



January 22, 2009

To my fellow Roland Park residents:

I hope the holidays were enjoyable and I wish everyone a Happy New Year.

I am writing to bring you up to date on three important issues in Roland Park.

Marianists Property (4301 Roland Avenue)

A group of developers led by Roland Park resident, Jack Dwyer, have proposed to build a two story assisted living/dementia care facility at 4301 Roland Avenue, currently known as the Marianists property. The Marianists structure was approved last year for demolition with construction of 19 three-story townhomes but, with changing market conditions, the land is now being sold and a new proposal presented. The site covers 71,000 ft² and the new proposed development would provide care for 63 individuals (23 needing assisted living and 40, dementia care). Current zoning is R4 and R6 and neither a zoning change nor a planned unit development is proposed.

The Civic League Land Use Committee and the Architectural/Design Sub-committee have reviewed the zoning considerations and the plans. Initial reactions have raised concerns about the lot coverage (currently 14% of site area increasing to 37%), impervious surface area (currently 40% of site area increasing to 70%), building scale in the context of the surrounding neighborhood, and setbacks (e.g. on the Somerset Road side, decreasing from the current 74 feet to 15 feet in this proposal).

The developers have received our initial feedback and we understand a revised proposal will be presented to the community at the Civic League meeting on February 5. Everyone should attend this informational meeting. You can see the plans and read more by going to <http://rolandpark.org/Marianist>. The Civic League has not yet taken an official position and is very interested in community input which you can provide at the meeting on February 5 and by writing to rpcommunication@rolandpark.org

SAVE THE DATE: Thursday, February 5, 7:15-8:15 PM, Roland Park Presbyterian Church, 4801 Roland Avenue. There will be a presentation to the community by the developers of the Marianist site.

Keswick Proposal for Land Owned by Baltimore Country Club

The Keswick proposal to build a continuing care retirement community on 17 acres of open space currently owned by the Baltimore Country Club remains unresolved.

After the community meeting on October 14, the Mayor announced opposition to the Keswick proposal in its current form. However, she requested more discussion between the community and Keswick until March 15, 2009, "...to determine whether compromise is possible." In response to the Mayor's request, we communicated to Keswick that the Civic League would review any revised proposal but, we have not received one. Given the issues at the core of the community's overwhelming opposition to the Keswick plan – changing the R-1 single-family zoning to allow structures, uses and density not allowed under the R-1 zoning and its impact on the character of the neighborhood - it would be difficult to imagine a revised Keswick proposal that would be acceptable to the community.

We also met with and subsequently received a letter from Mr. Daue, President of the Baltimore Country Club. All residents should read Mr. Daue's letter and our response (a link is provided on the left side of the home page at <http://www.rolandpark.org>). We challenged Mr. Daue to sponsor an open meeting with Club members where we might explain the community desire to purchase the property and retain its full heritage. The Civic League has allowed Mr. Daue and Keswick leadership to speak and write directly to the community but, we have not received the same opportunity to speak or communicate with Club members.

A number of residents have written quite persuasive letters to the editor of the *Baltimore Sun*. This continued interest is important. We must not tire. We will keep you informed if there are new developments or a need for more community involvement.

Dr. Andres Alonso Speaker at Civic League Annual Meeting in May

Save the date, May 20, 2009 from 7-9 PM. I am very pleased that Dr. Andres Alonso, Superintendent of the Baltimore City Schools, will be our guest speaker. Details to follow.

What Else to Do

1. Enroll for electronic communication so we can send you time-critical updates. Register at <http://rolandpark.org/cgi/mlm/subscribe.cgi>.
2. Join the Civic League, if you aren't already a member. Go to <http://rolandpark.org/duescivicleague.htm>. Almost all of our efforts are volunteer. We need your financial support for that for which we must pay.
3. Attend the informational meeting on February 5, concerning 4301 Roland Avenue (details above).
4. Please continue to show your support of the community's position on Keswick by placing and leaving your signs up. To get one delivered, write to signs@rolandpark.org.

Thank you for your continuing support.

Sincerely,

Philip J. Spevak

President, Roland Park Civic League