

# Roland Park Civic League

## Minutes November 5, 2009

**In Attendance:** Phil Spevak, Ian MacFarlane, Jesse Halvorsen, David Blumberg, Peter Kannam, Micheal Braverman, Chris McSherry, Muriel Berkeley, Kate Culotta

**Absent:** Rita Walters, Louise Phipps-Senft, Ken Winkler, Bill Sharpe, Mike McQuestion, Jennifer Cooper

**Special Guests:** David Tufaro, Mary Pat Clarke, Ann Elizabeth Mundy [President of Rol-Den Association] and representatives from Roland Park Place: Terry Synder [President], Frank Burns and Caroline Hecker [Rosenberg, Martin & Greenberg] Stanly Fine [Zoning} and Bill Miller [Neighborhood Liaison}

Meeting called to order at 7:05 by Phil Spevak

**Minutes from October:** Motion by Kate Culotta to approve October 2009 as written, second by Phil Spevak. Minutes were approved and will be posted on the web site.

**Finance Report by Jesse Halvorsen:** Jesse summarized September activity. There is still some cost balancing that needs to be completed with shared bills by Civic, Foundations & Roads and Maintenance. There was a brief discussion on investments in Treasury Bills and T. Rowe Price Account. Motion to approve financial report by David Blumberg, Second by Ian MacFarlane. Approved

### Updates on Old Business

Phil Spevak spoke of the success of the *7 Generations Weekend* and thanks to Rita Walters, Mike McQuestion, Peter Kannam and their volunteers. Phil also thanked Mary Pat Clarke for her assistance in obtaining needed permits. Friday's walk to school was a great success with many local politicians joining the walk.

Phil gave brief construction update on *4301 Roland Avenue*{*Maranist's building*}

Kate Culotta gave update on *Fire House Kitchen Renovation*-paperwork still in process.

### New Business

Phil discussed the dates for the *Master Plan Charrettes*. Urged attendance and participation.

November 21, 2009. 9:15-Noon at Roland Park Elementary Middle School

January 8, 2010. 7-9 PM & January 9, 2010 9am-4pm at RPE&MS

Phil Spevak gave a welcome to visitors in attendance for the discussion of the proposed PUD Changes requested by Roland Park Place. The President of RRP was joined by advisors from Rosenberg, Martin & Greenberg, Zoning Representative Stanly Fine and community liaison, Bill Miller. The Rol-Den Community spokesperson was Ann Elizabeth Mundy.

Phil gave a brief recap of the current parking issue at RRP and the proposed PUD changes. He also laid out a time line to give RPP the opportunity to present their case. Followed by comments by Ann Elizabeth Mundy and then questions from the audience and Civic League Board Members.

Terry Synder, President of RRP, spoke of their 25 year history in the area. They are the only continuing care and retirement facility in the city that provides services from Independent elder housing, to Assisted Living to Hospice Care. They have 300 Elder Residents. They currently have 90 individuals on their waiting list. Their grounds are 8 acres and they are National Accredited. The current problem for which they are requesting an amendment to the current PUD is the need for additional parking.

At this time, Bill Miller, presented the remaining information on the plans. RPP owns a residential property at 4021 Roland Avenue, currently a 2 story home that is vacant at this time, and the old stone church on the corner of Roland Avenue and 40<sup>st</sup>. RRP currently leases 40 spaces for employees on the Rotunda Property for which they have a month-to-month lease. They are expecting to lose that lease once development starts on the Rotunda property. They also have 15 non-permit spaces on Elm Avenue.

On the grounds of RPP they have:

- 113 resident spaces

- 37 employee spaces

- 28 visitors spaces

- 17 other/special spaces

- 195 current spaces on the grounds + 40 at Rotunda + 15 on Elm Ave.

A minor amendment to the PUD would allow RPP to reconfigure some parking and driveway areas on the grounds to add a few more parking spaces and create a turn-around loop in front of the facility.

A major amendment, requiring passage by the City Council would be needed to remove or alter the structures on the 2 Roland Avenue lots and replace with parking. RPP says its need is 74 additional spaces, 42 spaces gained on Roland Avenue and 32 from reworking the RRP grounds.

Access to the house property would be from the RRP side, not from Roland Avenue, and would be screened with landscaping from the street. 12 spaces would be gained. The church property would also be screened and landscaped with entrance from 40<sup>st</sup>. 30 spaces would be gained, for a total of 42 between the two properties.

Stanley Fine spoke briefly on the legalities of the minor and major amendment to the PUD.

Ann Elizabeth Mundy spoke next as spokesperson for the Rol-Den community. She spoke of the communication that has been ongoing for several months with RRP and residents. They are willing to work with RPP on the minor amendment for changes on the current grounds to provide additional parking, provided there is appropriate landscaping and screening of cars and lights.

They are opposed to any major changes to the PUD, citing concerns of losing the residential feel of the area. The 2 parking lots would create "holes" along Roland Avenue. Concern that the residential properties in between the 2 properties would decline in value and eventually be sold to RPP.

Voiced concern over loss of green space and demolition of historic Church. Also questioned the practice of the "valet" spaces at RRP that stay empty for much of the time.

David Tufaro, Land Use Committee for Roland Park spoke of the 2 earlier amendments to the PUD to create the health center and pool and that parking spaces were eliminated and questions why local residents should have to suffer the consequences of poor parking planning on RRP's part. They themselves created this problem and unfair to ask the community to fix it for them.

At this point, questions were taken from the audience. In attendance were residents very much opposed to the major PUD changes as well as a large number of RRP residents to speak in favor of the parking changes and their needs as an active community.

Some of the questions and topics were:

discussion of additional off-site parking {non available}

underground parking {too expensive}

The neighbor to 4021 Roland spoke of how this would negatively impact his life and those of his tenants.

Opposed to increased lighting and noise to current residents along University Parkway, which shares a property line with RRP.

A question to RRP concerning the number of employees who use public transportation- 17%

Council Person Mary Pat Clarke relayed information about possible short term lease of 50 spaces at Zürich facility. Property currently up for sale.

A lively discussion concerning the "valet" spaces. Roland Avenue residents would like to see those spaces put to better use. RRP response is that those spaces are owned spaces by residents for use as they see fit and RPP does not want to change or discontinue that practice.

Neighbors from all properties adjoining those in question were in attendance and expressed displeasure at the proposed PUD changes to increase parking.

Phil Spevak ended the discussion with a recap and said that RP Civic Board would discuss and vote on a position.

The board discussed the proposal by RPP and voted 14-0 to support RPP effort to the minor amendment to increase parking within the existing grounds, provided there is appropriate screening of cars, noise and lights. The Civic League is opposed to the major amendment to add parking to either of the 2 Roland Avenue properties.

The board members voted to contribute money to the Master Plan, money to be matched by Foundations and Roads & Maintenance.

Meeting adjourned at 9:10 PM

