be a good neighbor and believes that this use – housing for senior residents – will be much less impactful and more compatible than other allowed uses in the zone. The

concessions/commitments described above offer important safeguards to ensure that the proposed development of the Mission Helpers Property will be an asset to the adjacent neighbors and the entire community, just as Blakehurst itself has been for the last 25+ years.