

Roland Park Area Master Plan, 2009-2010

Livability Subcommittee

Charrette 1 Notes

November 21, 2009

Topics that attracted most attention:

1. Issues around covenants.

- Inconsistency in application of covenants among plats, only 70 percent of Roland Park covered.
- Enforceability, procedures made clear rather than playing catch-up to enforce.
- Flexibility. Good? Bad? Would we lose that with CHAP designation?
- Is there a way to get consistent covenants back?
- Better communication needed as to value of having covenants to get buy in. Covenant drive? Limited success last time it was tried.
- Need to understand ramifications of CHAP designation; 51 percent must agree to become CHAP designated historic zone.
 - Does R&M then give up control? Design standards must be defined.
 - Accommodations for solar and wind technology.
- Design Standards.
 - Balance between historical and environmental imperatives.
 - Need for public document and clear communication.
 - Annapolis model.
- Zoning Subdiscussion: What is allowed? What is being considered for inclusion in revised code?
 - Form, proportion, lot coverage and how lot meets street.
 - Building materials.
 - Solar panels, windmills.
 - Accessory buildings.
 - Pervious surface.
 - Architectural details, design elements will remain with CHAP.
 - Accessibility: ramps (non-permanent).
 - Subdivision of residence, home sharing.
 - Home-based business provisions

2. Creeping commercialism on perimeters (Wyndhurst Station, Falls Road, 40th Street and Rotunda, Cold Spring Lane, Roland Avenue).

- Aesthetics.
- Zoning and allowable uses.
- Noise pollution.

- Light pollution.
3. Noise.
 - Sirens seem louder and more frequent.
 - Loudspeakers associated with games on the City Field at Poly/Western too loud and seemingly constant during weekends.
 - Lights for playfields greatly increased schedule of use. What controls can be put in place to minimize impact on residents of west hillsides?
 4. Multi-generational neighborhood
 - Dynamic, functional integration needed.
 - Home modifications to solve access issues (ramps, elevators) and to allow live-in help.
 - Parking for disability.
 - Transportation.
 - Office space for The Village at Home + daycare + eldercare: BCC?
 - Combat isolation and ghettoization.
 5. Social spaces
 - Social spaces needed for teens, for elders.
 - Pre-school day-care programs, possibly linked with elder programs.
 5. Education.
 - School catchment area and Roland Park public school: strong identification with school and need for Tuscany-Canterbury (and other nearby neighborhoods) to continue to be included as in-zone for Elementary and Mt. Washington for Middle School.
 - RPEMS already overcrowded at 1200+ students.
 - Is it possible to establish highly valued program (Ingenuity, Ingenuity-like or some other creative, challenging program) at another site and have equal cachet?
 - Poly has excess space.
 - Take better advantage of community seniors' knowledge/skills as resource.
 6. Taxes.
 - Can legislation at state level solve the issue that inhibits downsizing, the loss of the homestead cap on taxation. Example: When seniors are looking to move to a condo, they can't afford the higher taxes that would be levied on the new unit.
 - Special benefits district. In addition to voluntary R&M fees? [Wasn't discussed in relation to what those fees provide and why more don't pay.]
 - Senior exemption for additional tax when downsizing?

7. Annual Events & Ceremonies

Thanksgiving. Interfaith Roland Park Thanksgiving dinner already exists as tradition.

Janet Felsten
Subcommittee Chair

November 25, 2009