

Roland Park Area Master Plan, 2009-2010

Commercial and Retail Subcommittee

Charrette 1 Notes

November 21, 2009

I. Identification of commercial/retail areas.

- A. General note that having a vibrant and appropriate mix of residential and commercial/retail is a positive for Roland Park.
- B. Identified key geographic commercial/retail centers — existing and future potential.
- C. This is not just Roland Park issue; many commercial/retail establishments are at the borders of RP or patronized by people outside Roland Park. Need to broaden the focus and input to other affected communities.
- D. Key areas within Roland Park
 - 1. 5100 Block of Roland & Deepdene — anchored by Eddie's Grocery Store.
 - 2. Roland Park shopping center — anchored by Petit Louis.
 - 3. Cold Spring corridor — anchored by growing restaurants.
 - 4. Falls Road & Cold Spring Lane — gas station, used car lot, Dunkin' Donuts, CVS, etc.
- E. Key areas at borders of Roland Park.
 - 1. Cross Keys.
 - 2. Rotunda redevelopment
 - 3. Zurich Insurance complex.
 - 4. Wyndhurst Station.
- F. Possible redevelopment areas.

1. St. Mary's Seminary.
2. Schools — RPCS, Gilman, Bryn Mawr, possibly RPEMS.
3. Existing commercial including all listed above.
4. Mixed use with commercial and residential could potentially be positive.

II. What do we want as a community? How do we support retail/commercial we want to see, and discourage that we do not?

A. Encourage commercial/retail the community wants.

1. Help with branding/identity.
2. Enhance neighborhood connectivity — pedestrian/bike friendly/parking?
3. Support underperforming businesses — promote from within neighborhood.
4. Meet directly with property owners and business owners.
5. ZONING — interact with TransformBaltimore/define uses and criteria, esp. B-1.

B. Discourage commercial/retail the community does not want.

1. Cap on business size (square footage of any single tenant/complex).
2. Meet directly with property owners and business owners.
3. ZONING — interact with TransformBaltimore/define uses and criteria, esp. B-1.
4. But need to understand this could affect people's livelihoods.
5. Need to acknowledge "land-locked" businesses.

C. How to determine what community "wants"?

1. Community surveys.
2. Zoning input – TransformBaltimore and subsequent change requests.
 - Review B-1 uses and other permitted/conditional uses in zones in RP.
3. Support with pocketbook.

III. Impact on other areas of master plan — commercial/retail affected by:

A. Zoning.

- B. Infrastructure/transportation — traffic and parking issues (do we want to encourage parking lots and/or structured parking?).

- How do we promote pedestrian/bicycle connection?

C. Livability — vibrant mix of residential and commercial is important balance.

IV. Specific examples mentioned.

A. Roland Park shopping center (Petit Louis anchor).

1. One third vacant, likely to go up.
2. Parking competition — Petit Louis and banking.
3. Enhance pedestrian access, including promenade at lumber retaining wall.
4. Gain additional parking – adjacent apt. area and/or yellow house.
5. Satellite parking — free/low cost valet for Petit Louis?

B. Mt. Washington Mill (Whole Foods/Starbucks anchor) — positive precedent.

1. Charm of old mill.
2. Benefit of adequate parking.
3. Question walkability?

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November 25, 2009