

ROLAND PARK MASTER PLAN

HOUSING GROUP

III. PERTINENT INFORMATION

- a. Existing Data
 - i. Existing Zoning Maps
 - ii. Location of existing Apartments
 - iii. Location of Institutional Housing
 - iv. Location of Institutionally Owned Properties
 - v. Properties that are out of Covenants
 - vi. Plat Boundaries
 - vii. Location of under or un-developed Properties
 - viii. CHAP Guidelines
 - ix. Existing Covenants, expiration and general content
 - x. Sanborne Maps regarding dates of construction

- b. Additional Data
 - i. Model from other cities (Charleston, Riverside II, etc.) for Residential historic preservation districts
 - ii. Models for Preservation and Design Standard enforcement
 - iii. Survey of design characteristics of Roland Park homes (e.g. columns, siding materials, window design, etc.)
 - iv. Identify vacant residential parcels
 - v. Information regarding Building Permits obtained thru the City
 - vi. Loyola College housing agreements

IV. EXISTING CONDITIONS/ISSUES

- a. Status of Properties
 - i. Maintenance of older homes - costs, resources
 - ii. Upgrades for Aging In Place
 - iii. Upgrades for Energy Efficiency
 - iv. Maintenance of yards - landscaping and trees
 - v. Building Permits not reviewed by Roads and Maintenance
 - vi. Evaluate opportunities for Education and Outreach for residents

- b. Status of Physical Controls
 - i. Status of Covenants
 - ii. Evaluation of Roads and Maintenance in enforcing Design Standards
 - iii. Current controls over physical changes to properties - additions, pools, etc.

- iv. Current controls over design issues - windows, siding, etc.
 - v. Current controls over property - trees, landscaping, fences, etc.
 - vi. Prepare for possible CHAP designation
 - vii. Incorporate Commercial Properties into CHAP District
- c. Status of Zoning challenges
- i. Evaluation of role of RPCL/Foundation
 - ii. Dealing with changes - i.e. Group homes
 - iii. Large home subdivision
 - iv. Home Offices
 - v. Providing in-home care apartments
 - vi. Adequacy of parking for Apartments
 - vii. Impact of non-residential uses on residences - noise, lighting, parking
 - viii. Understanding of new Zoning options as to minimum lot sizes and possible development of large lots
 - ix. Understanding new PUD Process
- d. Assignments: Expanded outlines sent to Donald Kann by 1/22
- i. Guidelines: Tom Liebel, Mark Mobley
 - ii. Mapping: Tom Liebel
 - iii. Zoning: David Blumberg, John Murphy, Jon Laria
 - iv. Chap Process: Bridget Fessenden, Ilene Asner, Peter Pearra, Michael Braverman, Jesse Halvorsen
 - v. Aging-in-Place: David Blumberg
 - vii. Covenants, Resource Management, Education/Outreach: Theresa O'Malley, Ann Lundy, Doug Munro, Ilene Asner, Kathleen Truelove