

Roland Park Master Plan

Charrette #2:

DRAFT Commercial/Retail Committee Vision Statement and Guiding Principles

Date: January 9th, 2010

Location: Roland Park Elementary/Middle School

Attendees: Ann Powell
Bill Miller
Ken Rice
Joel Fiddler
Jennifer Vey
Kathy Manson
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Cynthia Brower
Jim Determan
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Nick Fessenden, Wyndhurst Improvement Assoc., Deepdene Rd.

Vision Statement:

Cultivate vibrant, neighborhood- scaled commercial development that serves the community, complements and enhances its neighborhood character and promotes walkability and social interaction.

Guiding Principles:

1. Maintain a healthy balance of commercial, residential and institutional uses.
2. Promote a mix of office, retail, services and restaurants that serves the Roland Park community.
3. Promote good urban design for buildings and sites that complements the neighborhood's character and open space.
4. Encourage pedestrian and bike friendly designs that minimize the need for parking, encourage walking and calm traffic.

Issue Identification, Recommended Strategies and Implementation:

1. Global:
 - a. Develop design standards for existing buildings/sites and new buildings/sites and determine best enforcement mechanism/s
 - b. Track new B-1 Zoning under Transform Baltimore process and make recommendations
 - c. Work with Infrastructure and Transportation committees on streetscape and traffic calming recommendations
 - d. Coordinate with Open Space committee vis-à-vis Stony Run
 - e. Select 2-3 areas for renderings/vignettes to illustrate concepts
2. Cold Spring Lane Corridor - PARKING:
 - a. *Pertinent Information:*
 - i. 40 scale topo maps
 - ii. Current zoning
 - iii. Survey of existing parking supply and demand?
 - b. *Problems, Opportunities and Issues:*

- i. Insufficient parking has resulted in retail, service and restaurant customers parking in Roland Springs and on residential streets which has created a nuisance for neighbors
 - c. *Next steps:*
 - i. Explore opportunity for garage behind Evergreen block
 - ii. Explore opportunities to valet restaurant parking
 - iii. Explore widening sidewalks and improving pedestrian crossings to encourage walking
 - iv. Identify locations for bike racks to encourage cycling
- 2. Cold Spring Lane Corridor - QUALITY OF BUILT ENVIRONMENT/COMMERCIAL MIX:
 - a. *Pertinent Information:*
 - i. Identify problem areas on map
 - ii. Prepare preferred approach: drawings and visuals
 - iii. 40 scale topo maps
 - iv. Zoning information
 - b. *Problems, Opportunities and Issues*
 - i. Lack of consistent street edge and design quality disrupts ability to create cohesive, aesthetically pleasing, pedestrian-friendly "Main Street"
 - 1. Existing buildings are a hodgepodge of urban forms
 - 2. Late 20th century buildings are auto-oriented and do not engage the sidewalk
 - 3. No consistent scale
 - 4. Parking in front of buildings disrupts consistency of street edge. Most of the parking lots are not screened. Abundant and/or wide curb cuts are problematic.
 - 5. Lack of transparency at ground level of buildings hinders pedestrian experience and limits ability to merchandise storefront
 - ii. Zoning is inconsistent along corridor – B-1, O-R and Residential
 - iii. Former Bank of America building and parking lot in poor condition and Stony Run trail does not have clear path through this area.
 - c. *Recommendations:*
 - i. Develop design guidelines for building and site design along Cold Spring Lane:
 - 1. Scale and Massing for area west of Winslow Road should mirror the 500 block of Cold Spring Lane
 - 2. Sustainable design practices should be incorporated into design standards
 - ii. Develop streetscape design guidelines for Cold Spring Lane that incorporates street furnishings, paving materials, lighting, banners, etc.
 - iii. Recommend zoning changes to ensure consistent zoning?
 - 1. Zoning for three houses around Wimslow
 - 2. Zoning for properties east of Wimslow
 - iv. Work with Green/Open Space Committee to develop a plan for the properties surrounding the Stony Run:
 - 1. Former B of A bank building (and possibly convenience store) options:
 - a. Convert to park land?
 - b. Convert to small-scale senior apartments (minimum 80 units)?
 - c. Create shared office space with amenities for self-employed, small business?
 - d. Add ground floor retail?
 - d. *Implementation/Next steps:*
 - i. Work with property owners to develop Planned Unit Development similar to Charles Village?
 - iii. Work with Loyola or others to acquire former B of A building?
 - iv. Enlist support of elected officials (crosses two councilmanic districts)
 - v. Explore Main Street designation?
 - vi. Create design standards as part of Master Plan (what kind of teeth will this have?)
 - vii. Work with property owners on short-term improvements – landscaping, reducing curb cuts, etc.

