

Questions Regarding 4301 Roland Avenue Project (January 21, 2009)
(Roland Park Civic League)

- Please forward your zoning analysis.
- What design and programmatic direction did you give to the architects?
- Is there a programmatic reason why you decided to do a 2-story structure instead of a 3-story building? Can your program function in a three story building, preserving open space and reducing the footprint as much as possible? If not, specifically what is preventing this approach? Can you present a site plan showing a three-story option at the February meeting?
- Have your architects fully explored the possible re-use of the westernmost 3-story portion of the existing building? If so, specifically what drove you to the conclusion that it needed to be demolished? (dimensions, stairs, cost, etc.) Can you please present a site plan showing a three-story scheme which preserves the western building? Have you considered, or would you consider, historic tax credits if they are available for the preservation of the main building?
- Was this design modeled on a successful project elsewhere? If so, can you please show us some photos?
- Have your architects studied the relevant architectural styles in the Roland Park neighborhood? If so, how does this design relate to its context?
- Have you done any analysis of delivery and pickup issues, traffic, etc. resulting from the project? How often are deliveries and trash removal, at what times, and with what size trucks? Have you considered sharing a service drive with the neighboring apartment building to the north?
- Have you done a market study to support the need for this project given the other elderly facilities in the immediate vicinity of the site?
- We were shown an example by the developer of a facility created in a renovated building in upstate New York. Is there a difference with this project as to the quality and distinction (we are not necessarily looking for that particular design)?
- Can you provide concepts for the interior architectural plans?
- Will you commission a traffic study? If a traffic study has been performed previously, may we please have that?
- We notice on the current plans, a large increase in impervious area (roof and parking). How do you plan on addressing storm water management? Do you expect changes in the rate of run-off after development as compared to pre-development? How will preservation of water quality be addressed?
- Are you proposing the removal of any of the large ginkgo trees or other significant trees visible from Roland Avenue?
- Who is the entity with overall financial and operational responsibility for the project (i.e. who steps up if there are unforeseen problems)?