

June 16, 2008

I am writing to update you regarding an important development.

This past Thursday, June 11, the Baltimore Country Club informed the leadership of the Civic League and the Community Foundation that they signed a contract to sell 17 acres of Club land to the Keswick Home.

The Country Club requested that they first be allowed to write to and inform their members. We have honored that request and waited 72 hours to broadly communicate this information to the community. We did inform the Executive Board of the Civic League and the Plat representatives in the immediate vicinity so that we can initiate the Civic League response.

The pertinent information we heard was:

- The land sold will allow Keswick to build a new continuing care retirement community (CCRC). The new facility will be in addition to their current facility on 40th Street.
- The new facility would have a capacity for approximately 323 residents: 225 independent living, 40 assisted living, 18 memory support, and 40 nursing home.
- There would be 403 parking spaces, we heard underground. The primary entrance would be from Falls Road. Reference was made to a traffic study and we have asked for a copy.
- The land proposed for sale is 17 acres or ~60% of total club property of 30 acres. This area includes but is not limited to the current tennis court area.
- The area would be gated and built along Falls Road. It extends on the south to Hillside Road and on the north, to Harvest Road.
- We have asked but have not yet received a map and written specifications but from the drawings shown, the building portion would appear to cover the majority of the land located south of the creek (i.e., ~11 acres).
- Buildings would be 2 1/2 to 3 1/2 stories in height.
- The club has indicated they are not selling their clubhouse, but are using the proceeds at least in part, to upgrade and renovate that facility and, to remove and rebuild an adjoining building.
- Representative of the Country Club stated that the contract is contingent on approval by the Country Club membership and, a change in zoning from its current R1 residential status. The membership of the Country Club will vote on July 15 and approval requires that 2/3 of the membership support the proposal. The rezoning, proposed through a

Planned Unit Development, must be approved by City Council through a City ordinance.

- It was suggested that legislation for the PUD rezoning would be introduced in the Fall of 2008. They hoped to open the facility in 2012.
- They indicated a willingness to provide public meetings with the community to present the plan in detail and to answer questions.
- It appears that the Club is not under Roland Park covenants.
- A purchase price has not been disclosed.

The Civic League has established a mechanism to obtain more information, thoughtfully review the community impact, provide several forums for community input, work with our elected officials and, to coordinate the appropriate response.

We have requested drawings and specifications so that they can be posted on the Roland Park Web Site.

More communication will come in short order but you can expect to have opportunities including community meetings to ask your questions and to register your opinion.

You can also address comments and questions to your plat reps. Please begin to get involved by encouraging RP residents who have not yet registered to receive community e-letters to do so, as this will be a very important tool. They can do this by going to <http://rolandpark.org/cgi/mlm/subscribe.cgi>

Philip Spevak
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