COLD SPRING LANE - TRAFFIC CALMING – work with Transportation Committee to come up with ideas for traffic calming: stop lights, bump outs, better crossings, etc.

WYNDHURST STATION - QUALITY OF BUILT ENVIRONMENT:

- a. *Pertinent Information:*
 - i. Identify problem areas on map.
 - ii. Prepare preferred approach: drawings and visuals.
 - iii. Covenant
 - iv. 40 scale topo
- b. *Problems, Opportunities and Issues*
 - i. Poor integration with Stony Run
 1. No clear pathway for those using Stony Run
 2. No buffer along stream at existing parking lots
 3. Dumpster is located along stream and has fallen into stream during flooding blocking culvert
 - ii. Narrow sidewalk width or lack of sidewalk hinders pedestrian access in and around Wyndhurst Station and walk to Roland Park Pool
 - iii. Surface parking lots create disconnect between center and Roland Park pool
 - iv. Covenants preclude food use
 - v. Vacant building next to dry cleaners
 - vi. Opportunity to program social events at Wyndhurst Station due to proximity to RP Pool
- c. *Recommendations:*
 - i. Coordinate with Open Space/Green Committee to develop a plan to improve streetscape, enhance connectivity with Trail and Pool and buffer stream
 - ii. Develop bigger vision/plan:
 1. Grasscrete?
 2. Convert to park land?
 3. Infill development?
 - iii. Explore opportunities to hold community events
- d. *Next Steps:*
 - i. Create design standards as part of Master Plan (what kind of teeth will this have?)
 - ii. Work with property owners on short-term improvements – landscaping, better enclosure for trash, installing wheel stops, etc.
 - iii. Work with Open Space committee on bigger vision

ROLAND PARK SHOPPING CENTER:

- a. *Pertinent Information:*
- b. *Problems, Opportunities and Issues*
 - i. Owner deferring maintenance due to current vacancies
 - ii. Office use on upper floors challenging due to limited parking and lack of elevator:
 1. Owner has proposed working with condo association to the west to utilize existing garage or build newer garage
 2. Owner looking at acquiring adjacent property on the north side for parking/expansion
 - iv. Upper floors could be redeveloped for housing or Bed & Breakfast
 - v. Owner considering new restaurant at north end
 - vi. Pedestrian access from the north is problematic – no sidewalk, must walk through driveway
- c. *Recommendations:*
 - i. Add new pedestrian access to north side and add bike racks
- d. *Implementation:*
 - i. Coordinate with owner to add new pedestrian access to north side and add bike racks
- e. *Next Steps:*
 - ii. Determine Civic League position on new elevator, restaurant and parking proposals

5100 Block of Roland Avenue "EDDIE's BLOCK":

- a. *Pertinent Information:*
 - i. 1998 Town Square proposal
 - ii. 40 scale topo
- b. *Problems, Opportunities and Issues*
 - i. Intensity of traffic and vehicular circulation makes crossing the street challenging
 - ii. East side of 5100 block could be programmed to add additional seating and landscaping to create "Town Square" as main crossroads of the neighborhood
 - iii. Streetscape in the 5100 block is well done; however, streetscape on blocks leading to 5100 block needs attention (5000 and 5200 blocks of Roland, Colorado and Deepdene) particularly leading to the post office on Deepdene
 - iv. Commercial encroachment into Wyndhurst undermines residential qualities of Deepdene
 - iv. M & T Bank Building in 5200 block presents unfriendly blank wall to the street
- c. *Next steps:*
 - i. Explore traffic calming solutions (angled parking, pooch-outs, raised crosswalks, timing of stop lights, widening of medians)
 - ii. Town Square:
 - 1. Revisit 1998 plan
 - 2. Discuss addition to Eddie's with owner
 - iii. Streetscape Improvements: Develop proposed plan, recommendations for those blocks mentioned above. Need to understand where trees can be located; develop standard tree pit detail, recommended species, curbing, street furnishings, etc.
 - iv. Commercial encroachment:
 - 1. Short-term – work with owners to better screen commercial parking lots, alleys, etc.
 - v. M & T Bank Building: not discussed
- d. *Implementation:*