Our commitment to collaboration

All of our work is inspired by a commitment to honor, respect and strengthen the people and communities we serve. Whether in direct service to others or in support of our broader mission, we seek to understand shared purpose, address collective needs and achieve shared objectives. Through a collaborative effort that engages our neighbors, local community organizations and local leaders, we will pursue a purpose-driven process for planning valuable community spaces that complement and bolster existing communities.

Shared responsibility

Consistent with both the policy and vision of Baltimore County’s Master Plan, the projects will accommodate expected population growth with thoughtful, mission-driven development while preserving and improving open space, water quality, agricultural land, scenic views and the natural environment for everyone in Baltimore County.

We believe in the shared responsibility of Baltimore County residents to support policies outlined in the 2020 Master Plan, which direct development to existing built environments, infrastructure, and services to protect natural resources, rural and farms. These policy goals will continue to support the greater good if we work together to uphold the value and importance of sustainable development practices.
Environment and resources

The planning, design and implementation of each community will embody development best practices designed to protect natural resources. This includes the clustering of homes on smaller footprints, which provides for greater continuity of open space, restrained development under permitted density and the environmentally sensitive treatment of runoff, which will match that of a wooded site when developed.

**Lanahan Meadows**

[Diagram of Lanahan Meadows]

**The Villas at Pot Spring**

[Diagram of The Villas at Pot Spring]