

Roland Park Civic League
Minutes of Board of Directors Meeting
February 5, 2009

CALL TO ORDER

The Meeting was called to order at approximately 7:00 pm.

Board Members Present: 12 of the CL's 17 Board members were in attendance at the meeting.

Others in attendance:

Adam Bednar: Baltimore Messenger

Doug Munro: RP webmaster

Councilwoman MP Clarke

Angie Black representing Councilwoman Sharon Middleton

Christine Taylor representing Mayor Dixon

Approximately 35 area residents

ADMINISTRATIVE MATTERS

1. The Board did not review a Treasurer's Report at this meeting.
2. Minutes from the November 2008 meeting of the Board were circulated for review. Comments were made to the proposed minutes and they will be re-submitted for approval at the Board's next meeting.

BUSINESS

1. **RP Fire Station:** Bill Sharkey and Kate Culeta updated the CL on proposed improvements to the Station. Thus far, \$20,000 has been raised for the purchase and installation of new lockers and kitchen cabinetry, of which, over \$4,000 was raised as a result of the holiday open house. \$14,000 has been forwarded to the Fire Department for purchase of the lockers, which will be ordered soon. We have received four proposals to re-design the kitchen at the station and those are now being reviewed. Delegate Rosenberg and Senator Gladden intend to introduce a bond bill seeking \$105,000 in state funds to be used for RP Fire station renovations. A "chili cook-off" will be held at the station on February 27th in an effort to raise additional funds from the community. Notices will be mailed shortly.
2. **Marianist Property:** Dr. Spevak informed the CL Board that in October of 2008, he was contacted by the owner of this property about a change in development plans. Instead of the previously approved home community, the owner would like to sell the property to a group that intends to construct and operate a 63 unit, 47,000 sq. ft. memory care facility. Dr. Spevak noted that since then, the development team has been very responsive to the CL's requests regarding this proposal. The developers have met with the CL's land use committee. They and CL representatives have spoken with the Planning Department and BMZA director. The draft plans have been reviewed by a CL architectural subcommittee.

The development team attended tonight's meeting to make a presentation to the CL membership. In attendance were Jack Dwyer and Ken Asison of Capital Funding Group, the organization that will own the facility, Steven Bowman of Peregrine Group, which will operate the facility, Louis Baird and Frank Harvey, whose company currently owns the property, architect Bo Russ and Carolyn Hecker, Esquire.

Mr. Harvey explained that the proposed facility will be housed in a two-story, 63 unit structure of approximately 47,000 to 50,000 feet. The proposed building will be rectangular with a center courtyard. The development team advises that the proposal complies with current zoning, including use, density, floor area ratio and set-back requirements. Storm water management is to be controlled by a sand filter system similar to that envisioned for the proposed town home community. The current exterior design is a brick/ cedar shake/ shingle roof “Arts and Crafts” styled structure. Mechanical systems will be placed on the roof and will be hidden from view.

Mr. Russ discussed the architectural considerations for the structure. His firm has designed memory care facilities across the country. He explained that he had hoped to incorporate the building into the new facility, but determined that it was not feasible due to both financial and functional considerations. The proposed design is intended to incorporate features that will blend with the surrounding community. Each side of the building will incorporate all features seen on the front of the building. Current drawings are posted on the CL website.

The CL was told that the current structure on the property was built in 1926 as a home for elderly women. It has 32 rooming units with a communal kitchen. In 1966 it was sold to the Marianist Order and was used as a home for elderly priest until 2007. There was no zoning code in 1926 and the property was designated R4 and R6 as a result of the 1971 comprehensive zoning ordinance. Convalescent, nursing and rest homes are conditional uses (by ordinance) in R4 and R6, but since the use pre-dated the 1971 ordinance, no conditional use ordinance was needed. As such, the developer’s position is that no conditional use ordinance need be enacted. However, the proposed new structure (and alteration of the current conditional use) must be approved by BMZA.

The development team then fielded a number of questions from attendees. Of primary discussion was whether the design could be altered from a two-story structure to three levels, thus allowing the overall footprint of the building to be smaller. The development team agreed to consider this option. Other comments and questions focused on traffic and parking, trash collection, staffing ratios and the nature of the proposed care (assisted vs. nursing care)

The CL Board took no action on the proposal at this meeting.

ADJOURNED at 10:00 p.m.